

27 JUL 2021

This document is received on
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/712
	Date Received 收到日期	27 JUL 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
池耀宏 CHI YIU WANG

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	新界大埔汀角村 DD17, Lot: 396RP(part), 398(part) DD29, Lot: 323S.C(PART), 1015RP, 1016RP 1030(part), 1031, 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039 (part), 1040(part), 1045(part), 1046, 1047, 1048 S.B, 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
(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 4042 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1762 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	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	S/NE-TK/19 汀角分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR and Road
(f) Current use(s) 現時用途	臨時燒烤場及停車場 Temporary Barbecue Site and Carpark <small>(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)</small>

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. 如上述任何方格的空間不足，請另闢說明)

- ☒ 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)^a
於 (日/月/年)向每一名「現行土地擁有人」*郵遞要求同意書^a

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)^a
於 (日/月/年)在指定報章就申請刊登一次通知^a

- ☒ posted notice in a prominent position on or near application site/premises on
1/6/2021 (DD/MM/YYYY)^a
於 1/6/2021 (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^a

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/7/2021 (DD/MM/YYYY)^a
於 15/7/2021 (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^a

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

臨時燒烤場及停車場

(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	2280	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1762	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8		
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	1762	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1762	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)

(1號建築物，用途：接待處及小賣部)，(2, 4, 5, 8 號建築物，用途：燒烤區)，
(4.1 號建築物，用途：休息區)，(6 號建築物，用途：雜物倉)，(7 號建築物，用途：洗手間)
(3 號建築物，用途：遊戲區)

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	6
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
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 星期一至日，包括公眾假期，早上十一時至晚上十時			
(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))	
	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)	
(c) 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、溪流，以及河道改道、填塘、填土及/或挖土的範圍及/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 填土深度 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>
--	--

(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>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。

本燒烤場在同一地點經營多年，對上一次已獲批規劃申請日期為2019年2月1日，(申請編號:A/NE-TK661)，因應疫情肆虐及配合相關部門的建議而最近撤銷申請，現在重新按照之前獲批申請地點，條款及大約面積作出申請，同樣繼續以燒烤+農莊活動作背景提供一個親近大自然及休閒的好去處，推動本地旅遊，申請地點旁邊為有機農莊(見附圖A)，由本人父親自上世紀七十年代至今多年來經營，開放予參觀人士，同時教導初學農夫享受有機耕種及有機飲食，故希望及誠意懇請繼續給予批准。本燒烤場的營業時間由早上11時至晚上10時，過往及現在前來的人士大多數使用公共交通工具。

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



CHI YIU WANG

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

15-5-2021

(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，其地址為香港北角滙華道 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	新界大埔汀角村 DD17, Lot: 396RP(part), 398(part) DD29, Lot: 323S.C(PART), 1015RP, 1016RP 1030(part), 1031, 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039 (part), 1040(part), 1045(part), 1046, 1047, 1048 S.B, 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
Site area 地盤面積	4042 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	S/NE-TK/19 汀角分區計劃大綱圖
Zoning 地帶	AGR and Road
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	臨時燒烤場及停車場

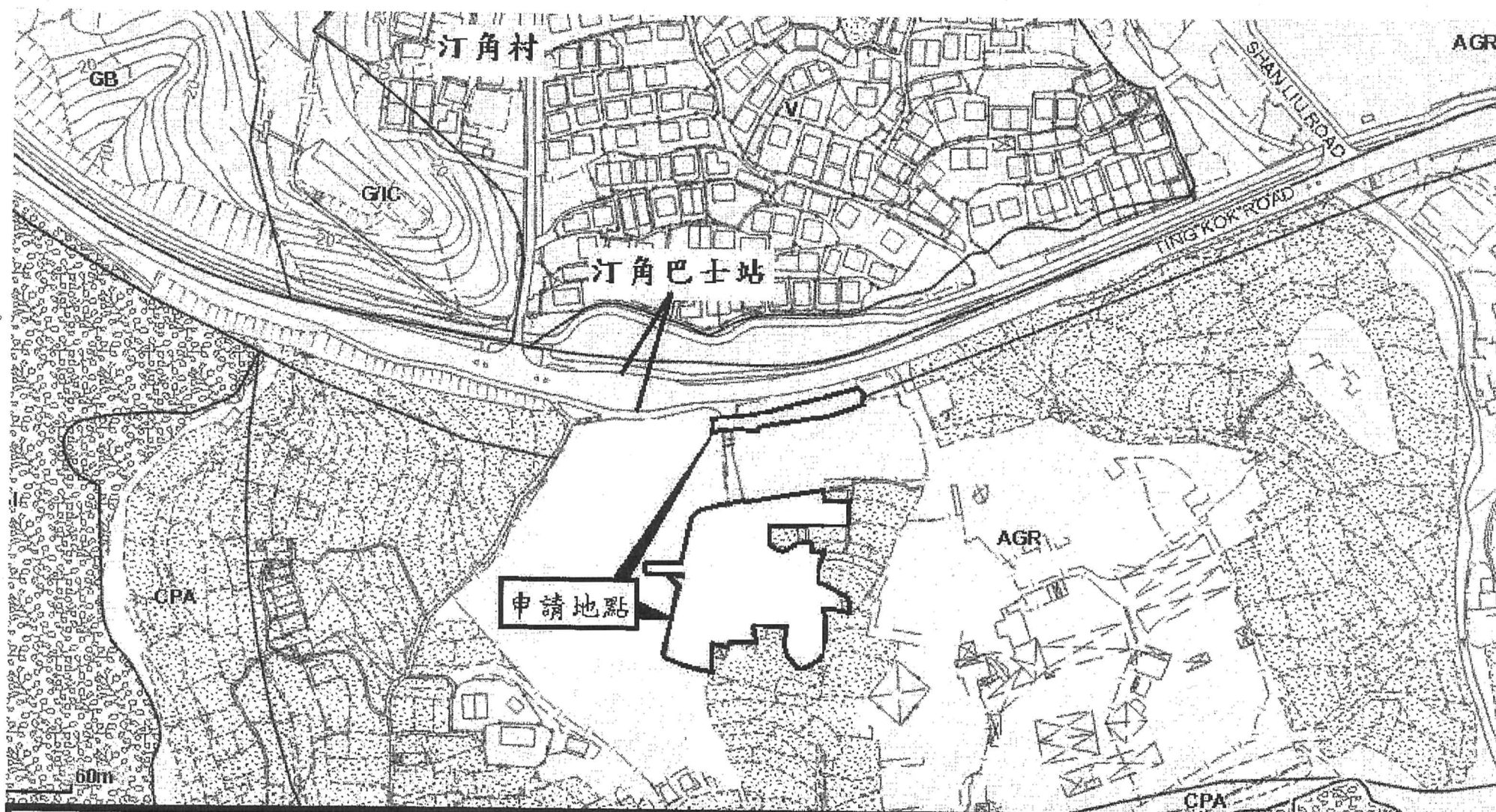
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1762 <input checked="" type="checkbox"/> About 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	8	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	 <input type="checkbox"/> (Not more than 不多於) m 米	
		 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4.8 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(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) _____ _____		6 Private Car Parking Spaces
	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) _____ _____		1

