

2024年 3月 6日

Appendix I of RNTPC
Paper No. A/NE-TK796A

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。

- 6 MAR 2024

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 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/796
	Date Received 收到日期	- 6 MAR 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)

胡煒灝 Wu Wai Ho

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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) 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)	新界大埔汀角丈量約份第17約第355號(部份)、358號(部份)、第359號、第360號(部份)、第361號(部份)、第363號、第364號(部份)、第365號(部份)、第367號(部份)、第407號(部份)、第493號(部份)、第494號(部份)、第495號(部份)、第497號(部份)、第498號、第499號、第500號、第501號、第502號(部份)、第503號(部份)、第504號(部份)、第505號(部份)、第506號(部份)、第507號(部份)、第508號(部份)、第509號(部份)、第511號(部份)、第512號A分段(部份)、第512號B分段、第513號、第514號、第515號(部份)、第528號(部份)、第529號(部份)、第530號(部份)、第531號(部份)、第532號、第533號、第534號、第535號(部份)、第536號(部份)、第537號(部份)及第538號(部份) Lots 355(Part), 358(Part), 359, 360(Part), 361(Part), 363, 364 (Part), 365(Part), 367(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 620 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	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 汀角分區計劃大綱核准圖編號 S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" 「農業」
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 09/02/2024 (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 28/02/2024 (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	Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities 臨時食肆和燒烤場及附屬設施 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	5980sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	620sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	11
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	620sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	620sq.m <input checked="" 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)	
..... Please refer to List of Structure	
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	20
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)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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	1
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)	0

Proposed operating hours 擬議營運時間			
營運時間為星期一至星期日上午 9 時至下午 8 時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由大埔汀角路經地區道路前往	
	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 checked="" type="checkbox"/>

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

請參考附件的申請報告書及擬議發展的計劃細節

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

28/02/2024

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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) 新界大埔汀角丈量約份第17約第355號(部份)、358號(部份)、第359號、第360號(部份)、第361號(部份)、第363號、第364號(部份)、第365號(部份)、第367號(部份)、第407號(部份)、第493號(部份)、第494號(部份)、第495號(部份)、第497號(部份)、第498號、第499號、第500號、第501號、第502號(部份)、第503號(部份)、第504號(部份)、第505號(部份)、第506號(部份)、第507號(部份)、第508號(部份)、第509號(部份)、第511號(部份)、第512號A分段(部份)、第512號B分段、第513號、第514號、第515號(部份)、第528號(部份)、第529號(部份)、第530號(部份)、第531號(部份)、第532號、第533號、第534號、第535號(部份)、第536號(部份)、第537號(部份)及第538號(部份) Lots 355(Part), 358(Part), 359, 360(Part), 361(Part), 363, 364 (Part), 365(Part), 367(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, New Territories
Location/address 位置／地址	
Site area 地盤面積	6600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 汀角分區計劃大綱核准圖編號 S/NE-TK/19
Zoning 地帶	"Agriculture" 「農業」
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	Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities 臨時食肆和燒烤場及附屬設施

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	620 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.094 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	9.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		20
	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) _____ _____		20 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		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 1 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> Site Plan , Location Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> 預計車輛進出流量報告		
<hr/>		
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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界大埔汀角丈量約份第 17 約多個地段

擬議臨時食肆和燒烤場及附屬設施 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P. 1
2. 申請原因-----P. 2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界大埔汀角丈量約份第 17 約多個地段的規劃申請，擬在上述地段申請為期三年的臨時食肆和燒烤場及附屬設施。
2. 申請地點位於大埔汀角村附近，在《汀角分區計劃大綱核准圖編號 S/NE-TK/19》上劃為「農業」。
3. 申請地盤面積約 6,600 平方米，上蓋總面積約 620 平方米。
4. 申請地點將設有 11 個臨時構築物，總樓面面積不多於 620 平方米，用途、面積和高度請參考構築物清單 (List of Structure)。
5. 申請地點現時涉及一個規劃申請：A/NE-TK/704 (臨時燒烤場)，擬議發展的佈局比之前批出的規劃申請規模和面積少，與之前的沒有重大改變。
6. 申請地點設置 20 個訪客或職員停車位，以及 1 個臨時上落貨車位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。

申請原因

1. 申請地點的面積約為 6,600 平方米，根據汀角分區計劃大綱核准圖編號 S/NE-TK/19，申請地點現時被規劃為「農業」。
2. 申請地點現時涉及一個規劃申請：A/NE-TK/704 (臨時燒烤場)，並已完成大部份的附帶條件；擬議用途想增加「食肆」，不屬第 2 欄用途，所以申請人需要重新入一個新申請給各委員重新考慮。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展的地點早前已被破壞，沒有任何復耕能力。
5. 擬議發展的構築物都是臨時性質，主要用貨櫃屋組成。
6. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
7. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
8. 申請地點的工作人員約 8-10 人，不會有人在留宿，他們只在營業時間內上班。除了補及貨品，沒有其他運輸工作，也不會提供職員/訪客泊車位。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時食肆能提供服務給他們，提供方便；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 與附近的環境協調；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界大埔汀角丈量約份第 17 約多個地段作為期三年的臨時食肆和燒烤場及附屬設施。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及多個私家地段，擬議發展涉及 11 個上蓋構築物。如獲批准，申請人會向大埔地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可以經大埔汀角路前往。

