

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)

2024年 9月 3 日

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 **30 SEP 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.

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](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](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/823
	Date Received 收到日期	30 SEP 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)

池耀宏 CHI YIU WANG

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N.A

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	大埔汀角村 DD17, Lot:396RP(part), 398 (part) DD29, Lot: 323S.C(part), 1015RP, 1016RP, 1030(part), 1031., 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039(part), 1040(part), 1045(part), 1046, 1047, 1048S.B(part), 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4042 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1762 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TK/19 汀角分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR and Road
(f) Current use(s) 現時用途	臨時燒烤場及停車場 Temporary Barbecue Site and Carpark (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"  
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  
13/8/2024 (DD/MM/YYYY)\*  
於 13/8/2024 (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 12/8/2024 (DD/MM/YYYY)\*  
於 12/8/2024 (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，或有關係的鄉事委員會\*

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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Note: May insert more than one '✓'.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料



**6. Type(s) of Application 申請類別**

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉村地區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 (D))

(如需申請延期在鄉村地區或受規管地區內作臨時用途/發展，請前往D部分)

(a) Proposed use(s)/development  
擬議用途/發展

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

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

☐ year(s) 年 .....

☐ month(s) 個月 .....

**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐About 約

Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 .....sq.m ☐About 約

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

.....  
.....  
.....  
.....

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 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間 ..... .....																																	
(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           No 否	<input 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)) ..... <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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input 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           No 否	<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 <input 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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															



	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) 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)
.....	
.....	
.....	
.....	
.....	

(a) Application number to which the permission relates 與許可有關的申請編號	A/ NE-TK / 712
(b) Date of approval 獲批給許可的日期	24/12/2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	24/12/2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	臨時燒烤場及停車場 (續期三年)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

## 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。

繼續為香港市民提供一個接觸大自然的好去處，繼續支持香港創造一個戶外郊遊的景點。

另外，也提供多一點鄉郊的就業機會。促進自由行或外國旅客在戶外遊樂、燒烤及欣賞本地特色景點的一個好去處。

本人在2021年獲城規會批准三年，現誠意邀請貴城規會批准本人的續期申請。（對上一次獲批規劃申請編號為 A/NE-TK/712）



**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

  
.....  
CHI YIU WANG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of

代表

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

Date 日期

27-6-2024  
..... (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	大埔汀角村 DD17, Lot:396RP(part), 398 (part) DD29, Lot: 323S.C(part), 1015RP,1016RP, 1030(part), 1031., 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039(part), 1040(part), 1045(part), 1046, 1047, 1048S.B(part), 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
Site area 地盤面積	4042 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-TK/19 汀角分區計劃大綱圖
Zoning 地帶	AGR and Road
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時燒烤場及停車場 (續期3年)