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

	<u>Chinese</u> 中文	<u>English</u> 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 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 checked="" 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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location plan and Site plan		
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"/>
<p>Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號</p>		

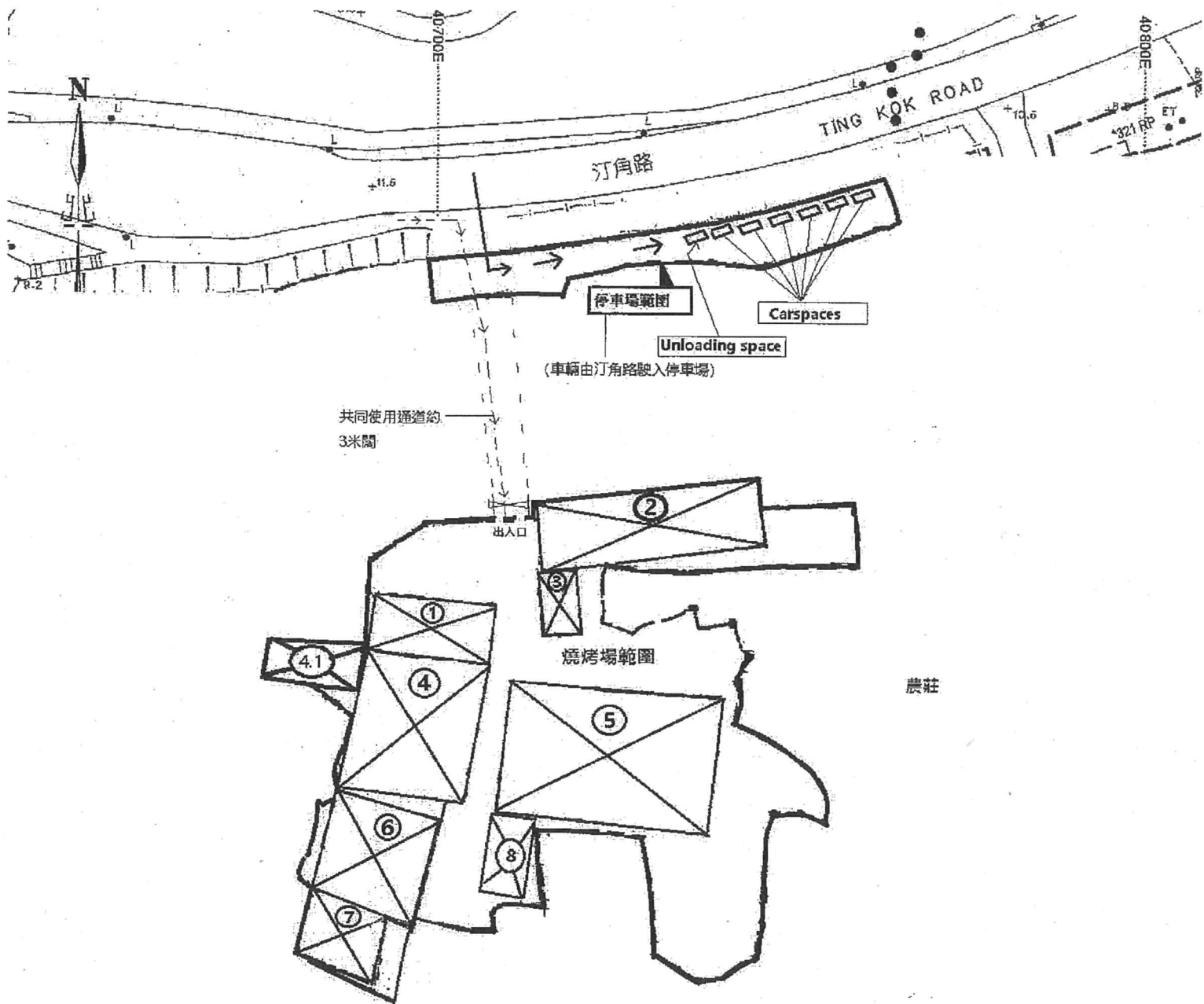
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