8. 擬議發展的交通安排

申請地點涉及 1 個輕型貨車上落貨車位，只作臨時上落貨用途，除了補給貨品及物資，不會有其他運輸工作；和 20 個私家車停車位，如訪客如需駕車前來，需預先致電預留停車位。

3. 環境方面

申請人會按照環保署對臨時食肆和燒烤場的指引，將對周邊環境的影響減到最低。

4. 噪音方面

申請地點是臨時食肆和燒烤場，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

5. 排污方面

申請用途涉及 2 個流動洗手間，申請人會安排清潔公司會定期來清洗及吸糞。

6. 渠務方面

申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

7. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

8. 綠化園景方面

申請人會盡量保留現存的樹木，在擺放臨時構築物的位置時也會盡量避開現有樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
新界大埔汀角丈量約份第 17 約多個地段作為期不超過三年的臨時食肆和
燒烤場及附屬設施。

有關第 16 條規劃申請編號

擬議申請用途：臨時食肆和燒烤場及附屬設施

丈量和地段編號：新界大埔汀角丈量約份第 17 約多個地段

預計 輕型貨車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

有關第 16 條規劃申請編號

擬議申請用途：臨時食肆和燒烤場及附屬設施

丈量和地段編號：新界大埔汀角丈量約份第 17 約多個地段

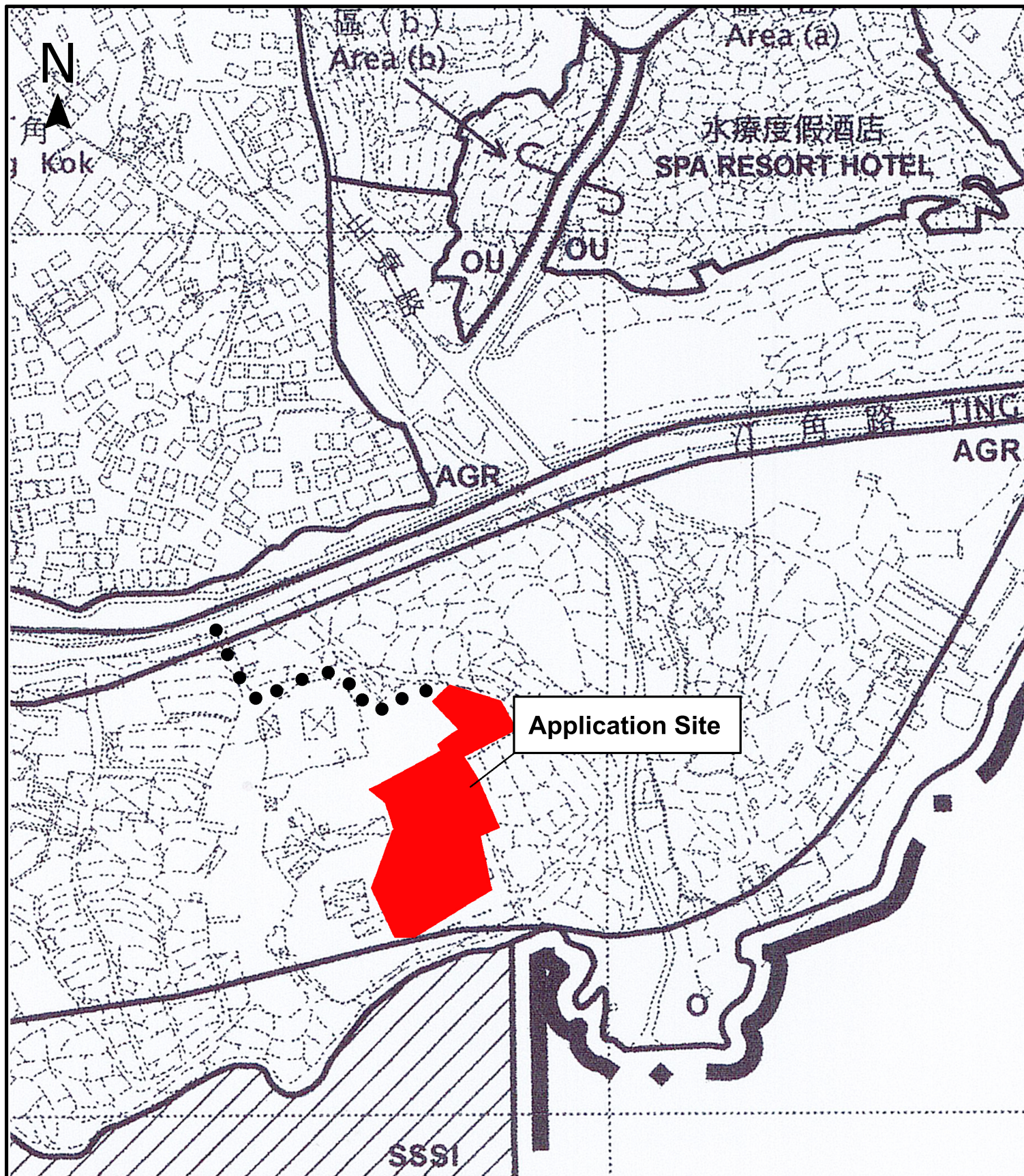
預計 私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	2	1
11 : 00 - 12 : 00	2	2
12 : 00 - 13 : 00	3	2
13 : 00 - 14 : 00	2	6
14 : 00 - 15 : 00	5	1
15 : 00 - 16 : 00	2	1
16 : 00 - 17 : 00	2	4
17 : 00 - 18 : 00	1	3
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

