

2024年 2月 9日

Appendix I of RNTPC
Paper No. A/NE-TK/795

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

This document is received on - 9 FEB 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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/195
	Date Received 收到日期	- 9 FEB 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

李統兒 女士 Miss Lee Tung Yee
萬建邦 先生 Mr Man Kin Pong

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)

鄧家發顧問有限公司
TANG K.F. ASSOCIATES LIMITED

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)	大埔龍尾 第28約地段 第214號A分段第1小分段(部分); 第214號B分段第1小分段(部分); 第214號A分段餘段(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 60.11 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 27.60 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) NIL 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	汀角分區核准大約 S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(f) Current use(s) 現時用途	臨時食肆 (餐廳戶外座位區) Temporary Eating Place (Outside Seating Accommodation of a Restaurant) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別																																																	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	臨時食肆 (餐廳戶外座位區) Temporary Eating Place (Outside Seating Accomodation of a Restaurant) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																																																
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3年..... <input type="checkbox"/> month(s) 個月																																																
(c) Development Schedule 發展細節表 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>32.51</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>27.60</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>nil</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>27.60</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>27.60</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table> <p>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)</p> <p>臨時構築物1, 1層高 (約2.4米高), 面積約27.60平方米 (約9.2米 x 3米), 作可移動的遮擋太陽用途... 的構築物。</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>0</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>0</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>0</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	32.51	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	27.60	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	1			Proposed domestic floor area 擬議住用樓面面積	nil	sq.m	<input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	27.60	sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	27.60	sq.m	<input checked="" type="checkbox"/> About 約	Private Car Parking Spaces 私家車車位	0	Motorcycle Parking Spaces 電單車車位	0	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	Others (Please Specify) 其他 (請列明)		Taxi Spaces 的士車位	0	Coach Spaces 旅遊巴車位	0	Light Goods Vehicle Spaces 輕型貨車車位	0	Medium Goods Vehicle Spaces 中型貨車車位	0	Heavy Goods Vehicle Spaces 重型貨車車位	0	Others (Please Specify) 其他 (請列明)	
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Type

Proposed operating hours 擬議營運時間 每天,包括所有公眾假期, 上午10時30分至下午10時30分			
(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)) 小路通往龍尾路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	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 type="checkbox"/>
		
		

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

根據 城市規劃條例 第 16 條提出的規劃申請

地點： 新界 大埔 龍尾 丈量約份第 28 約 地段第 214 號 A 分段第 1 小分段（部分）、
第 214 號 B 分段第 1 小分段（部分）及 第 214 號 A 分段餘段（部分）

申請事項：臨時食肆（餐廳戶外座位區）為期 3 年

申請建議 及 背景、理據

1. 申請建議

1.1 申請人申請規劃許可申請地點用作臨時食肆（餐廳戶外座位區），續期為期 3 年。在汀角分區計劃大綱核准圖編號 S/NE-TK/19 上，申請地點位於劃為「鄉村式發展」地帶的地方。根據分區計劃大綱圖的〈註釋〉，即使分區計劃大綱圖的〈註釋〉沒有作出規定，於「鄉村式發展」地帶內任何土地或建築物進行臨時用途或發展，如為期不超過三年，須向城市規劃委員會（下稱城規會）申請規劃許可。申請地點現時用途是得到城規會規劃許可 A/NE-TK/695 作臨時食肆（餐廳戶外座位區）。

1.2 這項臨時發展的申請地點的地盤面積為 60.11 平方米，擬議 1 所單層臨時構築物，總樓面面積約為 27.6 平方米，全為非住用面積，臨時構築物最高點為地面以上計 2.4 米高，為可移動的遮擋太陽的四面沒有圍封構築物。

申請地點可由汀角路經一條區內路徑前往。

臨時食肆（餐廳戶外座位區）營業時間為每天，包括所有公眾假期，上午十點半至下午十點半。

2 申請背景

2.1 申請地點，先前曾得到城規會規劃許可 A/NE-TK/534，A/NE-TK/630 及 A/NE-TK/695 作臨時食肆（餐廳戶外座位區）。規劃許可 A/NE-TK/695 的有效期至 2024 年 1 月 23 日止，而所有規劃許可條件已遵從及履行。

2.2 本申請與先前曾得到城規會規劃許可申請的用途及地盤面積完全相同，本申請包含在申請地盤內擬議 1 所單層臨時構築物，總樓面面積約為 27.6 平方米。

2.3 該所臨時構築物為可移動式四面沒有圍封的構築物，以鋁金屬組件合成，構築物支柱底以合金屬輪子支撐於石屎地台上，沒有建造任何基底於地底下。該構築物為非住用途，用來遮擋太陽及雨水。

2.4 申請地點位於劃為「鄉村式發展」地帶的地方，此地帶的規劃意向，要鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。在新界豁免管制屋宇的地面一層，有多項配合村民需要和鄉村發展的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。

2.5 申請地點用作臨時食肆（餐廳戶外座位區），符合大綱核准圖編號 S/NE-TK/19 上劃為「鄉村式發展」地帶的意向。

根據 城市規劃條例 第 16 條提出的規劃申請

地點： 新界 大埔 龍尾 丈量約份第 28 約 地段第 214 號 A 分段第 1 小分段（部分）、
第 214 號 B 分段第 1 小分段（部分）及 第 214 號 A 分段餘段（部分）

申請事項：臨時食肆（餐廳戶外座位區）為期 3 年

申請建議 及 背景、理據

3. 申請理據

3.1 本申請擬議用途不會對附近地區的排水、交通、視覺、景觀和環境造成負面影響：

-

- 3.1.1 申請符合大綱核准圖編號 S/NE-TK/19 上劃為「鄉村式發展」地帶的意向。
- 3.1.2 申請地點，先前曾得到城規會規劃許可所有規劃許可條件已遵從及履行。
- 3.1.3 申請地點不會有任何掘挖及填土，不會對天然排水道和地面泛流造成阻礙。
- 3.1.4 申請地點不設任何道路及停車位。公眾人士由汀角路經一條區內路徑前往申請地點，不會對附近地區的交通造成負面影響。
- 3.1.5 申請地點的擬議 1 所單層臨時構築物高度最高點為地面以上計 2.4 米高，不超過周圍建築物(村屋等)的高度，不會對視覺、景觀造成負面影響。
- 3.1.6 臨時食肆（餐廳戶外座位區）營業時間為每天，包括所有公眾假期，上午十點半至下午十點半。在合理服務時間內營業，申請地點在過去三年並無接獲有關環境投訴(如噪音)及檢控。