臨時燒烤場及停車場
大埔汀角路DD17&DD29地段



□ 停車位



建築物

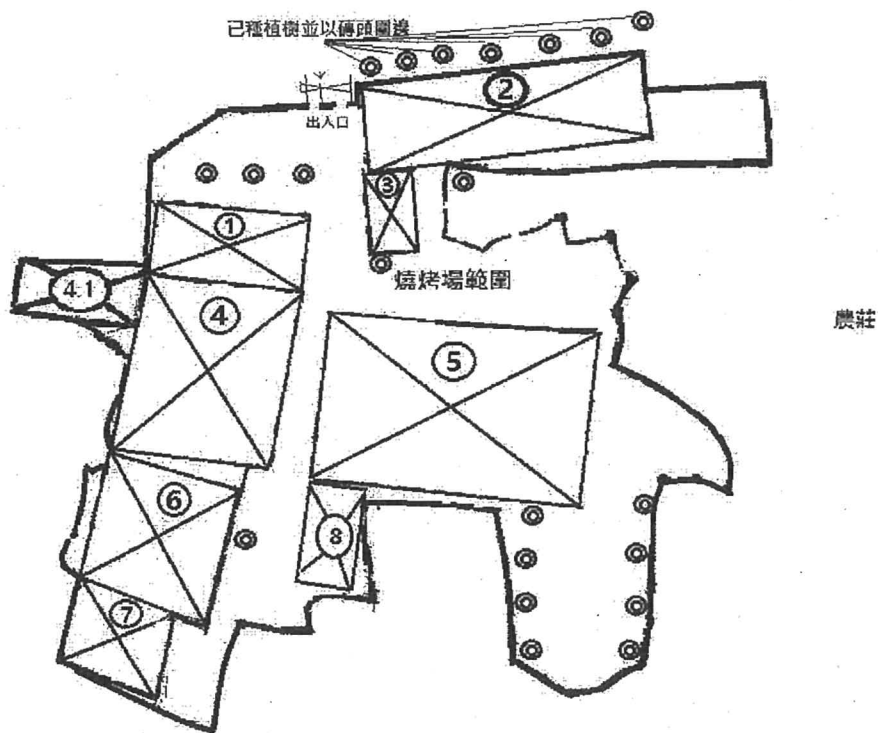
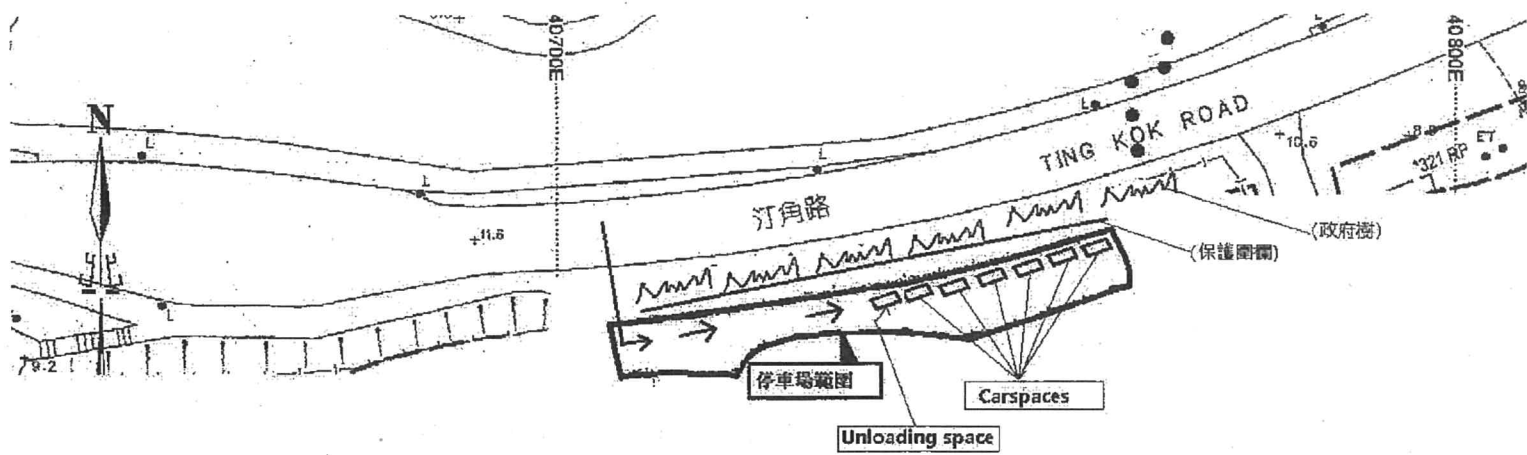
Site Plan (Indicative)

臨時燒烤場及停車場申請
大埔汀角路DD17&DD29地段

臨時燒烤場建築物的資料：

編號	用途	面積	高度
1	接待處及小賣部	$18 \times 10 = 180 \text{ m}^2$	4.8m
2	燒烤區	$30 \times 7.6 = 228 \text{ m}^2$	4.8m
3	遊戲區	$10 \times 5 = 50 \text{ m}^2$	4.8m
4	燒烤區	$22 \times 12.5 = 275 \text{ m}^2$	4.8m
4.1	休息區	$17.6 \times 4.8 = 84.48$	4.8m
5	燒烤區	$29.5 \times 20 = 590 \text{ m}^2$	4.8m
6	雜物倉	$15 \times 13 = 195 \text{ m}^2$	4.8m
7	洗手間	$11 \times 8.5 = 93.5 \text{ m}^2$	4.8m
8	燒烤區	$6 \times 11 = 66 \text{ m}^2$	4.8m
		<u>建築物總面積約:1762 m²</u>	

備註：全部建築物均為一層高



⊙ 已種植樹

□ 停車位



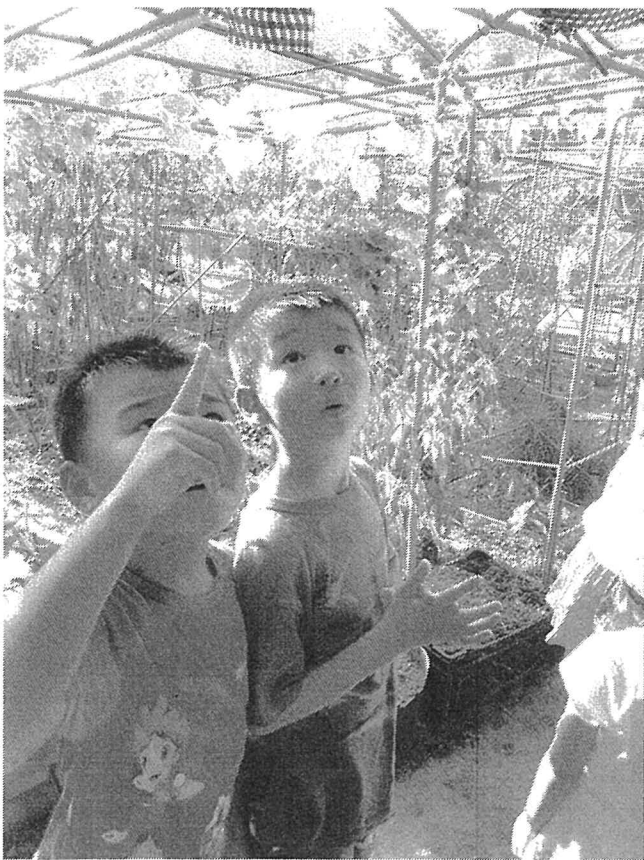
建築物

Landscape Plan (Indicative)

臨時燒烤場及停車場申請
大埔汀角路DD17&DD29地段

附圖 A





☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: 資料修正： A/NE-TK/712 📎

07/30/2021 12:05 PM

From: Aileen Ka Yan CHENG/PLAND/HKSARG
To: [REDACTED]
Cc: tpbpd@pland.gov.hk

Dear Mr Chi,

As spoken, it is understood that your submission below is to clarify the full address of the application site of the subject application.

Best Regards,
Aileen CHENG
ATP/CPE1, STN DPO
Tel: 2158 6018

Anthony Chi

[cid:D3F20438-6BDC-4416-965B-233855E4...