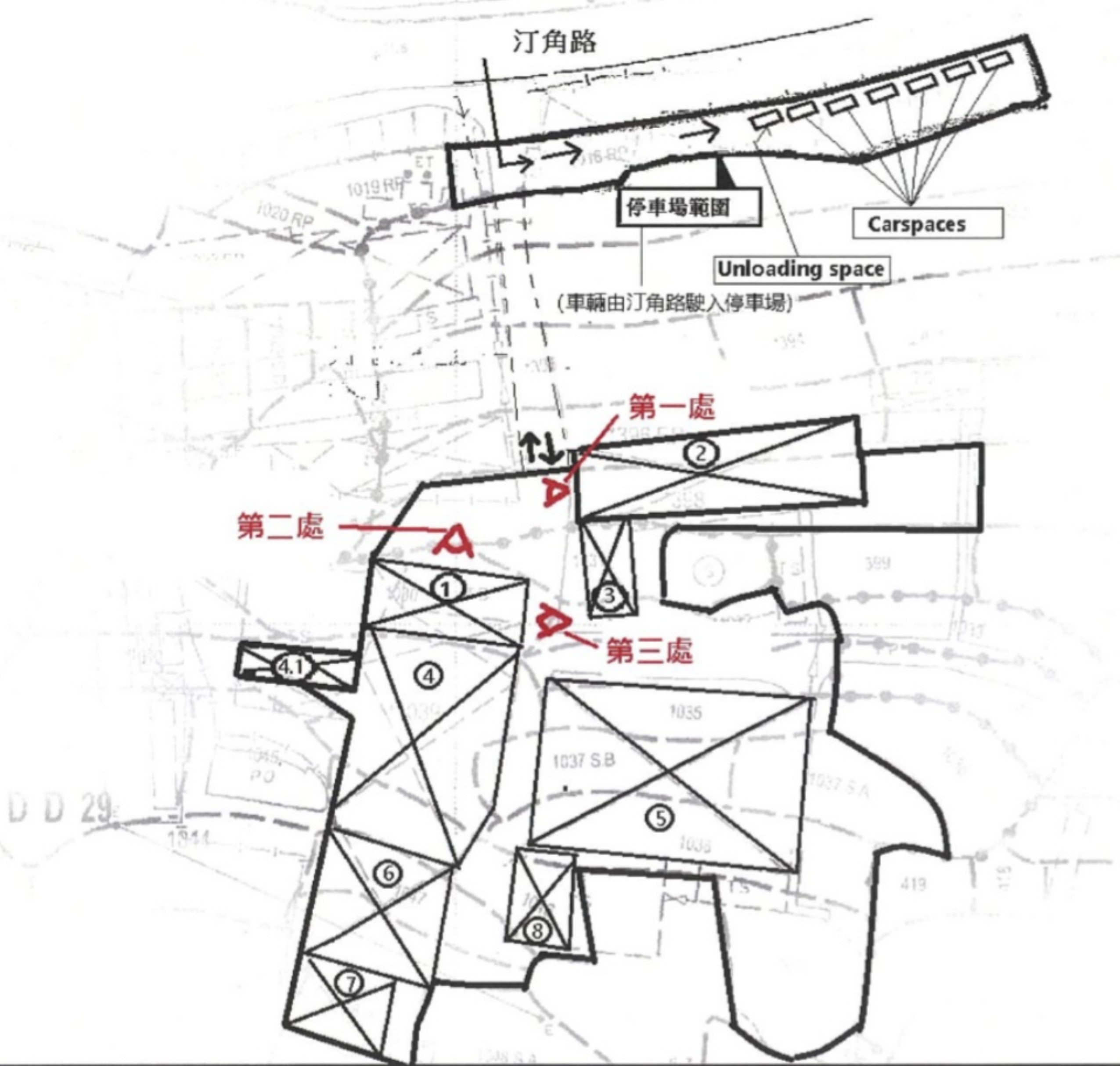


(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率  <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1762 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		
(ii) No. of blocks 幢數	Non-domestic 非住用	8	
	Domestic 住用		
(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	4.8	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	0.44% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		6  6
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1  1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location plan and Site plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