List of Structures

Structure No.	Usage	GFA (m ²)	Proposed Height
1	Reception, Kitchen & Storage	220	Not Exceeding 5 m ; 1 Storey
2	CCTV Room	20	Not Exceeding 3 m ; 1 Storey
3	Kitchen	20	Not Exceeding 3 m ; 1 Storey
4	Storage Room	20	Not Exceeding 3 m ; 1 Storey
5	Storage Room	20	Not Exceeding 3 m ; 1 Storey
6	Staff Storage Room	20	Not Exceeding 3 m ; 1 Storey
7	Eating Place	220	Not Exceeding 5 m ; 1 Storey
8	Accessible Toilet	20	Not Exceeding 3 m ; 1 Storey
9	Accessible Toilet	20	Not Exceeding 3 m ; 1 Storey
10	Storage Room	20	Not Exceeding 3 m ; 1 Storey
11	Storage Room	20	Not Exceeding 3 m ; 1 Storey
Total		620	



Project 項目名稱:

Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years at Lots 355(Part), 358(Part), 359, 360(Part), 361(Part), 363, 364 (Part), 365(Part), 367(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, N.T.

Drawing Title 圖紙標題:

Location Plan



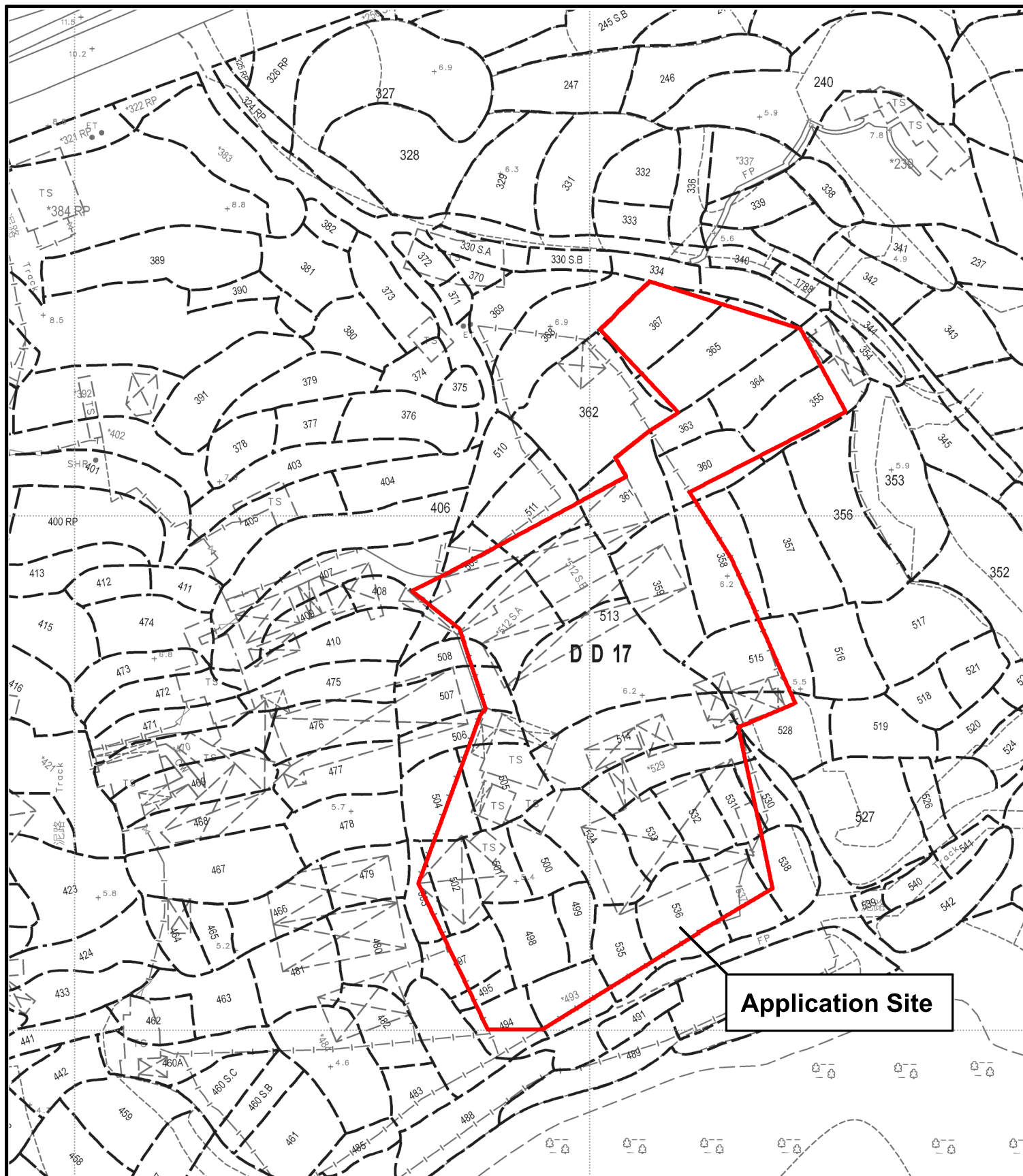
Drawing No. 圖號:

20240226

Remarks 備註:

... Vehicular access leading from Ting Kok Road

Scale 比例:



Application Site

Project 項目名稱:

Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years at Lots 355(Part), 358(Part), 359, 360(Part), 361(Part), 363, 364 (Part), 365(Part), 367(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, N.T.

Drawing Title 圖紙標題:

Site Plan

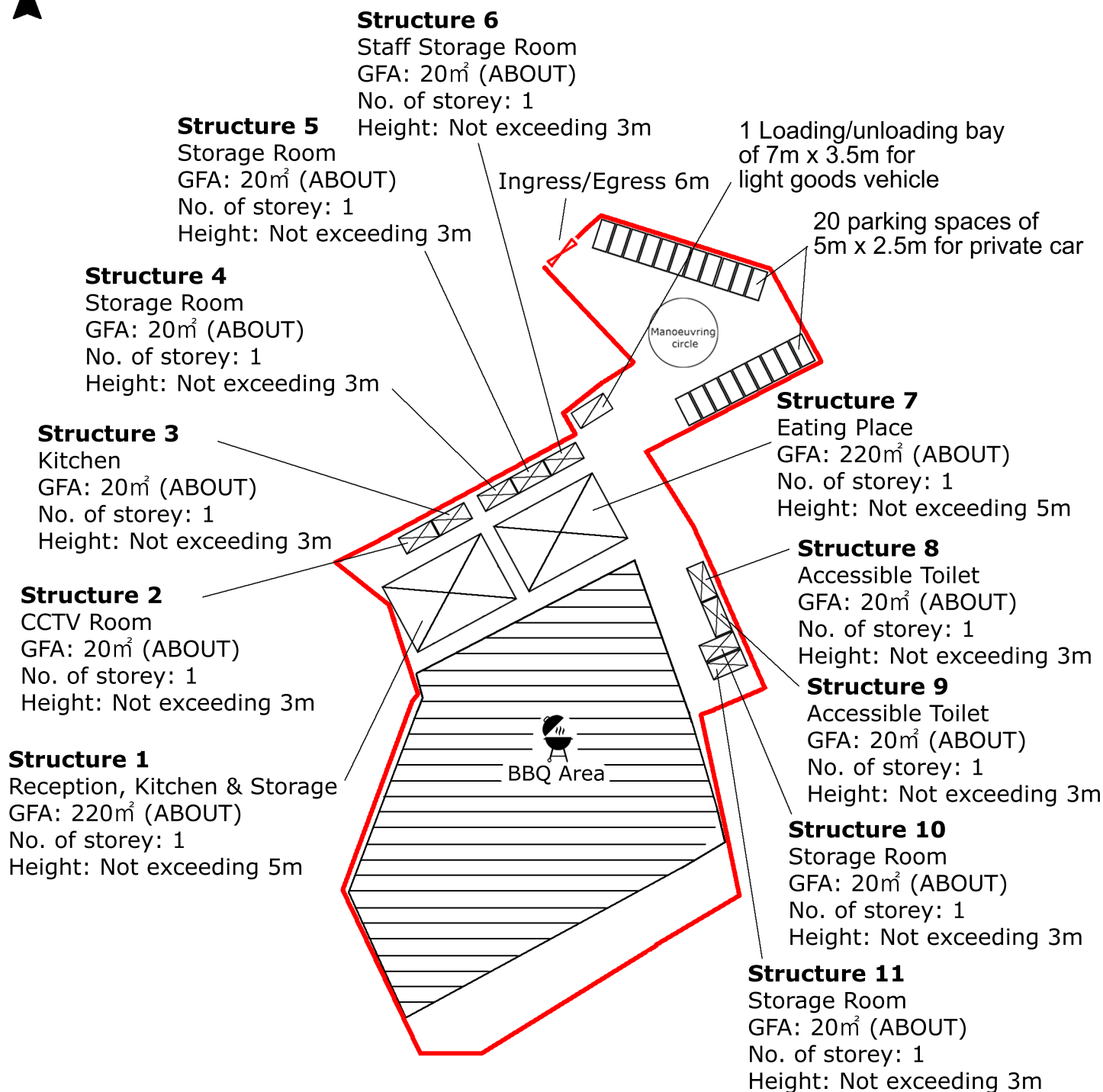


Drawing No. 圖號:

20240226

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years at Lots 355(Part), 358(Part), 359, 360(Part), 361(Part), 363, 364 (Part), 365(Part), 367(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, N.T.