07/30/2021 11:51:28 AM

From: Anthony Chi <[REDACTED]>
To: "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Cc: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Date: 07/30/2021 11:51 AM
Subject: 資料修正： A/NE-TK/712

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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/tpl/>. 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/tpl/>), 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
池耀宏 CHI YIU WANG

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	新界大埔汀角村 DD17, Lot: 396RP(part), 398(part) DD29, Lot: 323S.C(PART), 1015RP, 1016RP, 1030(part), 1031, 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039 (part), 1040(part), 1045(part), 1046, 1047, 1048 S.B(part), 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
(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 <u>4042</u> sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 <u>1762</u> 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



(A/NE-TK712補充資料及敘述08/06/2021 05:31 PM

From: Anthony Chi [REDACTED]

To: [REDACTED] "tpbpd@pland.gov.hk"
<tpbpd@pland.gov.hk>

2 Attachments



Sewerage Impact Assessment Report_Rev 3.pdf Storm Drainage Proposal_rev 3.pdf

致城規會/規劃署

本人於本年六月份因為疫情關係，部門及contractor間竭性上班及相關因素，撤銷于2018年已獲批准的申請（A/NE-TK661）。

本人在獲批的申請當中，一直很努力去完成大部份被要求的附帶條件。唯獨於第三及第四波疫情期間，各方面未能配合到和及時理順(f),(g),(h)附帶條件（只差一點點），在諮詢過各方專業人士之後，本人重新于同一地點作出申請（A/NE-TK712），本人誠意懇請及懇求貴署能夠批准此次申請，感謝！

現附上已獲批准及履行的相關報告及其他報告作參考。

如有什麼疑問，請致電[REDACTED]與本人聯絡

申請人
池耀宏

Sewerage Impact Assessment Report

At

A/NE-TK/661-3

Date	Rev	AP	Signature
15 Aug 2020	0		
27 Oct 2020	1		
18 Mar 2021	2	Dicky Lo	
25 Apr 2021	3	Dicky Lo	

Drainage Proposal Report

At

A/NE-TK/661-3

Date	Rev	AP	Signature
14 Nov 2020	0		
30 Mar 2021	1		
26 Apr 2021	2		



A/NE-TK712 進一步補充資料，停車位08/31/2021 10:36 AM

From: Anthony Chi [REDACTED]

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

Cc: [REDACTED]

致規劃處

現提交停車位補充資料

申請人

池耀宏

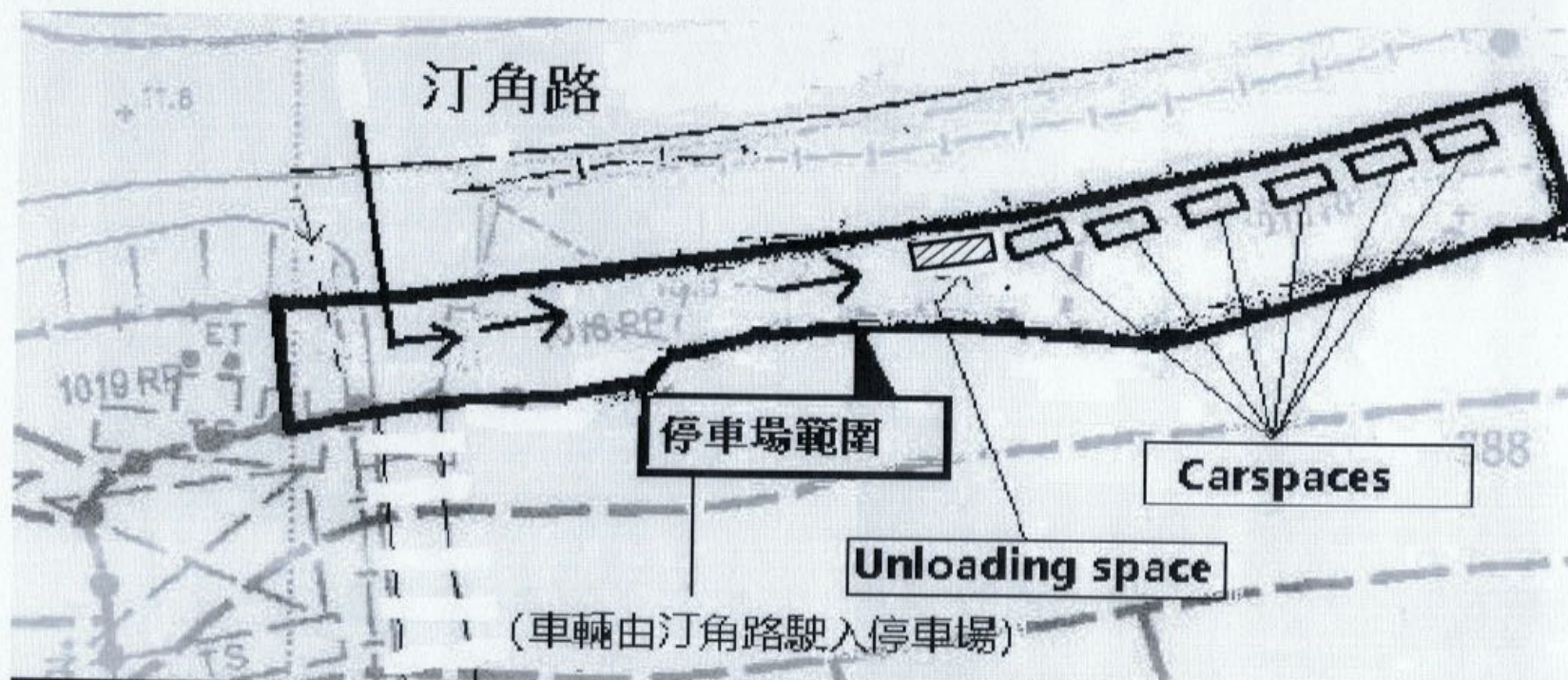
Tel: [REDACTED]

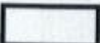
From: Anthony Chi [REDACTED]


Sent: Thursday, 19 August 2021 7:27:27 AM

To: [REDACTED]

Subject: A/NE-TK712



 carspace [5 metres(length) x 2.5 metres (width)]

 Unloading space [7 metres(length) x 3.5 metres (width)]

Carpark Plan (Indicative)

Application No: A/NE-TK/712



提交進一步補充資料A/NE-TK712 Sewerage Impact Assessment現提交
Report_1.pdf08/31/2021 10:39 AM
From: Anthony Chi [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: [REDACTED]

1 Attachment



Sewerage Impact Assessment Report_1.pdf

致規劃署

現提交 Sewerage Impact Assessment現提交 Report

申請人
池耀宏

From: Anthony Chi [REDACTED]
Sent: Thursday, 19 August 2021 7:29:00 AM
To: [REDACTED]
Subject: A/NE-TK712 Sewerage Impact Assessment Report_1.pdf