3.2 申請地點在以上情況下，政府部門及區內人士所其他關注的問題可透過加入規劃許可附帶條件來處理，容許本宗申請得到規劃許可。

-完

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

WONG WAI HO PHILIP

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

鄧家發顧問有限公司

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

Date 日期

31/1/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

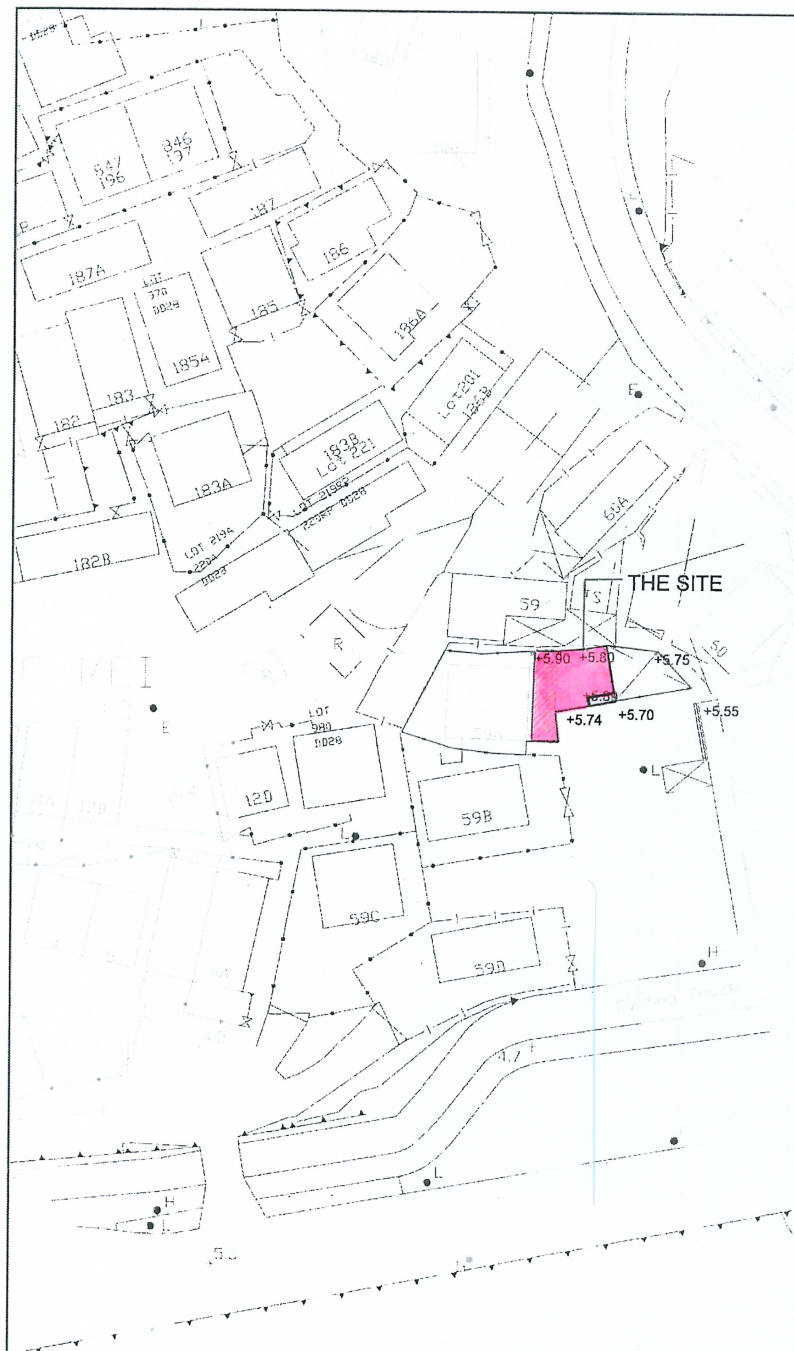
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	大埔龍尾 第28約地段 第214號A分段第1小分段(部分); 第214號B分段第1小分段(部分); 第214號A分段餘段(部分)
Site area 地盤面積	60.11 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱核准圖 S/NE-TK/19
Zoning 地帶	鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	臨時食肆 (餐廳戶外座位區)

(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	27.60 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.46 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	2.4 m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	46 % <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		0
	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) _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0

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
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Location Plan		
<u>Reports 報告書</u>		
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。




申請地點資料：

1. 地盤面積 約60.11平方米
2. 總樓面面積 約27.60平方米 (非住用)
3. 構築物高度 約2.40 米
4. 臨時構築物 1個
 - 單層
 - 可移動
 - 四面沒有圍封
 - 輕型鋁金屬組件合成

圖例 Legend




—— 申請地點界線

 擬議臨時構築物 (臨時食肆)
 擬最多容納顧客數目：
 均以每人佔1.5平方米計算
 $27.6/1.5=18$ 人

餐廳戶外座位區

擬最多容納顧客數目：
 均以每人佔1.5平方米計算
 $32.5/1.5=21$ 人

Type of Drainage facility provided:-

-  3 nos. of 200 x 200 gully grating
-  1 no. of 200 x 200 trapped gully
-  150 dia. PVC / CI pipe (underground)

Drainage Notes for Outside Seating Accommodation (OSA) with open shelter

In accordance with planning permission A/NF-TK/534 on 27/2/2015, the implementation of drainage proposal is compiled to the satisfaction of Director of DSD. Drainage facility provided at this submission is same as previous planning permission A/NF-TK/534.

There is no activity imposing flooding hazard.

Amendment Plan 修正圖則

This Plan for DSD Submission only

項目 根據 城市規劃條例 第16條提出的規劃申請

地點：新界大埔龍尾丈量約份第28約地段第214號A分段第1小分段 鄭家登顧問有限公司

(部分)、第214號B分段第1小分段(部分)及第214號A分段餘段 TANG K.F. ASSOCIATES LIMITED

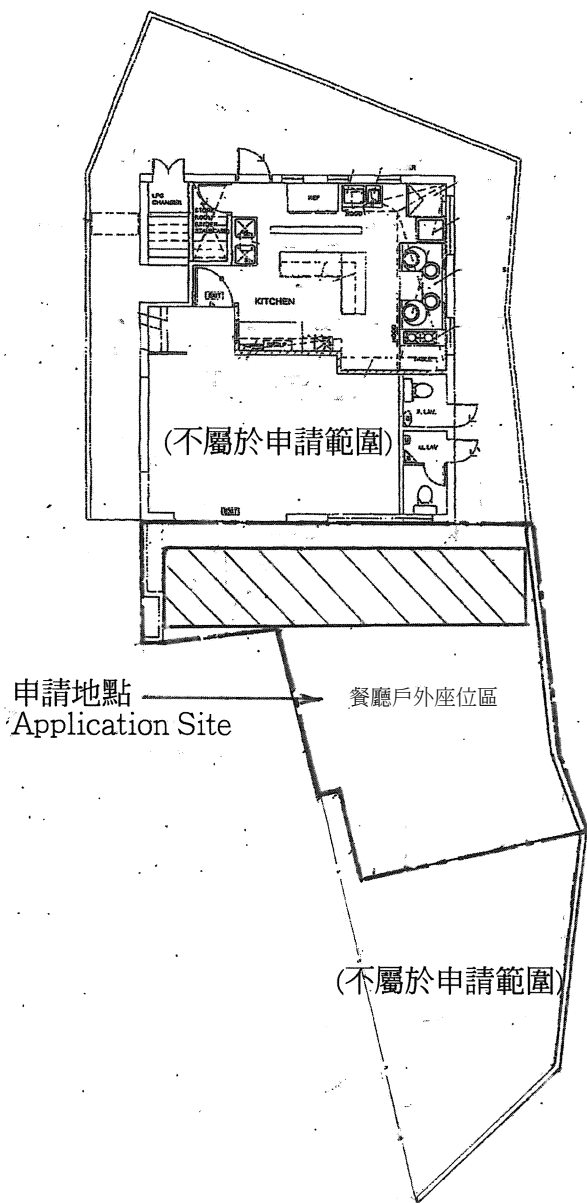
(部分)