Drawing Title 圖紙標題:




Layout Plan

Drawing No. 圖號:

20240226



Remarks 備註:

-  Structure
-  Light goods vehicle
-  Private car

Scale 比例:

寄件者: Chong Hermose < >
寄件日期: Monday, May 13, 2024 5:46 PM
收件者: tpbpd/PLAND
副本:
主旨: A/NE-TK/796 : 回應部門意見
附件: NE-TK_796_回應各部門意見.pdf; 附件1 : 申請報告書.pdf; 附件2 : 預計私家車進出
流量報告.pdf; 附件3 : Layout_Plan.pdf

城規會/規劃處 :

有關規劃申請：A/NE-TK/796，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong

()

Planning Application No. A/NE-TK/796

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Transport Department	
(i)	The applicant shall clarify that no parking spaces will be provided to staff and visitors in para. 8 of 申請原因, which is different from the provision in application document.	申請人已更正該文件，請看附件 1。
(i)	We note from the forecasted private car ingress and egress traffic flow that, at 13:00-14:00 time, the cumulative number of egress vehicles (11) is higher than the cumulative number of ingress vehicles (10). Please clarify.	申請人已更正該文件，請看附件 2。
(iii)	The applicant shall mark the scale for the Layout Plan no. 20240226.	申請人在 Layout Plan 上有清楚列明每種車輛的呎吋，私家車的呎吋為 5m x 2.5m；臨時上落貨的輕型貨車呎吋為 7m x 3.5m。現場是有足位置停泊的。 請看附件 3。
(iv)	We received complaints regarding traffic congestion at Ting Kok Road eastbound due to vehicles waiting for right-turning to the access road connecting to the subject site. The applicant shall provide a management plan to mitigate the potential queuing problem on the public road accordingly.	申請人會管理好燒烤場的訪客和車輛預約系統。 在這個規劃申請，申請人的租用申請範圍約 6,600 平方米，按照他的營運方法去評估車位數量，大約需要 20 個停車位和 1 個輕型貨車位。 申請人會在預約系統裡列明每個日子和每個時段車位的空置情況，訪客如需要駕車前來，必需預先預約停車位，沒有預約的訪客及車輛不得進入燒烤場。

(v)	<p>For the village access road, it is not under TD's management. It is suggested that 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.</p>	<p>申請人知悉該鄉村道路並不由運輸處負責，申請人已和相關土地地主溝通，並租用部份土地，申請人和地主會洽商並對相關道路進行日常維修及保養的工作。</p>
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	Departmental Comments	Responses
	Agriculture, Fisheries and Conservation Department	
(1)	<p>The subject site falls within the“AGR”zone and is generally vacant and occupied by some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>申請地點之前已被破壞，沒有農業活動，而且申請地點之前曾獲得規劃許可用作臨時燒烤場，不具復耕潛力。</p>
(2)	<p>The site is about 20m to the north of Ting Kok Site of Special Scientific Interest (SSSI) of mangrove interest. Should the application be approved, the applicant should minimise human disturbance to the SSSI by (1) separating the subject site and the SSSI by the installation and maintenance of chain-link fences, and (2) putting up banners to remind the public about nature protection. A planning condition should be imposed to ensure the implementation of precautionary/protective measures to avoid and minimise any potential impacts to the SSSI.</p>	<p>申請人知悉。</p> <p>申請人會在鄰近 SSSI 的範圍和地點設置圍網，並會設置指示牌，防止任何訪客或職員進入 SSSI 的範圍，減少對特殊科學價值地點的環境影響。</p>

	Departmental Comments	Responses
	Environmental Protection Department	
(1)	<p>The applicant seeks permission for temporary eating place and barbecue site with ancillary facilities for a period of 3 years within an area zoned "Agriculture" on the Ting Kok OZP. The proposed development, with a site area of about 6,600m², will comprise 11 single-storey structures for eating place, office, reception, storage, CCTV room, kitchen, staff changing room and toilet uses. 20 private car parking spaces and a loading/unloading bay for light goods vehicle (LGV) will be provided. The Site is accessible from Ting Kok Road via a local track. The operation hours are from 9:00 a.m. to 8:00 p.m. daily including public holidays. Two accessible portable toilets are proposed, and the sewage produced will be tanked away regularly. The southern portion of the Site is located in close proximity in an area zoned "CPA" and the Ting Kok SSSI.</p>	<p>申請人知悉，並會按照“Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) 的指引設置化糞池。</p> <p>有關洗水間的污水處理，申請人會向環保公司租用流動式洗手間，並安排清潔公司定期來清理污水。</p> <p>有關食肆排放的污水，申請人會設置隔油池，並安排清潔公司定期來清理。</p> <p>申請人會確保擬議發展的污水不會影響周邊的環境。</p>
(2)	<p>Based on the above, we have no objection to the subject planning application from the environmental planning perspective. Having said that, since the Site is in close vicinity the "CPA" zone and the Ting Kok SSSI, please remind the applicant to ensure wastewater produced from the Site, including portable toilets and the kitchen, shall be properly disposed of. The applicant is also reminded to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP).</p>	

	Departmental Comments	Responses
	Planning Department	
(1)	In addition to the above, grateful for your clarification on the site area of the proposed outdoor barbecue area and the number of barbecue pits to be accommodated on the application site. Thanks.	<p>擬議申請的 BBQ Area 約 2900 平方米。</p> <p>申請地點內的戶外燒烤地點，設置約 70 個燒烤爐。</p> <p>如批准後，申請人會按照擬議發展的 Layout Plan 上執行。</p>