◻ 停車位

➤ 拍攝位置

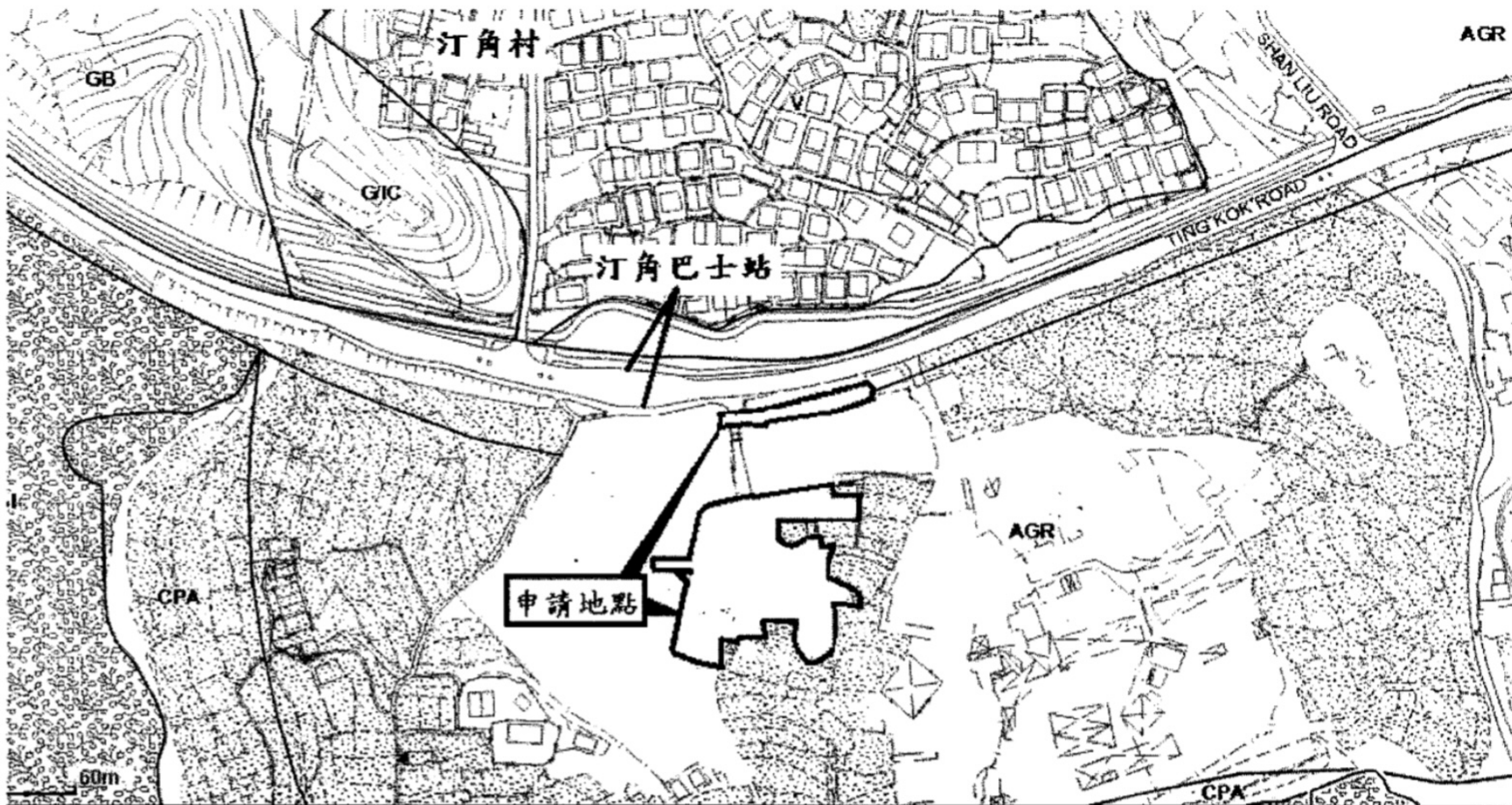


建築物

**Site Plan** (Indicative)

臨時燒烤場及停車場申請  
大埔汀角路DD17&DD29地段



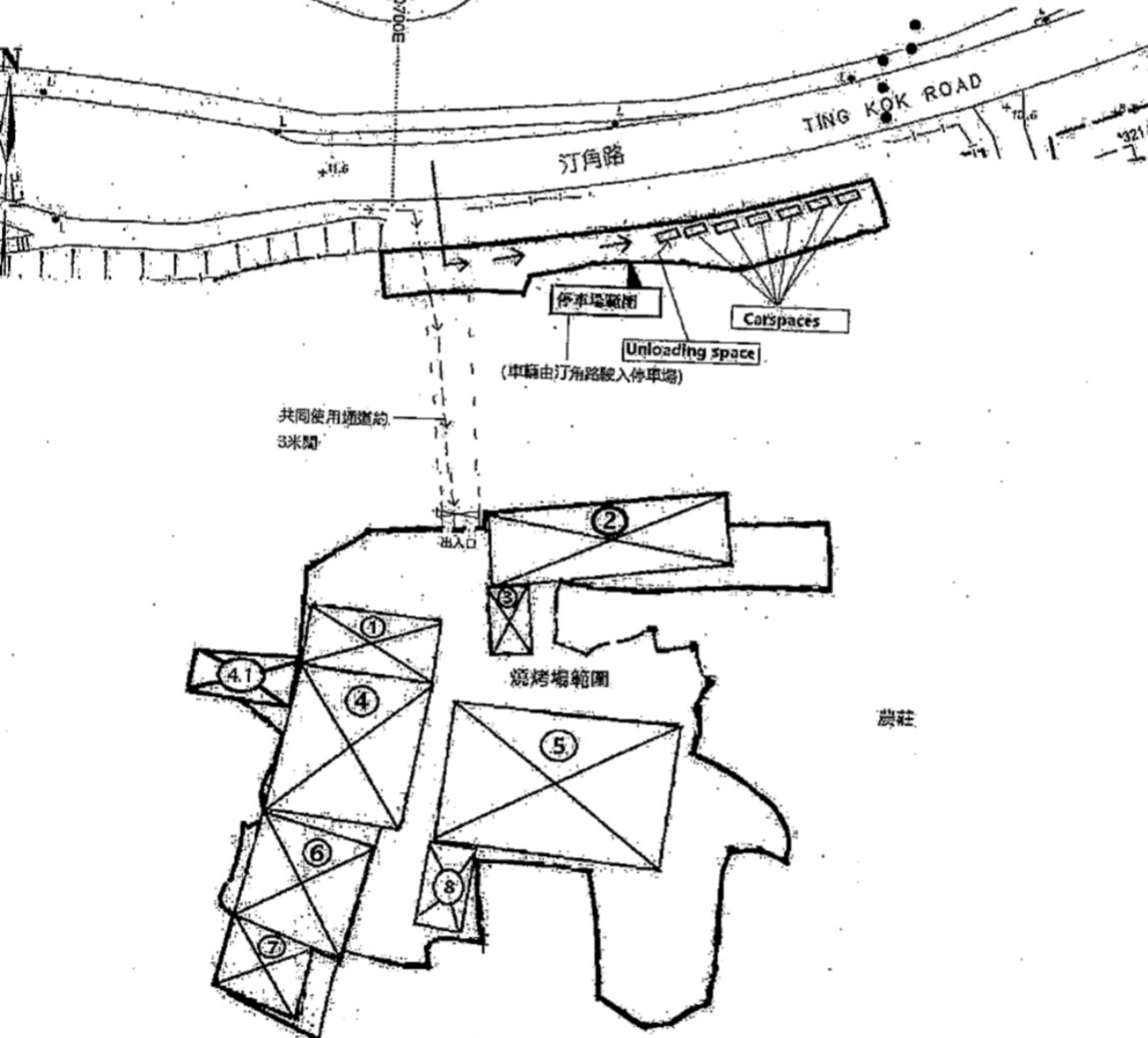


## Location Plan

臨時燒烤場及停車場

大埔汀角路DD17&DD29地段





□ 停車位



建築物

# Site Plan (Indicative)

臨時燒烤場及停車場申請  
大埔汀角路DD17&DD29地段



# 臨時燒烤場建築物的資料：

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

備註：全部建築物均為一層高

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Appendix Ia of RNTPC  
Paper No. A/NE-TK/823**

**John Michael AUSTIN/PLAND**

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寄件者: Anthony Chi [REDACTED]  
寄件日期: 2024年10月08日星期二 16:49  
收件者: John Michael AUSTIN/PLAND  
主旨: Re: Request for clarification on the application A/NE-TK/823  
附件: updated application forms SECOND PAGE.doc  
  
類別: Internet Email

Hi

Please check attachment

regards

Chi You Wang

---

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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)

**池耀宏 CHI YIU WANG**

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N.A

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	大埔汀角村 DD17, Lot:396RP(part), 398 (part) DD29, Lot: 323S.C(part), 1015RP,1016RP, 1030S.A, 1031., 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039(part), 