申請事項：臨時食肆 (餐廳戶外座位區)

圖則描述及編號： LOCATION PLAN (A-01)

日期：2021年01月14日

TANG




申請地點資料：

1. 地盤面積 約60.11平方米
2. 總樓面面積 約27.60平方米 (非住用)
3. 構築物高度 約2.40 米
4. 臨時構築物 1個
 - 單層
 - 可移動
 - 四面沒有圍封
 - 輕型鋁金屬組件合成

圖例 Legend

—— 申請地點 界線

 擬議臨時構築物 (臨時食肆)
 擬最多容納顧客數目：
 均以每人佔1.5平方米計算
 $27.6/1.5=18$ 人

餐廳戶外座位區
 擬最多容納顧客數目：
 均以每人佔1.5平方米計算
 $32.5/1.5=21$ 人

Amendment Plan 修正圖則

項目 根據 城市規劃條例 第 16 條提出的規劃申請

地點： 新界 大埔 龍尾 丈量約份第 28 約 地段第 214 號 A 分段第 1 小分段 (部分)、第 214 號 B 分段第 1 小分段(部分)及第 214 號 A 分段餘段 (部分)

申請事項： 臨時食肆 (餐廳戶外座位區)

圖則描述及編號： 地盤佈局圖 Site Layout Plan (A-03)

鄧家發顧問有限公司

TANG K.F. ASSOCIATES LIMITED

TANG

日期：2021年01月14日

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



To: "Aileen Ka Yan CHENG/PLAND" <akycheng@pland.gov.hk>
Cc:
Bcc:
Subject: Fw: s 16 Planning application No. A/NE-TK/795
"John Michael AUSTIN/PLAND" <jmaustin@pland.gov.hk> - Wednesday 02/14/2024 05:34 PM
From:

2 attachments



20240214-further information-A-NE-TK-695-amendment drainage plan.pdf



20240214-further information-A-NE-TK-695-amendment-FS plan.pdf

From: Tang K.F. Associates Limited <tangkf_ass_ltd@yahoo.com.hk>
Sent: Wednesday, February 14, 2024 5:16 PM
To: John Michael AUSTIN/PLAND <jmaustin@pland.gov.hk>
Cc: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Subject: Re: s 16 Planning application No. A/NE-TK/795

Dear Sir,

Please find the previous proposal for fire service installation and drainage for your kind attention.

Should you have any queries, please do not hesitate to contact us at 23683326. Thank you for your kind attention.

For and on Behalf of
TANG K. F. Associates Limited
Philip Wong

Phone: +852 2368 3326

Fax: +852 2724 3820

Email: tangkf_ass_ltd@yahoo.com.hk

Address: Room 7B1, 7/F, Continental Electric Building, 17 Wang Chiu Road, Kowloon Bay, Kowloon, Hong Kong SAR

Tang K.F. Associates Limited (<tangkf_ass_ltd@yahoo.com.hk>) 在 2024年2月14日星期三 下午 04:39:11 [GMT+8] 寫道：

Dear Sir,

As discussed with your goodself at this afternoon, we hereby submit the previous compliance letter for your kind attention.

Should you have any queries, please do not hesitate to contact us at 23683326.

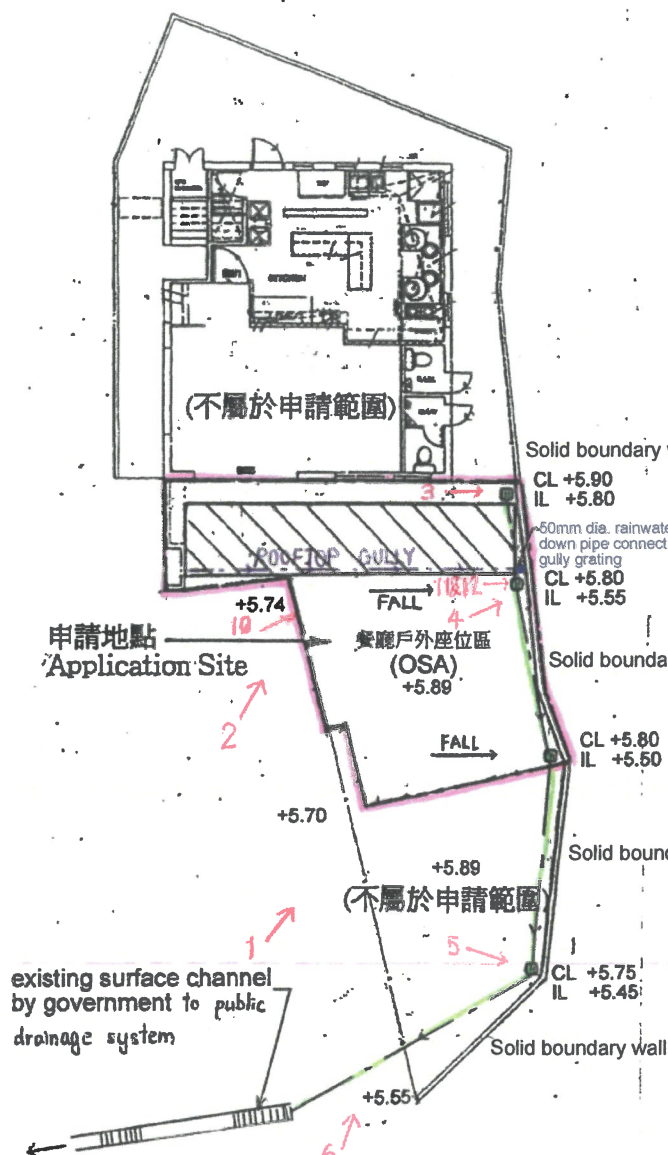
For and on Behalf of
TANG K. F. Associates Limited
Philip Wong