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界大埔汀角丈量約份第 17 約多個地段的規劃申請，擬在上述地段申請為期三年的臨時食肆和燒烤場及附屬設施。
2. 申請地點位於大埔汀角村附近，在《汀角分區計劃大綱核准圖編號 S/NE-TK/19》上劃為「農業」。
3. 申請地盤面積約 6,600 平方米，上蓋總面積約 620 平方米。
4. 申請地點將設有 11 個臨時構築物，總樓面面積不多於 620 平方米，用途、面積和高度請參考構築物清單 (List of Structure)。
5. 申請地點現時涉及一個規劃申請：A/NE-TK/704 (臨時燒烤場)，擬議發展的佈局比之前批出的規劃申請規模和面積少，與之前的沒有重大改變。
6. 申請地點設置 20 個訪客或職員停車位，以及 1 個臨時上落貨車位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。

申請原因

1. 申請地點的面積約為 6,600 平方米，根據汀角分區計劃大綱核准圖編號 S/NE-TK/19，申請地點現時被規劃為「農業」。
2. 申請地點現時涉及一個規劃申請：A/NE-TK/704 (臨時燒烤場)，並已完成大部份的附帶條件；擬議用途想增加「食肆」，不屬第 2 欄用途，所以申請人需要重新入一個新申請給各委員重新考慮。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展的地點早前已被破壞，沒有任何復耕能力。
5. 擬議發展的構築物都是臨時性質，主要用貨櫃屋組成。
6. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
7. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
8. 申請地點的工作人員約 8-10 人，不會有人在留宿，他們只在營業時間內上班。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時食肆能提供服務給他們，提供方便；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 與附近的環境協調；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界大埔汀角丈量約份第 17 約多個地段作為期三年的臨時食肆和燒烤場及附屬設施。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及多個私家地段，擬議發展涉及 11 個上蓋構築物。如獲批准，申請人會向大埔地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可以經大埔汀角路前往。

8. 擬議發展的交通安排

申請地點涉及 1 個輕型貨車上落貨車位，只作臨時上落貨用途，除了補給貨品及物資，不會有其他運輸工作；和 20 個私家車停車位，如訪客如需駕車前來，需預先致電預留停車位。

3. 環境方面

申請人會按照環保署對臨時食肆和燒烤場的指引，將對周邊環境的影響減到最低。

4. 噪音方面

申請地點是臨時食肆和燒烤場，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

5. 排污方面

申請用途涉及 2 個流動洗手間，申請人會安排清潔公司會定期來清洗及吸糞。

6. 渠務方面

申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

7. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

8. 綠化園景方面

申請人會盡量保留現存的樹木，在擺放臨時構築物的位置時也會盡量避開現有樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
新界大埔汀角丈量約份第 17 約多個地段作為期不超過三年的臨時食肆和
燒烤場及附屬設施。