Sewerage Impact Assessment Report
At
A/NE-TK/712

Date
19 Aug 2021

Rev
0

AP
Dicky Lo

Signature



提交補充資料A/NE-TK712 Storm Drainage Proposal.pdf08/31/2021 10:41 AM

From: Anthony Chi [REDACTED]

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

Cc: [REDACTED]

1 Attachment



Storm Drainage Proposal.pdf

致規劃署

現提交補充資料Storm Drainage Proposal.pdf

申請人

池耀宏

From: Anthony Chi <anthony615@hotmail.com>

Sent: Thursday, 19 August 2021 7:29:15 AM

To: [REDACTED]

Subject: A/NE-TK712 Storm Drainage Proposal.pdf

Drainage Proposal Report
At
A/NE-TK/712

Date
19 Aug 2021

Rev
0

AP

Signature

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Fw: Planning Application No. A/NE-TK/712

10/21/2021 11:22 AM

From:

[REDACTED]

To:

tpbpd/PLAND/HKSARG@PLAND

Dear TPB Secretariat,

Please find below further information submitted for Application No. A/NE-TK/712.
Thank you.

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

----- Forwarded by [REDACTED] on 10/21/2021 11:22 AM -----

From:

[REDACTED]

To:

Anthony Chi <[REDACTED]>

Date:

10/21/2021 11:21 AM

Subject:

Planning Application No. A/NE-TK/712

Dear Mr Chi,

As spoken, it is understood that the attachment to your preceding email is submitted as further information for Planning Application No. A/NE-TK/712.

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

Anthony Chi

[cid:29439AB3-E928-4E96-A4E7-321C6310...]

10/21/2021 09:34:39 AM

From:

Anthony Chi <[REDACTED]>

To:

[REDACTED]

Date:

10/21/2021 09:34 AM

Subject:

通知書

CHI YIU WANG

通知書

To: [REDACTED]

本人就運輸署對燒烤場的申請作表述，現通知貴業主，因應本人的
土地(DD17, Lot: 1015RP, 1016RP)及部份 [REDACTED]
[REDACTED]的土地(DD29, Lot: 384RP(part), 388(part), 395(part),
396RP(part)) 大家彼此同意相互經過及使用，和諧共處。

如有任何問題，可致電 [REDACTED] 予我聯系



池耀宏

1/6/2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Cc:
Bcc:
Subject: A/NE-TK/712，提交消防裝置資料
From: Anthony Chi <[REDACTED]> - Friday 11/05/2021 10:02 AM

1 attachment



SKM_C554e21110409320.pdf

致城規會

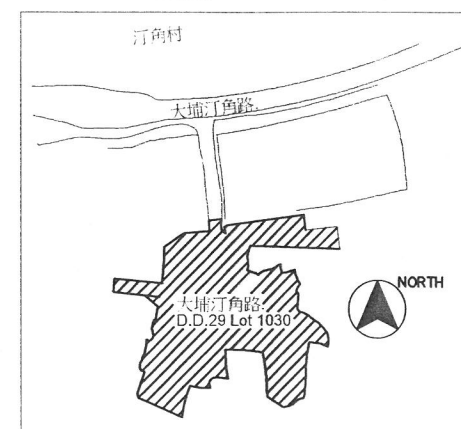
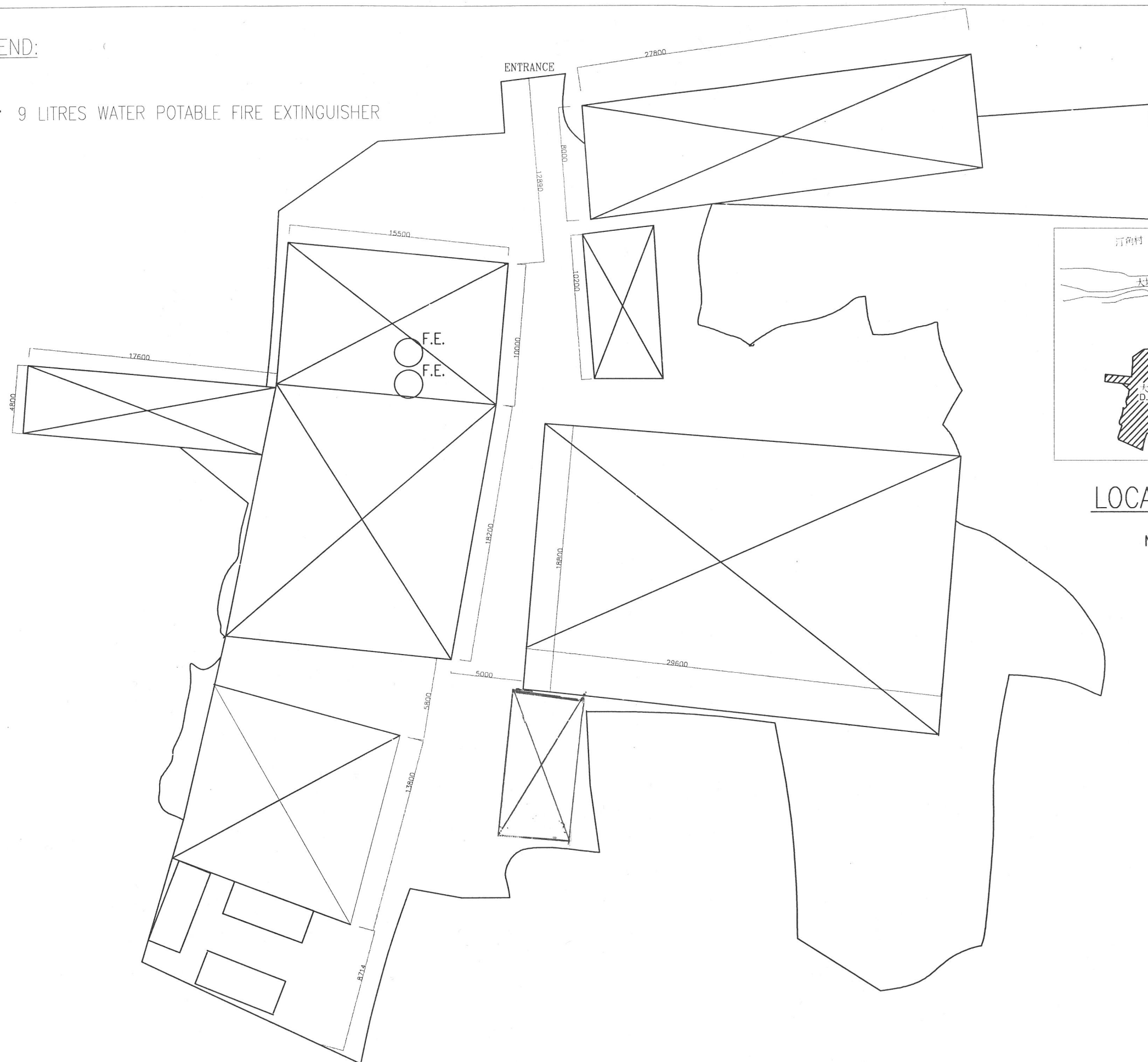
本人是A/NE-TK/712的申請人，現就此申請提交消防裝置資料予貴署以符合相關要求。