1040(part), 1045(part), 1046, 1047, 1048S.B(part), 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4015 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1762 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A sq.m 平方米 <input type="checkbox"/> About 約

<b>Gist of Application 申請摘要</b> (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)
Location/address 位置／地址	大埔汀角村 DD17, Lot:396RP(part), 398 (part) DD29, Lot: 323S.C(part), 1015RP,1016RP, 1030S.A , 1031., 1032, 1034, 1035, 1037S.A, 1037S.B, 1038, 1039(part), 1040(part), 1045(part), 1046, 1047, 1048S.B(part), 1049(part), 1050(part), 1056 in Ting Kok Road, Tai Po, N.T
Site area 地盤面積	4015 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-TK/19 汀角分區計劃大綱圖
Zoning 地帶	<b>AGR and Road</b>
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <b>3</b> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	<b>臨時燒烤場及停車場</b> <b>(續期3年)</b>

**John Michael AUSTIN/PLAND**

收件者: Anthony Chi  
主旨: Re: 有關運輸署對於規劃申請No. A/NE-TK/823的意見  
附件: carpark plan management.jpg

---

**From:** Anthony Chi <[REDACTED]>  
**Sent:** Tuesday, October 22, 2024 11:25 AM  
**To:** John Michael AUSTIN/PLAND <jmaustin@pland.gov.hk>  
**Subject:** Re: 有關運輸署對於規劃申請 No. A/NE-TK/823 的意見