有關第 16 條規劃申請編號

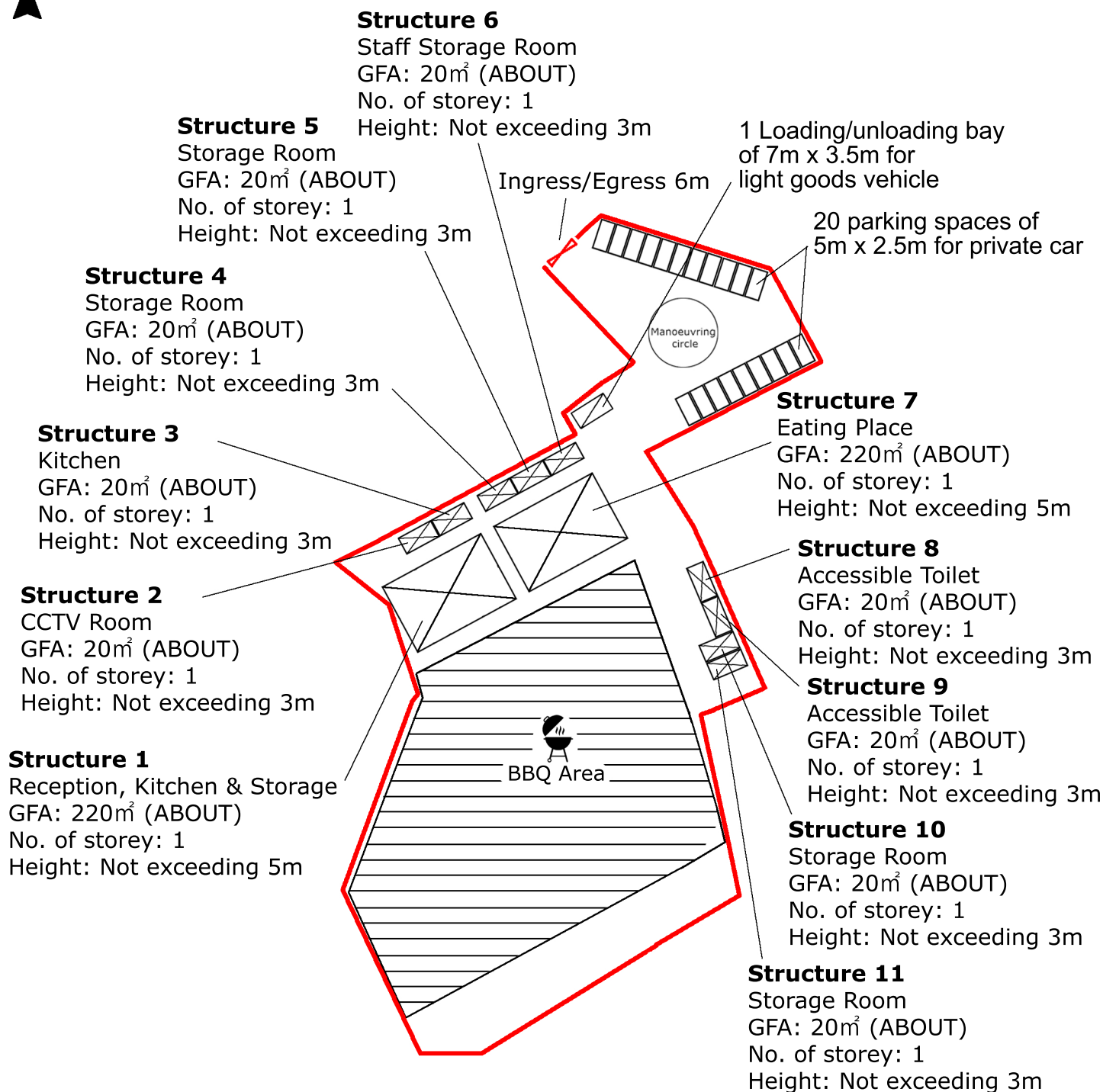
擬議申請用途：臨時食肆和燒烤場及附屬設施

丈量和地段編號：新界大埔汀角丈量約份第 17 約多個地段

預計 私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	2	1
11 : 00 - 12 : 00	2	2
12 : 00 - 13 : 00	3	2
13 : 00 - 14 : 00	2	3
14 : 00 - 15 : 00	5	2
15 : 00 - 16 : 00	2	4
16 : 00 - 17 : 00	2	2
17 : 00 - 18 : 00	1	2
18 : 00 - 19 : 00	0	2
19 : 00 - 20 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years at Lots 355(Part), 358(Part), 359, 360(Part), 361(Part), 363, 364 (Part), 365(Part), 367(Part), 407(Part), 493(Part), 494(Part), 495(Part), 497(Part), 498, 499, 500, 501, 502(Part), 503(Part), 504(Part), 505(Part), 506(Part), 507(Part), 508(Part), 509(Part), 511(Part), 512 S.A (Part), 512 S.B, 513, 514, 515(Part), 528(Part), 529(Part), 530(Part), 531(Part), 532, 533, 534, 535(Part), 536(Part), 537(Part) and 538(Part) in D.D. 17, Ting Kok, Tai Po, N.T.

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:



Structure



Light goods vehicle



Private car

Previous s.16 Applications

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/147	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) (revoked on 9.9.2007)
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/316	Temporary Barbecue Site for a Period of 3 Years	27.8.2010 (approved for 2 years until 27.8.2012) (revoked on 27.5.2011)
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/628	Temporary Barbecue Site for a Period of 3 Years	18.5.2018
A/NE-TK/704	Temporary Barbecue Site for a Period of 3 Years	28.5.2021 (revoked on 28.8.2023)

Rejected Applications

Application No.	Use/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 proposed development would not have adverse drainage, sewerage, site disposal and noise impacts on the surrounding areas, and adverse ecological impacts on the nearby areas zoned "CPA" and "SSSI".
- R2. The approval of the application would set an undesirable precedent for similar developments within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of environment of the area.

Similar Applications within the Same “AGR” Zone in the Past Five Years
On Ting Kok Outline Zoning Plan

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/661 ¹	Temporary Barbecue Site and Car Park for a Period of 3 Years	1.2.2019 (revoked on 1.5.2021)
A/NE-TK/697 ²	Temporary Barbecue Site for a Period of 3 Years	5.2.2021 (revoked on 5.7.2023)
A/NE-TK/698 ³	Temporary Barbecue Site and Car Park for a Period of 3 Years	12.3.2021 (revoked on 12.8.2023)
A/NE-TK/712 ¹	Temporary Barbecue Site and Car Park for a Period of 3 Years	24.12.2021
A/NE-TK/752	Proposed Temporary Barbecue Site and Caravan Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.10.2022 (revoked on 28.1.2024)
A/NE-TK/782 ³	Temporary Barbecue Site for a Period of 3 Years	12.1.2024
A/NE-TK/783 ²	Temporary Barbecue Site and Car Park for a Period of 3 Years	12.1.2024
A/NE-TK/791	Proposed Temporary Eating Place for a Period of Three Years	16.2.2024

¹ Applications No. A/NE-TK/661 and 712 cover the same site.

² Applications No. A/NE-TK/697 and 782 cover the same site.

³ Applications No. A/NE-TK/698 and 783 cover the same site.