Phone: +852 2368 3326

Fax: +852 2724 3820

Email: tangkf_ass_ltd@yahoo.com.hk

Address: Room 7B1, 7/F, Continental Electric Building, 17 Wang Chiu Road, Kowloon Bay, Kowloon, Hong Kong SAR



申請地點資料：

1. 地盤面積 約60.11平方米
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圖例 Legend

- 申請地點 界線
- ▨ 擬議臨時構築物 (臨時食肆)
- 擬最多容納顧客數目：
均以每人佔1.5平方米計算
 $27.6/1.5=18$ 人

餐廳戶外座位區
擬最多容納顧客數目：
均以每人佔1.5平方米計算
 $32.5/1.5=21$ 人

Type of Drainage facility provided:-

- 3 nos. of 200 x 200 gully grating
- 1 no. of 200 x 200 trapped gully
- 150 dia. PVC / CI pipe

Drainage Notes for Outside Seating Accommodation (OSA) with open shelter

In accordance with planning permission A/NE-TK/534 on 27/2/2015, the implementation of drainage proposal is complied to the satisfaction of Director of DSD. Drainage facility provided at this submission is same as previous planning permission A/NE-TK/534.

There is no activity imposing flooding hazard.

Amendment Plan 修正圖則

This Plan for DSD Submission only

項目 根據 城市規劃條例 第 16 條提出的規劃申請

地點：新界 大埔 龍尾 丈量約份第 28 約 地段第 214 號 A 分段第 1 小分段 (部分)、第 214 號 B 分段第 1 小分段 (部分) 及第 214 號 A 分段餘段 (部分)

申請事項：臨時食肆 連 餐廳戶外座位區

圖則描述及編號：

Layout Plan (A-02)

鄧家發顧問有限公司

TANG K.F. ASSOCIATES LIMITED

TANG

日期：2021年01月14日



規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

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

來函檔號 Your Reference 5600/lot214 DD28/TPB/2021
本署檔號 Our Reference TPB/A/NE-TK/695
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

郵寄及傳真(2724 3820)
(共兩頁+附件)

鄧家發顧問有限公司
九龍灣宏照道17號
康大電業大廈7樓B1室
(經辦人：黃偉豪先生)

黃先生：

履行規劃許可附帶條件(c)項
在劃為「鄉村式發展」地帶的
大埔龍尾丈量約份第28約地段第214號A分段第1小分段(部分)、
第214號B分段第1小分段(部分)及第214號A分段餘段(部分)
經營臨時食肆(餐廳戶外座位區)(為期3年)
(申請編號A/NE-TK/695)

就你履行上述規劃許可附帶條件(c)項的來信，本署已於二零二三年一月三日收悉，現回覆如下：

渠務署總工程師／新界北已審視你提交的文件，並確認上述申請的規劃許可附帶條件(c)項經已履行。他的指引性質意見刊載於附錄 I (只提供英文文本)。

如你對落實排水建議有任何疑問，請與渠務署何美鎔女士(電話：2300 1364)聯絡。如你有任何其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(陳巧賢

代行)

二零二三年一月三十一日

副本抄送:

渠務署總工程師／新界北
地政專員／大埔

(經辦人: 何美鎔女士)
(經辦人: 許漢傑先生)

(傳真: 2770 4761)
(傳真: 2650 9896)

內部抄送:

總城市規劃師／城市規劃委員會(1)
地盤記錄

MC/HL/AC/KL/KI



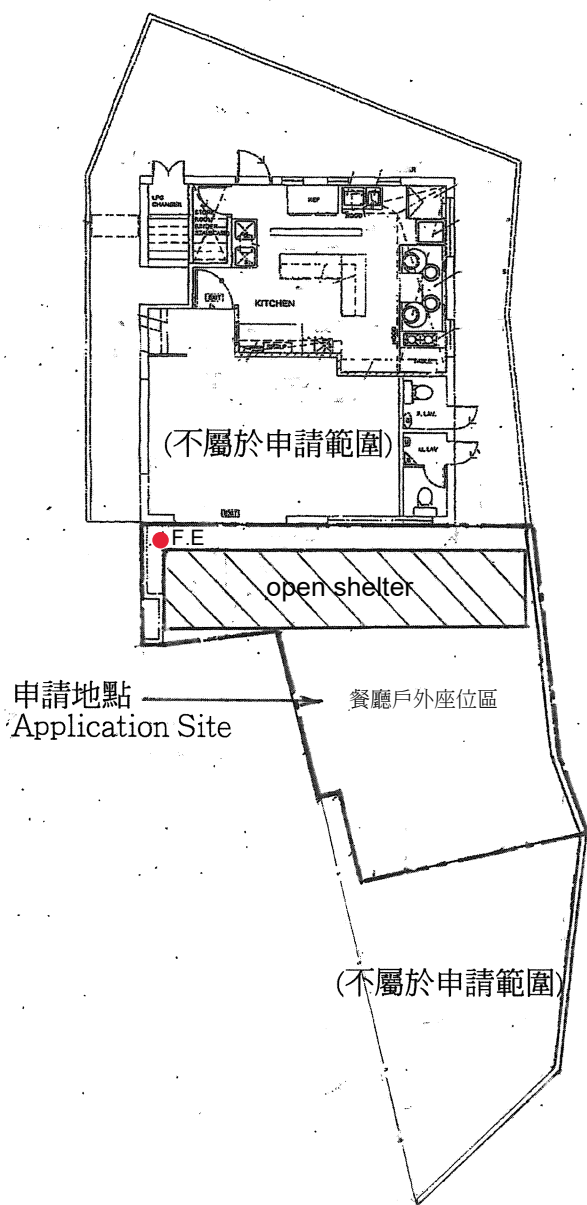
我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."

申請編號 A/NE-TK/695
規劃許可附帶條件(c)項

附錄 I

渠務署總工程師／新界北的意見（只提供英文文本）：
(經辦人：何美鎔女士)(電話：2300 1364)


The concerned applicant/owner is reminded to maintain the drainage facilities whether within or outside the lot boundary at their own expense in good condition without causing adverse drainage impact to the adjacent area at all times. In addition, the applicant/owner should rectify the systems if the systems are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems.



申請地點資料：

1. 地盤面積 約60.11平方米
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3. 構築物高度 約2.40 米
4. 臨時構築物 1個
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 - 可移動
 - 四面沒有圍封
 - 輕型鋁金屬組件合成

圖例 Legend

- ——— 申請地點 界線
-  擬議臨時構築物 (臨時食肆)
擬最多容納顧客數目：
均以每人佔1.5平方米計算
 $27.6/1.5=18$ 人

餐廳戶外座位區
擬最多容納顧客數目：
均以每人佔1.5平方米計算
 $32.5/1.5=21$ 人

Type of Fire Service Installation provided:-

- 1 no. of Water 9 Litres type F.E.