致運輸署

現在提交停車位置圖闡述停車位及上落卸貨區位置，以及停車位的尺寸。

另外，為了理順車輪進出停車場時的交通狀況，我們提議及將會安排交通督導員停車場出入處指揮交通，而交通督導員站崗的位置亦在停車位置圖中標示。

如有任何疑問，請致電 [REDACTED] 與本人聯絡。

申請人  
池耀宏

---

**From:** John Michael AUSTIN/PLAND <jmaustin@pland.gov.hk>  
**Sent:** Thursday, 17 October 2024 2:18 AM  
**To:** [REDACTED]  
**Cc:** Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>; Shing Fung CHAIR/PLAND <sfchair@pland.gov.hk>  
**Subject:** 有關運輸署對於規劃申請 No. A/NE-TK/823 的意見

池先生：  
就你的規劃申請No. A/NE-TK/823，運輸署提出以下意見(只限英文文本)：

- (i) The applicant should indicate the size and type of 6 no. of parking spaces and the loading/unloading bay in a drawing on scale.
- (ii) We received complaints regarding traffic congestion at Ting K eastbound due to vehicles waiting for right-turning to the access road connecting to the subject site. The applicant shall provide a manager to mitigate the potential queuing problem on the public road accordingly.



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

如您有任何疑問，可聯絡運輸署的陳嘉輝先生（電話：2399 2406）或直接致電給我（電話：2158 6037）查詢。

---

如你想回應部門意見，可在城市規劃委員會網站上參考城市規劃委員會指引（TPB PG-No. 32）（[http://www.info.gov.hk/tpb/zh/forms/Guidelines/TPB\\_PG\\_32.pdf](http://www.info.gov.hk/tpb/zh/forms/Guidelines/TPB_PG_32.pdf)）。

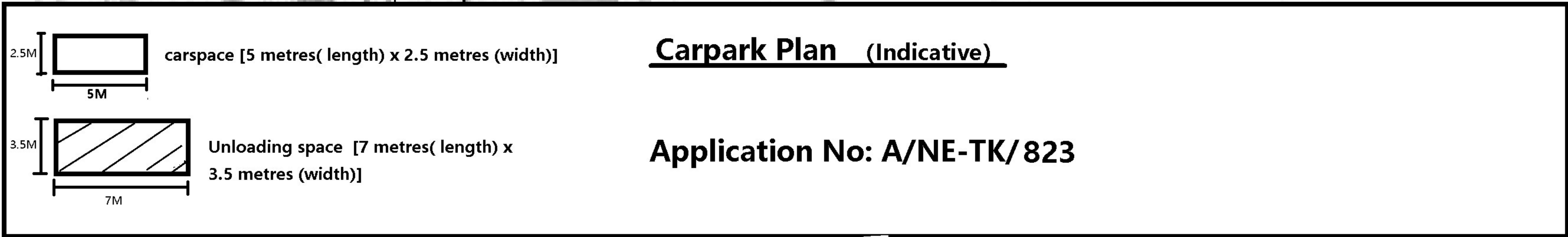
祝好

沙田，大埔及北區規劃處

見習城市規劃師/大埔(2)

何曉暉

2158 6037



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Appendix Ic of RNTPC  
Paper No. A/NE-TK/823**

**John Michael AUSTIN/PLAND**

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寄件者: Anthony Chi <[REDACTED]>  
寄件日期: 2024年10月29日星期二 17:00  
收件者: John Michael AUSTIN/PLAND  
主旨: A/NE-TK/823,提交消防資料  
  
類別: Internet Email

致消防處

本人現提交最新消防資料，當中沿用及按照對上一次獲批的規劃許可（A/NE-TK/712)的消防附帶條件提交。圖則，資料，擺設及其他並沒有修改/更改，特此聲明

感謝

申請人  
池耀宏  
[REDACTED]



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

建築消防(裝置及設備)規例

(Regulation 9(1))

第九條(1)款

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 9398706

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

D.D.29 Lot 1030

Street/Road/Estate Name:

街道/屋苑名稱

汀角路

Block:

座

District:

分區

大埔

Area:

地區

HK

香港

K

九龍

NT

新界

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

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第九條(1)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	9nos x 9L Water Based Type F.E.	G/F	Confirm With FSD Requirements	24/10/2024	23/10/2025

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

Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguishers	G/F	To Replace 4 nos 9L Water Based Type F.E.	Confirm With FSD Requirements	24/10/2024

## Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Yiu Lui Fuk

RC 3/161

Yiu Lui Fuk

28-10-2024

2626 9751

For FSD use only:

Inspected

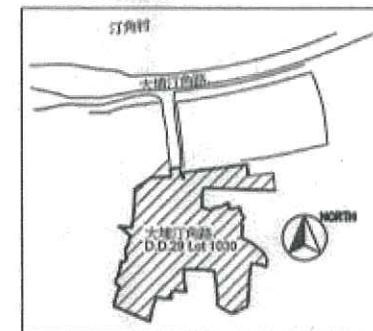
Key-in

Verified

Code 編碼	名稱 (Type of FSI 裝置類型)	備註
1	Audio/Visual Advisory System 聲響/視象警報系統	
2	Automatic Actuating Device 自動啟動裝置	
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置	
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置	
5	Deluge System 集水花灑系統	
6	Drencher System 水簾系統	
7	Dry Riser System 乾喉系統	
8	Dust Detection System 塵埃偵測系統	
9	Dynamic Smoke Extraction System 機械式排煙系統	
10	Emergency Generator 應急發電機	
11	Emergency Lighting 應急照明系統	
12	Exit Sign 出口指示牌	
13	Fire Alarm System (MFA) 火警警報系統	
14	Fire Control Centre 消防控制中心	
15	Fire Detection System 火警偵測系統	
16	Fire Hydrant/Hose Reel System 消防栓/喉繩系統	
17	Fire Shutter 防火捲閘	
18	Reserved 保留	
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具	
20	Fixed Foam System 固定泡沫系統	
21	Gas Detection System 氣體偵測系統	
22	Gas Extraction System 氣體排放系統	
23	Hose Reel 消防喉繩	
24	Portable Fire Extinguisher 手提滅火筒	
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具	
26	Pressurization of Staircase 樓梯增壓	
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統	
28	Sprinkler System 花灑系統	
29	Static Smoke Extraction System 靜態式排煙系統	
30	Supply Tank 供水缸	
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統	
32	Water Spray System 噴水系統	
33	Water Supply 供水	
34	Street Fire Hydrant System 街道消防栓系統	
35	Others 其他	



9 LITRES WATER POTABLE FIRE EXTINGUISHER



## LOCATION PLAN

Not To Scale

A	Additional Part Plan	21-10-2021	Y
B	ISO COMMENT	10-4-2022	Y
REV.	DESCRIPTION	DATE	BY
CONTRACTOR:			



WAI LEE FIRE ENGINEERING CO.  
(REGISTER F.S.I. NO.: HC 1/105, HC 2/207, HC 3/114)  
SHOP 32, C/F, 2-12 WANG CH ROAD/NORTH POINT, H.K.  
TEL : 2807 2215 FAX: 2570 2568

PROJECT:

大埔汀角路,  
D.D.29 Lot 1030

**TIME:**

POTABLE FIRE EXTINGUISHER  
LAYOUT PLAN  
LOCATION PLAN & LEGEND

SCALE: 1:200(A2)	DRAWN BY: CQ.YU
DATE: 17-5-2020	DESIGNED BY: CQ.YU
DWG. NO.: FS/D1	CHECKED BY:
CONTRACT NO.:	SHEET: A3
REVISION:	

**John Michael AUSTIN/PLAND**

---

寄件者: Anthony Chi <[REDACTED]>  
寄件日期: 2024年11月06日星期三 12:45  
收件者: John Michael AUSTIN/PLAND  
主旨: Re: 有關運輸署對於規劃申請No. A/NE-TK/823的意見  
  
類別: Internet Email

致運輸署

我們將會採用停車預約制度，只容許已預約車輛入場停泊，而同時以到交通督導員維持交通秩序。

申請人  
池耀宏

**Relevant Extracts of Town Planning Board Guidelines on  
Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development  
(TPB-PG No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/landuse zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-TK/208	Temporary Barbecue Site and Ancillary Car Park for a Period of 3 Years	16.6.2006 (Revoked on 16.12.2006)
A/NE-TK/235	Proposed Temporary Barbecue Site and Car Park for a Period of 3 Years	27.7.2007 (Approved for a period of 2 years)
A/NE-TK/281	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of 2 Years	24.7.2009
A/NE-TK/321	Proposed Temporary Hobby Farm (Organic Farm and Fresh Provision Shop) for a Period of 5 Years	29.10.2010 (Approved for a period of 3 years)
A/NE-TK/360	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of 2 Years	17.6.2011
A/NE-TK/456	Renewal of Planning Approval for Temporary Barbecue Site and Car Park for a Period of 2 Years	19.7.2013
A/NE-TK/661	Temporary Barbecue Site and Car Park for a Period of 3 Years	1.2.2019 (Revoked on 01.05.2021)
A/NE-TK/712	Temporary Barbecue Site and Car Park for a Period of 3 Years	24.12.2021

## Rejected Applications

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

## Rejection Reasons

- R1. The proposed development was not in line with the planning intention of the “AGR” zone, which was intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no justification given in the submission for a departure from such planning intention, even on a temporary basis.
- R2. There was insufficient information in the submission to demonstrate that the development would not cause adverse traffic impacts and potential nuisances to the nearby residents.