如有任何問題，請致電 [REDACTED] 與本人聯絡。

申請人

池耀宏
5/11/2021

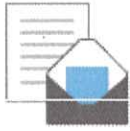
○ F.E. 9 LITRES WATER POTABLE FIRE EXTINGUISHER



Not To Scale

A	Additional Part Plan	21-10-2021
REV.	DESCRIPTION	DATE
CONTRACTOR:		
		
WAI LEE FIRE ENGINEERING CO. (REGISTER F.S.I NO.: RC 1/103, RC 2/237, RC 3/114) SHOP 32, G/F, 2-12 WANG ON ROAD, NORTH POINT, H.K. TEL : 2807 3215 FAX: 2578 2598		
PROJECT:		
大埔汀角路. D.D.29 Lot 1030		
TITLE:		
POTABLE FIRE EXTINGUISHER LAYOUT PLAN LOCATION PLAN & LEGEND		
SCALE:	1:200(A2)	DRAWN BY: CO.YU
DATE:	17-5-2020	DESIGNED BY: CO.YU
DWG. NO.:	FS/01	CHECKED BY:
CONTRACT NO.:		SHEET A3
REVISION:		A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: Jackin Ho Yeung YIP/PLAND/HKSARG@PLAND
Cc:
Bcc:
Subject: Fw: 申請編號A/NE-TK/712，提交排污報告書及簽名予環保處
File Ref:
From: Aileen Ka Yan CHENG/PLAND/HKSARG - Wednesday 17/11/2021 16:32

----- Forwarded by Aileen Ka Yan CHENG/PLAND/HKSARG on 11/17/2021 04:30 PM -----

From: Anthony Chi [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Date: 11/17/2021 03:42 PM
Subject: 申請編號A/NE-TK/712，提交排污報告書及簽名予環保處

致城規會

本人是A/NE-TK/712的申請人，現就此申請提交排污報告書及簽名予環保署以符合相關要求。

如有任何問題，請致電 [REDACTED] 與本人聯絡。

申請人

池耀宏

17/11/2021



Signed Certification.pdf Sewerage Impact Assessment Report_1.pdf

Sewerage Impact Assessment Report

At

A/NE-TK/712

Date
17 Nov 2021

Rev
0

AP

Signature

Independent Checking Engineer Certifications

Cert No. 002

I Wong Wai Kong Registration No. AP(S) 74/00 certified that the Sewerage Impact Assessment at A/NE-TK/712 is satisfied.

A handwritten signature in black ink, appearing to be 'Wong Wai Kong', written over a horizontal line.

Signature

Wong Wai Kong

AP(S) 74/00

17 Nov 2021

Date

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Cc:
Bcc:
Subject: A/NE-TK/712，提交消防裝置補充附帶資料
From: Anthony Chi <[REDACTED]> - Wednesday 11/24/2021 03:13 PM

2 attachments



SKM_C554e21112407230.pdf 構築物尺寸資料.pdf

致城規會

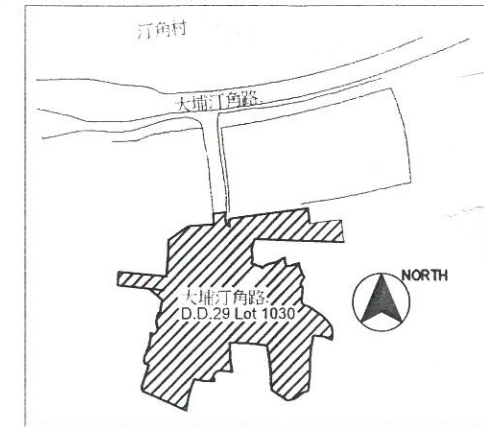
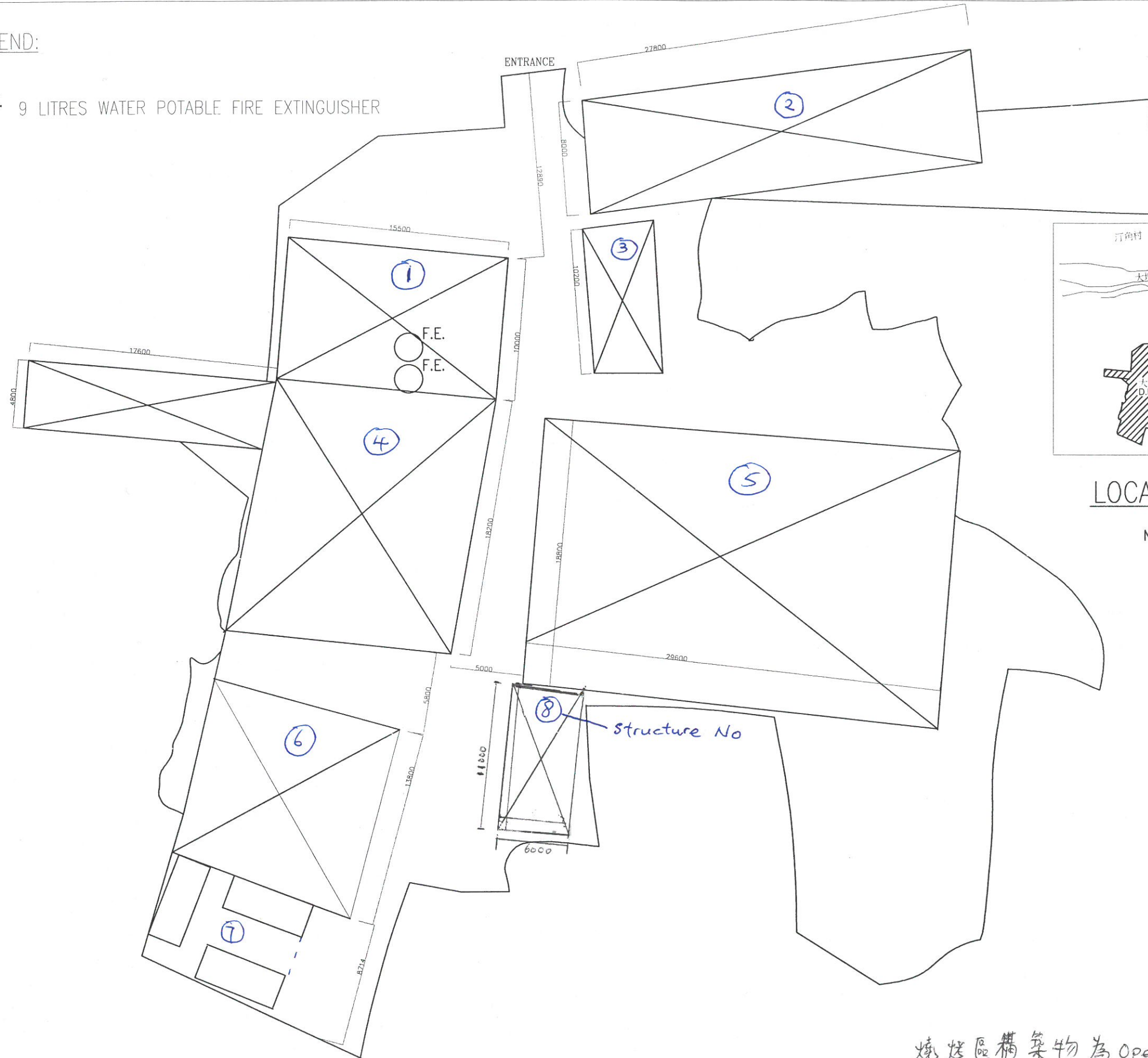
現提交消防裝置補充附帶資料