F.S Notes for Outside Seating Accommodation (OSA) with open shelter

In accordance with the codes of practice for minimum fire service installation and equipment (2012 edition) and HKFSD circular letters. Only extinguisher shall be provided for OSA with open shelter. There is no activity imposing fire hazard.

Amendment Plan 修正圖則

This Plan for FSD Submission only

項目 根據 城市規劃條例 第 16 條提出的規劃申請

地點： 新界 大埔 龍尾 丈量約份第 28 約 地段第 214 號 A 分段第 1 小分段 (部分)、第 214 號 B 分段第 1 小分段(部分)及第 214 號 A 分段餘段 (部分)

申請事項： 臨時食肆 連 餐廳戶外座位區

圖則描述及編號： 地盤佈局圖 Site Layout Plan (A-03)

鄧家發顧問有限公司

TANG

TANG K.F. ASSOCIATES LIMITED

日期：2021年01月14日

規 劃 署

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



Planning Department

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

來函檔號 Your 5473/lot214 DD28/TPB/2021
本署檔號 Our TPB/A/NE-TK/695
電話號碼 Tel. No. : 2158 6220
傳真機號 Fax No. : 2691 2806

郵寄及傳真(2724 3820)
(共一頁)

九龍灣宏照道 17 號
康大電業大廈 7 樓 B1 室
鄧家發顧問有限公司
(經辦人：黃偉豪先生)

黃先生：

履行規劃許可附帶條件(d)及(e)項

在劃為「鄉村式發展」地帶的

新界大埔龍尾丈量約份第 28 約地段第 214 號 A 分段第 1 小分段 (部分)、

第 214 號 B 分段第 1 小分段 (部分) 及第 214 號 A 分段餘段 (部分)

臨時食肆(餐廳戶外座位區)(為期 3 年)

(申請編號 A/NE-TK/695-1)

就你履行上述規劃許可附帶條件(d)及(e)項有關提交及落實消防裝置和滅火水源建議於本年六月八日的來信，本署已於同年七月二十一日給你初步回覆。

消防處處長審視你提交的文件後，認為有關的消防裝置和滅火水源建議已適當地落實。因此，規劃許可附帶條件(d)及(e)項已經全部履行。

如有任何有關落實設置消防裝置建議的疑問，請聯絡消防處徐廣耀先生(電話：2733 7735)。如有其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(朱霞芬女士



代行)

二零二一年七月二十七日

副本抄送：

消防處處長

總城市規劃師/城市規劃委員會(1)

地盤記錄

(經辦人：徐廣耀先生) (傳真：2739 8775)

JC/TW/AC/JW/jw

規劃委員會

北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD (63)

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

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TK/695

By Post & Fax (2724 3820)

5 February 2021

Tang K.F. Associates Ltd.
Flat B1, 7/F, Continenal Electric Industrial Bldg
17 Wang Chiu Road
Kowloon Bay, Kowloon

Dear Sir/Madam,

Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years in "Village Type Development" Zone, Lots 214 S.A ss.1 (Part), 214 S.B ss.1 (Part) and 214 S.A RP (Part) in D.D. 28, Lung Mei, Tai Po

I refer to my letter to you dated 22.1.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 22.1.2024 and is subject to the following conditions:

- (a) no operation between 10:30 p.m. and 10:30 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.7.2021;
- (c) in relation to (b) above, the implementation of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.10.2021;
- (d) the submission of a fire service installations and water supplies for fire fighting proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.7.2021;
- (e) in relation to (d) above, the implementation of the fire service installations and water supplies for fire fighting proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.10.2021;
- (f) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked immediately without further notice.

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

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

This temporary permission will lapse on 23.1.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 22.1.2021 are enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a translation of the Paper and the extract of minutes in Chinese along with this letter. However, translation of the minutes of TPB meetings will be available at the TPB's website in due course. Staff of the Planning Department are also willing to explain the contents of the documents to you in Chinese. Should you wish to make use of this service, please contact the PECs.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 26.2.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

If you have any queries regarding this planning permission, please contact Mr. Tony Wu of Sha Tin, Tai Po & North District Planning Office at 2158 6372. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

(With Chinese Translation)

**Relevant Extracts of Town Planning Board Guidelines No. 15A for
‘Application for Eating Place within “Village Type Development” Zone in
Rural Areas under Section 16 of the Town Planning Ordinance’**

The relevant planning criteria for assessing applications include:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may be given if the eating place use would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configuration/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/ maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant government departments should be met.

Previous Applications

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/534	Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	27.2.2015
A/NE-TK/630	Renewal of Planning Approval for Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	9.2.2018
A/NE-TK/695	Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	22.1.2021

Similar Applications

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/656	Renewal of Planning Approval for Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	7.12.2018
A/NE-TK/672 ¹	Renewal of Planning Approval for Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	2.8.2019
A/NE-TK/746	Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	18.3.2022
A/NE-TK/763 ¹	Temporary Eating Place (OSA of a Restaurant)	11.11.2022 (Approved for 3 years until 11.11.2025) (Revoked on 11.5.2023)
A/NE-TK/784 ¹	Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	13.10.2023
A/NE-TK/789	Temporary Eating Place (OSA of a Restaurant) for a Period of 3 Years	26.1.2024

¹ Applications No. A/NE-TK/672, 763 and 784 cover the same site.

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective; and
- two substantiated complaints related to noise nuisance and cooking odour at the application site (the Site) were received in the past three years. Nevertheless, illegal activities were not spotted during EPD's follow-up site inspections.

2. Drainage

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

- should the application be approved, approval conditions requiring (i) maintenance of existing drainage facilities at all times during the approval period and (ii) submission of records of the existing drainage facilities on the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

3. Fire Safety

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

- no in-principle objection to the application subject to fire service installations and water supplies for fire-fighting being provided to his satisfaction.

4. Food and Environmental Hygiene

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

- the Site is covered by a valid General Restaurant Licence with approved outside seating accommodation. The address of the location under the aforementioned General Restaurant is G/F and Outside Seating Accommodation at Shopfront, 59A Lung Mei Village, Ting Kok Road, Tai Po, N.T.