**Similar Applications in the Vicinity of the Site  
within the Same “AGR” Zone in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-TK/697 <sup>1</sup>	Renewal of Planning Approval for Temporary Barbecue Site for a Period of 3 Years	5.2.2021 (Revoked on 05.07.2023)
A/NE-TK/698 <sup>2</sup>	Proposed Temporary Barbecue Site and Car Park for a Period of 3 Years	12.3.2021 (Revoked on 12.08.2023)
A/NE-TK/704 <sup>3</sup>	Proposed Temporary Barbecue Site and Car Park for a Period of 3 Years	28.5.2021 (Revoked on 28.08.2023)
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 28.01.2024)
A/NE-TK/782 <sup>1</sup>	Temporary Barbecue Site for a Period of 3 Years	12.1.2024
A/NE-TK/783 <sup>2</sup>	Temporary Barbecue Site and Car Park for a Period of 3 Years	12.1.2024
A/NE-TK/796 <sup>3</sup>	Proposed Temporary Eating Place and Barbecue Site with Ancillary Facilities for a Period of 3 Years	5.7.2024

**Remarks**

<sup>1</sup>: Applications No. A/NE-TK/697 and 782 are covering the same site.

<sup>2</sup>: Applications No. A/NE-TK/698 and 783 are covering the same site.

<sup>3</sup>: Applications No. A/NE-TK/704 and 796 are covering the same site.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) no objection on the application;
- (b) the Site comprises 22 Old Schedule Agricultural Lots in D.D. 17 and D.D. 29 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) there are unauthorized structures on the private lots concerned. Lease enforcement action was taken against the unauthorized structures erected with warning letters registered in Land Registry against unauthorized structures on Lots 396 RP and 398 both in D.D. 17 and Lots 323 S.C, 1030 S.A, 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039, 1040, 1046, 1047, 1048 S.B, 1049 and 1050 all in D.D. 29;
- (d) the lot owners should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (e) while Lots 1030 S.A and 1031 both in D.D. 29 are covered by Short Term Waiver (STW) for the purpose of temporary barbecue site and ancillary use, it is noted the size of Structures 1 and 3 fall within the mentioned lots in the applicant's proposal is greater than the permitted Built-Over-Area (BOA) under the STWs. The applicant should demonstrate the dimensions of the proposed structures and BOA that they are within the respective lot boundaries by a revised drawing/survey sheet, preferably verified/submitted by an authorized land surveyor. His office shall only consider applications for STWs or modification of STW conditions to cover structures approved by Town Planning Board; and
- (f) there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access (EVA) thereto.

**2. Traffic**

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

- (a) no in principle objection to the application from traffic engineering viewpoint; and
- (b) her advisory comments are set out at **Appendix VI**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) no adverse comment on the applications; and
- (b) his advisory comments are set out at **Appendix VI**.

### **3. Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same uses on the Site was approved, he has no strong view against the application for renewal of the planning approval from agricultural point of view.

### **4. Landscape**

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

- (a) no objection to the application from landscape planning perspective; and
- (b) her advisory comments are set out at **Appendix VI**.

### **5. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) no adverse comment on the application;
- (b) no environmental complaint in relation to the Site was received in the past three years; and
- (c) his advisory comments are set out at **Appendix VI**.

### **6. Drainage**

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

- (a) an approval condition on maintenance of existing drainage facilities and submission of records of the existing drainage facilities for the Site is recommended to ensure that it will not cause adverse drainage impact on the adjacent areas; and
- (b) his advisory comments are set out at **Appendix VI**.

## **7. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD):

- (a) no objection to the application;
- (b) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- (c) it is noted that 8 structures are proposed, before any new building works (including container / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, other they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- (d) his advisory comments are set out at **Appendix VI**.

## **8. Food and Environmental Hygiene**

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

- (a) no adverse comment on the application;
- (b) the Site is covered by a valid Fresh Provision Shop (FPS) License within the Site with validity from 11.8.2024 to 10.8.2025. The license is registered under Mr. CHI Yiu Wang; and
- (c) his advisory comments are set out at **Appendix VI**.