申請人

池耀宏24/11/2021

LEGEND:

○ F.E. 9 LITRES WATER POTABLE FIRE EXTINGUISHER



LOCATION PLAN

Not To Scale

A	Additional Part Plan	21-10-2021	
REV.	DESCRIPTION	DATE	BY
CONTRACTOR:			
 WAI LEE FIRE ENGINEERING CO. (REGISTER P.S.I. NO.: RC 1/103, RC 2/237, RC 3/114) SHOP 32, C/F, 2-12 WANG ON ROAD, NORTH POINT, H.K. TEL : 2807 3215 FAX: 2578 2598			
PROJECT:			
大埔汀角路. D.D.29 Lot 1030			
TITLE:			
POTABLE FIRE EXTINGUISHER LAYOUT PLAN LOCATION PLAN & LEGEND			
SCALE:	1:200(A2)	DRAWN BY:	CO.YU
DATE:	17-5-2020	DESIGNED BY:	CO.YU
DWG. NO.:	FS/01	CHECKED BY:	
CONTRACT NO.:		SHEET:	A3
REVISION:			

燒烤區構築物為 Open Structure

高度 = 所有構築物不超過 4.8 米高

臨時燒烤場建築物的資料：

編號	用途	面積	高度
1	接待處及小賣部	$18 \times 10 = 180 \text{ m}^2$	4.8m
2	燒烤區	$30 \times 7.6 = 228 \text{ m}^2$	4.8m
3	遊戲區	$10 \times 5 = 50 \text{ m}^2$	4.8m
4	燒烤區	$22 \times 12.5 = 275 \text{ m}^2$	4.8m
4.1	休息區	$17.6 \times 4.8 = 84.48$	4.8m
5	燒烤區	$29.5 \times 20 = 590 \text{ m}^2$	4.8m
6	雜物倉	$15 \times 13 = 195 \text{ m}^2$	4.8m
7	洗手間	$11 \times 8.5 = 93.5 \text{ m}^2$	4.8m
8	燒烤區	$6 \times 11 = 66 \text{ m}^2$	4.8m
		建築物總面積約： 1761.98 m^2	

備註：全部建築物均為一層高

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Cc:
Bcc:
Subject: A/NE-TK/712, 提交環保署補充資料 · Signed Certification.pdf
From: Anthony Chi <[REDACTED]> - Friday 11/26/2021 12:47 PM

1 attachment



Signed Certification.pdf

致城規會

現提交環保處補充資料以符合貴部門的要求

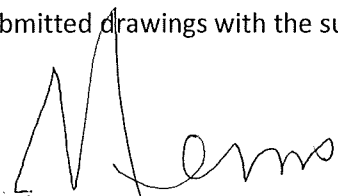
申請人

池耀宏

Independent Checking Engineer Certifications

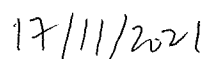
Cert No. 002

I Wong Tai Kong Registration No. AP(S) 74/00 certified that the Sewerage Impact Assessment at A/NE-TK/712 is satisfied. The designated site septic tank is constructed at the designated site according to the Environmental Protection Department (EPD) requirement and compliance with the submitted drawings with the submitted report on 17 Nov 2021.



Wong Wai Kong

AP(S) 74/00



Date

Previous Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-TK/208	Temporary Barbecue Site and Car Park for a Period of 3 Years	16.6.2006
A/NE-TK/235	Temporary Barbecue Site and Car Park for a Period of 3 Years	27.7.2007 (Approved for 2 years until 27.7.2009)
A/NE-TK/281	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of 2 Years	24.7.2009
A/NE-TK/321	Temporary Hobby Farm (Organic Farm and Fresh Provision Shop) for a Period of 5 Years	29.10.2010 (Approved for 3 years until 29.10.2013)
A/NE-TK/360	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of 2 Years	17.6.2011
A/NE-TK/456	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of 2 Years	19.7.2013
A/NE-TK/661	Temporary Barbecue Site and Car Park for a Period of 3 Years	1.2.2019

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/285	Proposed Temporary Shop and Services (Fresh Provision Shop and Food Factory) for a Period of 3 Years	11.12.2009 (on review)	R1-R2

Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone. There was no justification 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 development would not cause adverse traffic impacts and potential nuisances to the nearby residents.