Government Departments' General Comments

1. Traffic

Comment of the Commissioner for Transport (C for T):

- it is noted from the applicant's submission that the barbecue area is about 2,900m² and the parking and loading/unloading spaces are sufficient to cope with their operation. She has no in-principle objection to the application from traffic engineering and management viewpoint.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint in relation to the application site (the Site) has been received in the past three years; and
- approval conditions requiring the submission of a sewerage impact assessment (SIA) and implementation of the sewerage facilities as identified in the SIA are recommended to ensure that there is no water quality impact to the nearby Ting Kok Site of Special Scientific Interest (SSSI).

3. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is situated in an area of rural coastal plans landscape character surrounded by temporary structures, farmlands and scattered tree groups. The applied use is considered not incompatible with the landscape character of its surroundings; and
- the Site is mainly hard-paved with temporary structures, small portion of lawn and self-seeded vegetation. Some existing trees of common species in fair condition are observed within the Site and are not in conflict with the proposed structures indicated on the layout plan. It is noted that no tree felling is involved and existing trees would be preserved and well maintained in-situ. Significant adverse landscape impact on the existing landscape resources arising from the applied use is not anticipated.

4. Drainage

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

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

5. Fire Safety

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

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

6. Food and Environmental Hygiene

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

- the Site is not covered by any valid restaurant licence and/or outside seating accommodation (OSA). There is currently no OSA application for the Site.

7. Other Departments

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD); and
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) the applicant should follow up with the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on their concerns as detailed in item (b) below;
- (b) to note the comments of the DLO/TP, LandsD that:
 - (i) the applicant is required to clear any unauthorized structures on the private land immediately. Otherwise, appropriate lease enforcement action will be taken according to case priority;
 - (ii) should the Town Planning Board (the Board) approve the application, the lot owners are required to submit applications for Short Term Waiver (STW) to LandsD if they wish to permit structures erected or to be erected on the application site (the Site). LandsD will consider the STW applications in accordance with the established procedures and guidelines and with reference to development parameters approved by the Board. However, there is no guarantee at this stage that the STW applications 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 fee as considered appropriate. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iii) the applicant will likely make use of the adjoining unleased/unallocated Government land as vehicular access to and from the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant Government departments, prior to making use of them for access purpose. Moreover, access to the Site may also fall on adjoining private lots all in D.D. 17. The applicant should sort out the relevant issues with the lots owners concerned; and
 - (iv) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the barbecue site and eating place;
- (c) 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;
- (d) to note the comment of the Director of Environmental Protection (DEP) that since the Site is in close vicinity to the "Coastal Protection Area" ("CPA") zone and the Ting Kok Site of Special Scientific Interest (SSSI), the applicant should ensure wastewater produced from the Site, including portable toilets and the kitchen, shall be properly disposed of. The applicant should also follow the relevant mitigation measures and requirements in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";

- (e) to note the comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) 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 applicant should demonstrate he already had/will provide stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity 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 to be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence is to be erected. Any existing flow path affected should be re-provided. The development should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and modify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) the applicant 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;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans. Licensing requirement would be formulated upon receipt of formal application via the licensing authority; and
 - (ii) if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no facilities managed by Food and Environmental Hygiene Department (FEHD) will be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation;

- (1) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- (2) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation):
 - (a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
 - (c) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
- (3) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. 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;
- (4) in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the workplace. As such, a staff canteen under exclusive use by the staff members of that workplace does not require a food business licence from FEHD. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
- (5) the operation of the eating place must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed development 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;

- (iii) 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 applicant should arrange disposal properly at their own expenses;
- (i) 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;
- (j) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the proposed development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that 11 structures are proposed in the application. 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 Buildings Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator 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 in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (iii) the Site does not abut on 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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the BA, they are UBW under the BO and should not be designated for any approved use under the planning application;
- (v) 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;
- (vi) 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; and
- (vii) detailed checking under the BO will be carried about at building plan submission stage.

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



A/NE-TK/796 DD 17 Ting Kok BBQ
04/04/2024 02:48

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/NE-TK/796
Various Lots in D.D. 17, Ting Kok, Tai Po
Site area: About 6,600sq.m
Zoning: "Agriculture"
Applied use: BBQ / 21 Vehicle Parking

Dear TPB Members,

785 withdrawn and back with a larger footprint and vehicle parking.

Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 October 2023 3:26 AM HKT
Subject: A/NE-TK/785 DD 17 Ting Kok BBQ

A/NE-TK/785

Various Lots in D.D. 17, Ting Kok, Tai Po
Site area: About 5,500sq.m
Zoning: "Agriculture"
Applied use: BBQ / 1 Vehicle Parking

Dear TPB Members,

The lots are part of Application 704 for BBQ plus 31 parking. Approved 28 May 2021 but conditions never fulfilled. This is a long standing operation with a history of revocations.

Members should question

- What conditions were not fulfilled
- Why was approval not revoked in over two years
- One vehicle parking????

Operations that continue to flaunt regulations should not be tolerated. The lax attitude towards this issue is at odds with the daily statements from the administration re law and order.

The lots border CA zoning, failure to fulfil conditions can very negatively impact the function of the CA and diminish its role in acting as a buffer to the impact climate change going forward.

Mary Mulvihill