5. Other Departments

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

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the applicants should follow up with District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on their concerns as detailed under item (c);
- (c) to note the comment of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that the lot owners are required to submit applications for Short Term Waiver (STW) to LandsD if they wish to erect structures on the Site. LandsD will consider the STW applications in accordance with the established procedures and guidelines. 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 may be imposed by LandsD including the payment of rental, waiver fee and administrative fee as considered appropriate;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicants should strictly observe and comply with relevant environmental pollution control ordinances (including Noise Control Ordinance and Air Pollution Control Ordinance); and
 - (ii) the applicants should carry out pollution abatement measures in relevant guidelines, including “General Environmental Guidelines for Outside Seating Accommodation (OSA)” and “Control of Oily Fume and Cooking Odour from Restaurants and Food Business”, and avoid creating any nuisance;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drain available for connection in the area. The applicants should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the 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 applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development on the Site. The applicants 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

- (ii) the applicants shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (f) to note the comments of the Chief Engineer/Construction of Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site may be affected. The applicants are required to either divert or protect the water mains found on site; and
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - (1) existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (6) tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;
- (g) to note the comments of the Director of Fire Services (D of FS):
 - (i) the applicants 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. Licensing requirement would be formulated upon receipt of formal application via the relevant licensing

authority; and

- (ii) the applicants are reminded that if the structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation:
 - (1) under the Food Business Regulation, Cap. 132X, a food business licence is required for 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 food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicants for compliance and the licence will be issued upon compliance of all the requirements;
 - (2) when a restaurant licensee/licence applicant wishes to use any open area as 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. 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. An OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare; and
 - (3) the operation of the eating place must not cause any environmental nuisance to the surrounding areas. The refuse generated by the eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
 - (ii) proper licence/permit issued by FEHD is required if related place of entertainment is involved:
 - (1) 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

- (2) 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 applicants should arrange disposal properly at their own expenses;
- (i) to note the comment of the Commissioner for Transport (C for T) that the village access is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (j) to note the comment of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing buildings works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R;
 - (vi) the applicants' attention is also drawn to the provision under regulation 40 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrine) Regulations in respect of disposal of surface water; and

- (vii) detailed checking under the BO will be carried about at building plan submission stage.

A/NE-TK/795

致城市規劃委員會

就上述地址申請續期戶外食肆牌照一事，本人強烈反對批准該食肆的申請，原因，因為該食肆由一開始已是非法營業，首先他們霸佔官地作私人用途，就按上圖申請續約的地方，也多次擺放枱檯作非法營業用圖，也利用霸佔官地作非法泊車及擺放枱檯供給食客之用，而他們也沒有妥善處理好易燃危險物品，又有大量僭建物，鄰近居民也不好受 大批食客吸煙，連累附近居民吸食二手煙，間接謀殺，食客大聲喧嘩，污言穢語，令居住環境變得惡劣，又非法霸佔官地，請問貴署批出牌照時，有沒有了解清楚的！批准這裏開食店，已經非常不智，還要批准戶外牌照給該食肆，請問貴署有沒有顧及一帶居民的感受和健康呢？所以！本人懇請貴署即時取消這食肆的戶口牌照及續期的申