**Appendix III of RNTPC
Paper No. A/NE-TK/712A**

Similar Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-TK/147	Proposed Temporary Barbecue Site for a Period of 2 Years	22.11.2002
A/NE-TK/228	Temporary Barbecue Site for a Period of 3 Years	9.3.2007 (Approved for 2 years until 9.3.2009)
A/NE-TK/257	Temporary Barbecue Site for a Period of 3 Years	18.7.2008 (Approved for 2 years until 18.7.2010)
A/NE-TK/265	Temporary Barbecue Site and Ancillary Carpark for a Period of 3 Years	7.11.2008 (Approved for 2 years until 7.11.2010)
A/NE-TK/316	Temporary Barbecue Site for a Period of 3 Years	27.8.2010 (Approved for 2 years until 27.8.2012)
A/NE-TK/427	Temporary Barbecue Site for a Period of 3 Years	5.4.2013 (Approved for 2 years until 5.4.2015)
A/NE-TK/494	Temporary Barbecue Site and Car Park for a Period of 3 Years	25.4.2014 (Approved for 2 years until 25.4.2016)
A/NE-TK/565	Temporary Barbecue Site and Car Park for a Period of 3 Years	20.11.2015 (Approved for 2 years until 20.11.2017)
A/NE-TK/624	Temporary Barbecue Site for a Period of 3 Years	9.2.2018
A/NE-TK/625	Temporary Barbecue Site and Car Park for a Period of 3 Years	16.3.2018

A/NE-TK/628	Temporary Barbecue Site for a Period of 3 Years	18.5.2018
A/NE-TK/697	Renewal of Planning Approval for Temporary Barbecue Site for a Period of 3 Years	5.2.2021
A/NE-TK/698	Temporary Barbecue Site and Car Park for a Period of 3 Years	12.3.2021
A/NE-TK/704	Temporary Barbecue Site for a Period of 3 Years	28.5.2021

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/207	Proposed Temporary Barbecue Site for a Period of 3 Years	21.7.2006	R1-R2

Rejection Reasons

- R1. 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.
- R2. The approval of the application would set an undesirable precedent for other similar applications within the “Agriculture” (“AGR”) zone. The cumulative effect of approving such similar applications would result in a general degradation of environment of the area.

tpbpd@pland.gov.hk

5-1

寄件者: [REDACTED]
寄件日期: 2021年08月22日星期日 4:39
收件者: tpbpd
主旨: A/NE-TK/712 DD 29 Ting Kok Road BBQ

A/NE-TK/712

Lots 396 RP (Part) and 398 (Part) in D.D. 17, Lots 323 S.C (Part), 1015 RP, 1016 RP, 1030 (Part), 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039 (Part), 1040 (Part), 1045 (Part), 1046, 1047, 1048 S.B (Part), 1049 (Part), 1050 (Part) and 1056 in D.D. 29, Ting Kok Road, Tai Po

Site area :About 4,042sq.mn

Zoning : "Agriculture" and area shown as 'Road'

Applied development : BBQ / 7 Vehicle Parking

Dear TPB Members,

Applicant failed to comply with both sewerage and drainage conditions, crucial elements when the site is used for cooking food so the need for hygiene in the era of Covid is paramount.

But of course revocation is no problem because it has been so easy for applicants to milk the system and come back time and again for roll overs.

But now that our Chief Secretary has stated that the focus of the government is to 'DEVELOP A LAW ABIDING COMMUNITY' lax supervision can no longer be tolerated.

If approval is to be granted then it should be for a period of one year only. If conditions are not complied with in that period there should be swift and determined action taken.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 8, 2019 3:16:41 AM
Subject: A/NE-TK/661 DD 29 Ting Kok Road BBQ

Dear TPB Members,

Application 648 was withdrawn on 3 Aug 2018

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 12, 2018 2:36:13 AM
Subject: A/NE-TK/648 DD 29 Ting Kok Road BBQ

A/NE-TK/648

Lots 396 RP (Part) and 398 (Part) in D.D. 17, Lots 1030 (Part), 1031, 1032, 1034, 1035, 1037 S.A., 1037 S.B, 1038, 1039 (Part), 1045 (Part), 1046, 1047, 1048 S.B (Part), 1049 (Part), 1050 (Part) and 1056 in D.D. 29, Ting Kok Road, Tai Po
Site area : About 3,625m²
Zoning : "Agriculture"
Applied Development : BBQ Site / No Parking

Dear TPB Members,

This application is obviously connected with 628 that has not yet been discussed by members.

Again approval expired in 2015 so the site has obviously been operating illegally since then.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is primary to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention.

There were issues raised re traffic and impact on the 'Coastal Protection Area'.

There is no indication that these were resolved.

Recently there have been reports in the media with regard to abuse of such sites for use as cheap tent accommodation for low cost tour groups.

Members must carefully evaluate if so called BBQ facilities are in fact genuine or merely a cover for commercial operations that ignore the regulations and cause significant damage to the environment.

Mary Mulvihill

F2 Seq 2

5-2

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

210920-144337-97232

提交限期**Deadline for submission:**

02/10/2021

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

20/09/2021 14:43:37

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

A/NE-TK/712

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

先生 Mr. LAM KA HING

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) shorter compliance periods are imposed in order to closely monitor the progress of compliance with approval conditions. If there is further non-compliance with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further application;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the Site consists of two private lots in D.D. 17 and 20 private lots in D.D. 29, which are held under Block Government Lease demised for agricultural purpose. No structures shall be erected on the lots without prior approval from LandsD;
 - (ii) there are temporary structures found on the Site without LandsD's approval, and applications for short-term waiver (STW) were recently received. There is no guarantee at this stage that the STW applications submitted by the applicant would be approved. If the STW applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fees as considered appropriate;
 - (iii) erection of agricultural structures on Lot No. 1030 in D.D. 29 within the Site was covered by Letter of Approval No. 6199 ("L6199") dated 16.6.1987. Moreover, these structures were found with alternation in breach of the conditions governing L6199. The applicant is required to submit an application for cancellation of L6199 or rectify the breaches. Otherwise, the STW application will not be further processed and LandsD would take appropriate action against the breaches of L6199 conditions;
 - (iv) the applicant is required to clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate land control and lease enforcement action will be taken in due course; 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 from the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance;

- (e) to note the comments from the Commissioner for Transport (C for T) that the access road to the Site is not under Transport Department's management. It is suggested that the land status, management and maintenance responsibilities of the access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should refine the drainage proposal to fully address his previous comments on the drainage proposal submitted for Application No. A/NE-TK/661-5;
 - (ii) while there are existing DSD maintained public stormwater drains in this area, the feasibility of drainage connection is subject to the invert level of discharge connection pipe. The applicant 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 is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the applied use. 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; 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 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);
 - (ii) before any new buildings works are to be carried out on the 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 construed as an acceptance of any existing buildings works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and EVA shall be provided under Regulation 41D of the B(P)R;
 - (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 Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vii) if the applied use is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage;
- (i) to note the comments of the Director of Fire Services (D of FS) that the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked. Section plans as well as the construction of structures (e.g.: container converted, tin-sheeted etc.) and whether they are covered should be provided on the plan. For enclosed structure with total floor area exceeding 230 m², modified hose reel system, emergency lighting, exit signs, fire alarm system and sprinkler system shall be provided;
- (j) 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. 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 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 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;

- (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.