## **9. Other Departments**

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

- Director of Fire Services (D of FS);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager/North, CEDD (PM/N, CEDD); and
- District Officer (Tai Po) of Home Affairs Department (DO(TP), HAD).

**Recommended Advisory Clauses**

- (a) to note the comment of the District Lands Officer/Tai Po Lands Department (DLO/TP, LandsD) that:
- (i) there are unauthorized structures on the private lots concerned. Lease enforcement action was taken against the unauthorized structures erected with warning letters registered in Land Registry against unauthorized structures on Lots 396 RP and 398 both in D.D. 17 and Lots 323 S.C, 1030 S.A, 1031, 1032, 1034, 1035, 1037 S.A, 1037 S.B, 1038, 1039, 1040, 1046, 1047, 1048 S.B, 1049 and 1050 all in D.D. 29. The lot owners should immediately rectify/regularize the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (ii) while Lots 1030 S.A and 1031 both in D.D. 29 are covered by Short Term Waiver (STW) for the purpose of temporary barbecue site and ancillary use, it is noted the size of Structures 1 and 3 fall within the mentioned lots in the applicant's proposal (Drawing A-1) is greater than the permitted Built-Over-Area (BOA) under the STWs. The applicant should demonstrate the dimensions of the proposed structures and BOA that they are within the respective lot boundaries by a revised drawing/survey sheet, preferably verified/submitted by an authorized land surveyor. Her office shall only consider applications for STWs or modification of STW conditions to cover structures approved by Town Planning Board;
  - (iii) the applicant is required to clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise, appropriate lease enforcement action will be taken in due course;
  - (iv) the lot owners shall apply to his office for STWs to permit the structures erected or to be erected within the said private lots and the STW holders will need to apply to his office for modification of the STW conditions, where appropriate. The applications for STWs or modification of STW's will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW or modification of STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
  - (v) there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access (EVA) thereto; and
  - (vi) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the barbecue site;
- (b) to note the comments of the Commissioner for Transport (C for T) that the village access road is not managed by her department. The applicant shall clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;

- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Ting Kok Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ting Kok Road.
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape of Planning Department that the 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 the commencement of the works.
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirement in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any potential environmental impact.
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) while there are DSD’s public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient opening should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas; and
  - (ii) the applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that 8 structures are proposed, before any new building works (including container / 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, other 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 application involves two separate sites which should be self-sustainable in all aspects under the BO;
  - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building(Planning) Regulations (B(P)R) respectively;
  - (iv) the Site does not abut on a specific street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulations 19(3) of the B(P)R at building plan submission stage;
  - (v) for the UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 constructed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) any temporary shelters or converted for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at the building plan submission stage.
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper license/permit issued by this Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business license 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 license from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for license, if acceptable by the FEHD, will be referred to relevant government departments such as Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the license will be issued upon compliance of all the requirements;
  - (ii) proper license issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph, or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment License (or Temporary Place of Public Entertainment License) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iii) 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.

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**From:**  
**Sent:** 2024-11-01 星期五 03:14:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TK/823 DD 29 Ting Kok Road BBQ

Dear TPB Members,

Slight decrease in site area to 4,025s.qm.

712 had numerous extensions of time and it is not clear if conditions were eventually fulfilled.

Members have a duty to question this. If not fulfilled applicaiton should be rejected in order to prioritize the safety and security of the community.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 22 August 2021 4:39 AM HKT  
**Subject:** A/NE-TK/712 DD 29 Ting Kok Road BBQ

A/NE-TK/712

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

Site area :About 4,042sq.mn

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

Applied development : BBQ / 7 Vehicle Parking

Dear TPB Members,

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

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

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

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

Mary Mulvihill

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**From:**

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

**Sent:** Tuesday, January 8, 2019 3:16:41 AM

**Subject:** A/NE-TK/661 DD 29 Ting Kok Road BBQ

Dear TPB Members,

Application 648 was withdrawn on 3 Aug 2018

Previous objections upheld.

Mary Mulvihill

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**From:**

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

**Sent:** Thursday, July 12, 2018 2:36:13 AM

**Subject:** A/NE-TK/648 DD 29 Ting Kok Road BBQ

A/NE-TK/648

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

Site area : About 3,625m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : BBQ Site / No Parking

Dear TPB Members,

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

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

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

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

There is no indication that these were resolved.

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

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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Mary Mulvihill