請！

Mr chan

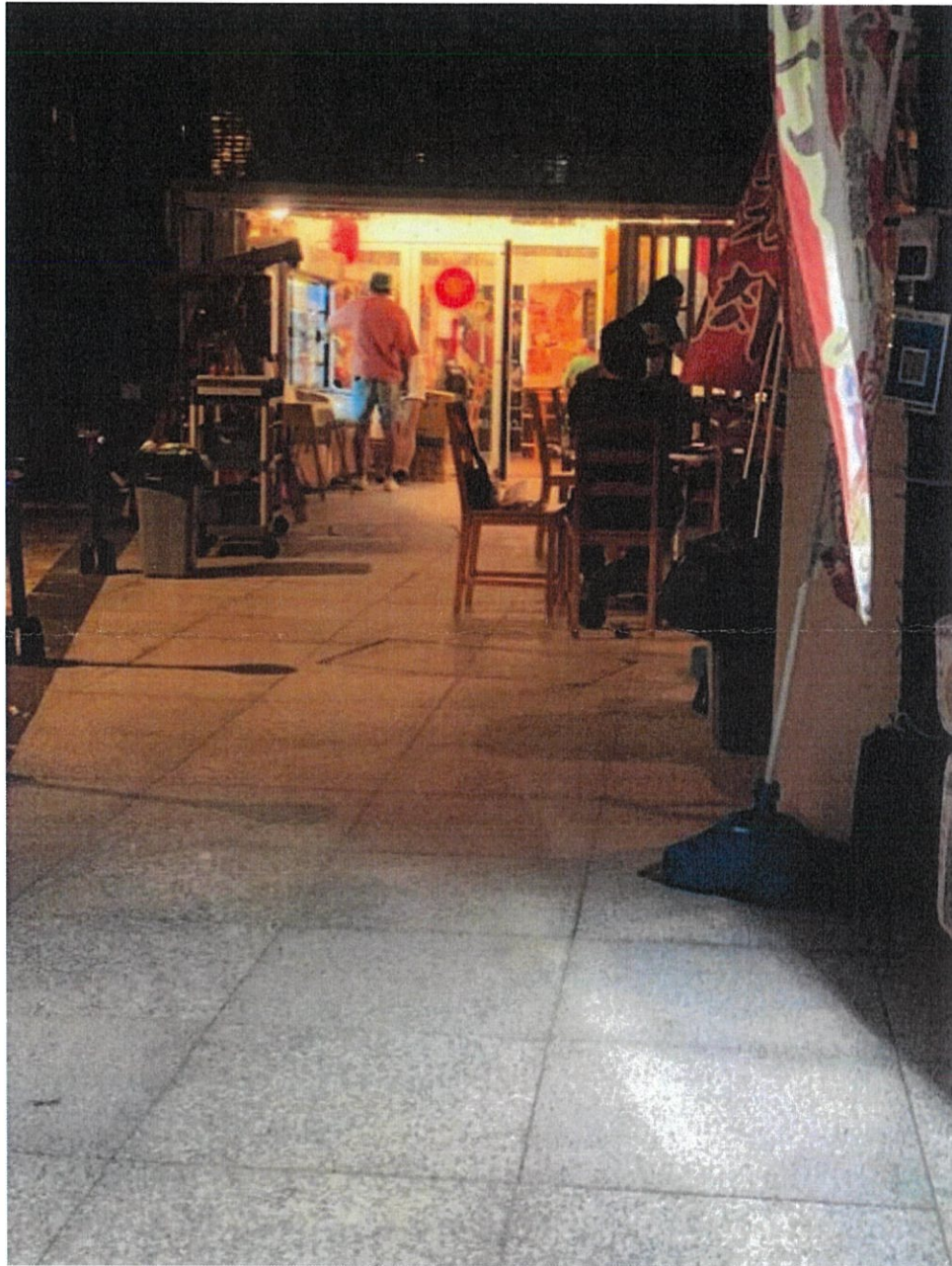




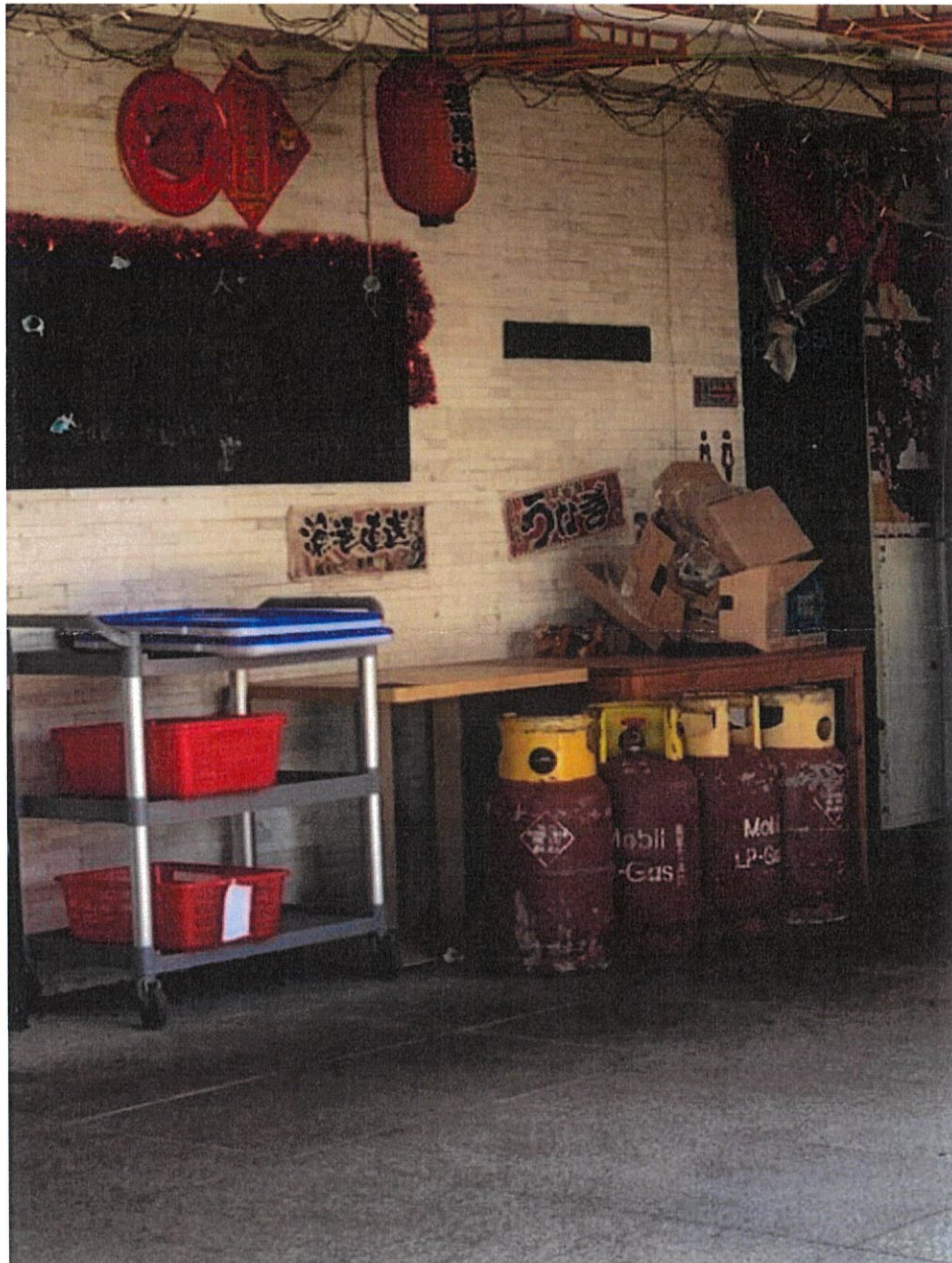


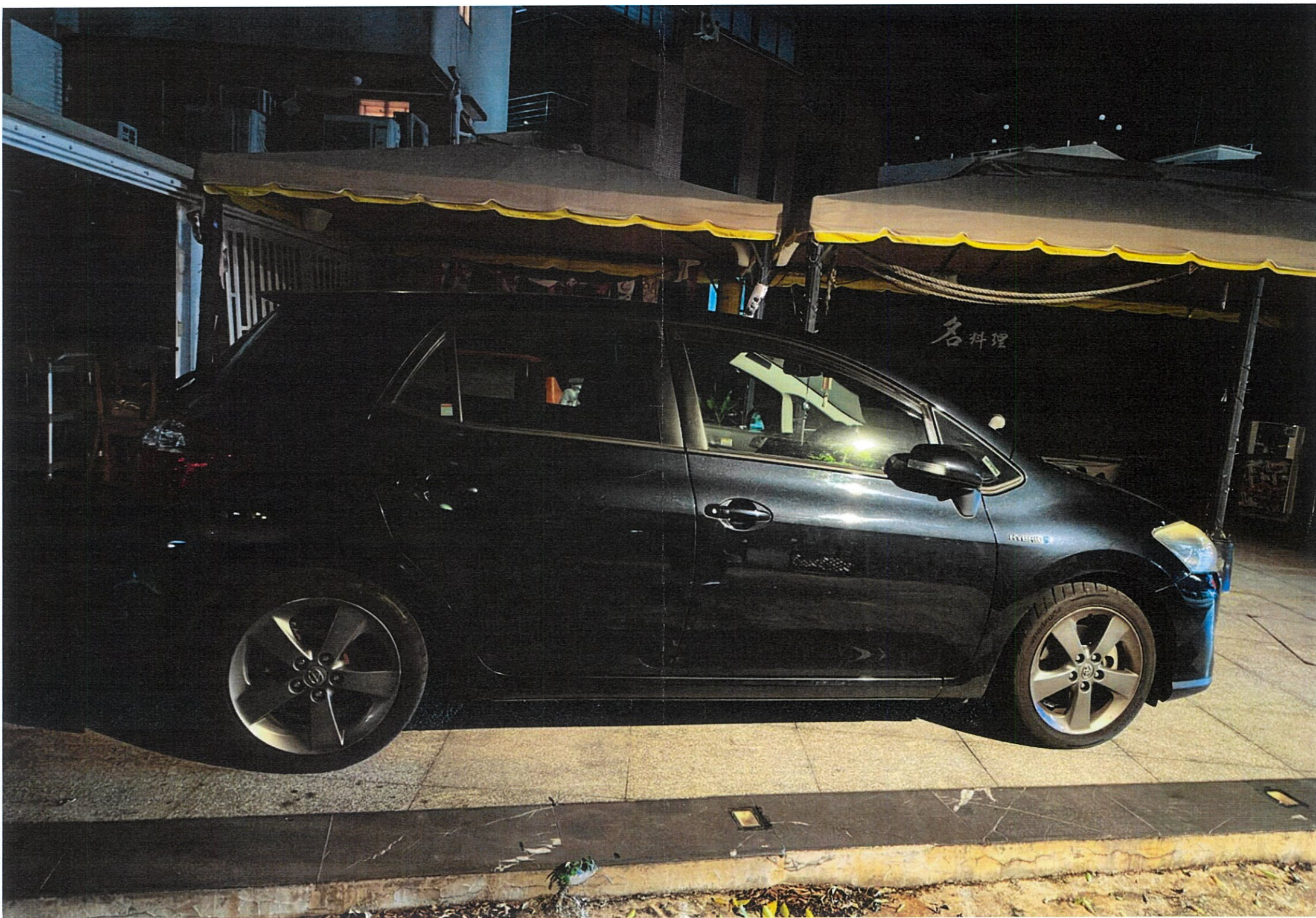












1 附加

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



食肆戶外牌照
12/03/2024 01:00

From:

To: tpbpd@pland.gov.hk
Sent by: tpbpd@pland.gov.hk
File Ref:

食肆申請戶外牌照編號為：A/NE-TK/795

這間食肆非法霸佔官地，也有非法僭建，點可以申請得到戶外食肆牌照，難度這食肆的負責人，可以隻手遮天？本人望貴會可收回這食肆的戶外排照！謝謝！

tpbpd/PLAND

寄件者:
寄件日期: 2024年03月11日星期一 10:44
收件者: tpbpd/PLAND
主旨: 反對批准食肆申請戶外牌照

類別: Internet Email

本人陳先生！

強烈反對上址申請戶外牌，原因上址經常違法經營，因為他們常常起出所規劃的範圍擺放枱椅作食客之用，也霸佔官地為己所用多年，還可批出戶外牌照，天理何在，懇請即時取消上址食肆申請戶外食肆牌照，令不法之徒不得違法經營。謝謝！

從我的iPhone

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/NE-TK/795
地點 Location (見下圖 See Plan Below)	新界大埔區馬尾港對面地段(即舊14號及15號部分) 二(14號及15號部分)及第214號部分(即舊14號部分) Lots 214 S.A. 1 (Part), 214 S.A. 2 (Part) and 214 S.A. 3 (Part) in S.D. 28 Lung Mei, Tai Po, New Territories
地帶及圖則 Zoning and Plan	鄉村式發展 "Village Type Development" 江角分區計劃大綱核准圖編號S/NE-TK/19 Approved Ting Koa Outline Zoning Plan No. S/NE-TK/19
建議 Proposal	臨時食肆 (餐廳戶外座位區) (為期三年) Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years

任何人士均可就這申請提出意見。有關意見必須於2024年2月12日或之前，以專人遞交或郵寄(香港北角匯豐道333號北角政府合署15樓)、傳真(2877 0245或2522 8436)或電郵(tphpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8436) or e-mail (tphpd@pland.gov.hk) on or before 12 Mar 2024.

詳情 Particulars

1. 這項申請是根據《城市規劃條例》(第161章)第16條作出的。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 此項申請可在城市規劃委員會(下稱「委員會」)或城市規劃委員會的網頁上查閱。在委員會的網頁上，此項申請可於城市規劃委員會的網頁上查閱。在委員會的網頁上，此項申請可於城市規劃委員會的網頁上查閱。在委員會的網頁上，此項申請可於城市規劃委員會的網頁上查閱。

Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (http://www.tphpd.gov.hk/en/plan/applications/). It is also available for public inspection by visiting the Board's website (http://www.tphpd.gov.hk/en/plan/applications/). It is also available for public inspection by visiting the Board's website (http://www.tphpd.gov.hk/en/plan/applications/).

查詢可致電查詢處 Planning Enquiry Centre / Enquiry Department

(電話 Hotline: 2231 5555)
查詢處地址: 香港北角匯豐道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
查詢處地址: 香港北角匯豐道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.

3. 根據條例，有關申請的資料將可供公眾查閱。
All comments made for the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

本局會處理有關申請的個人資料，以作有關的行政及政府用途。有關資料將只供有關的行政及政府用途。有關資料將只供有關的行政及政府用途。有關資料將只供有關的行政及政府用途。有關資料將只供有關的行政及政府用途。

The personal data submitted to the Board for any comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
 - (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments.
3. in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要事項 Important Notes

(1) 凡向本局提交有關申請的人士，應於提交申請時，向本局繳納申請費。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。

(2) 凡向本局提交有關申請的人士，應於提交申請時，向本局繳納申請費。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。

(3) 凡向本局提交有關申請的人士，應於提交申請時，向本局繳納申請費。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。

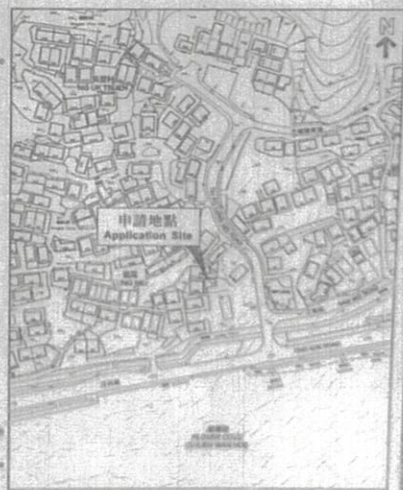
(4) 凡向本局提交有關申請的人士，應於提交申請時，向本局繳納申請費。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。有關申請費，可向本局查詢。

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位置圖 Location Plan

(只作識別用途 for identification purpose only)



城市規劃委員會
2024年2月20日
Town Planning Board
20 Feb 2024



任何人士如未經本局許可，擅自複製、散佈、修改或刪除本局網頁上的任何資料，均屬違法行為。有關人士如欲查詢有關事宜，請致電本局查詢處。

Any person who reproduces, disseminates, modifies or deletes any information on the Board's website without the Board's permission shall be liable to criminal offence.

tpbpd/PLAND

寄件者:
寄件日期: 2024年03月11日星期一 12:43
收件者: tpbpd/PLAND
主旨: 反對食肆戶外牌
類別: Internet Email

申請編號: A/NE-TK/795

本人反對此食肆申請戶外牌照，為何一間非法霸佔官地多年，非法僭建多年的食肆，還可以厚著面皮去貴會申請戶外牌照，而貴會又會批准，容許食肆非法經營都不理會？所以希望貴會能取消上址的申請。謝謝！

從我的 iPhone 傳送

4

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



反對續領戶外食肆牌照
12/03/2024 00:41

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

申請編號：A/NE-TK/795

本人強烈反對上址批准戶外牌照，村民多年受這食肆折磨，苦不堪言，噪音滋擾，衛生滋擾，光污染，店主的霸度，燒烤的二噁英的致癌物，無理由要村民埋單的。所以懇請取消上址的續期和申請！請貴會站在村民立場想想。