

2024年 10月 2 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 \_\_\_\_\_

22 OCT 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](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-7K/827
	Date Received 收到日期	22 OCT 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 樓及新界沙田上禾輋路 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)

譚遠達 Tam Yuen Tat

### 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)

許軍兒 Hui Kwan Yee

### 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)	第17約地段第424號(部分)、425號(部分)、430號(部分)、431號(部分)、432號(部分)、433號(部分)、434號、435號、436號(部分)、440號(部分)、441號(部分)及第29約第1048號A分段(部分)、1048號B分段(部分)、1052號(部分)、1053號(部分)、1059至1061號、1062號(部分)、1063號(部分)、1065號(部分)、1094號(部分)、1097號(部分)、1098號、1099號(部分)、1100號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3616.43 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 140.59 ..... 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)	..... 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
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 27/9/2024 (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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 27/9/2024 (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<sup>&</sup>

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時渡假營連附屬設施(為期3年)  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	3475.84 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	140.59 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	140.59 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	140.59 .....sq.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) 詳細請見建築物資料表 ..... ..... .....	
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 星期一至星期日（包括公眾假期），早上八時至晚上十一時。 ..... .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 連接汀角路的村中小路 .....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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

**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）。

渡假營乃適合闔家老少和年青友好之消遣勝地，地點鄰近亦設有數個燒烤場及農舍，以及同類型之.....  
 渡假營，又可向大眾提供更多機會接觸大自然，亦可推動在港旅遊及振興經濟，創造就業機會。.....  
 擬建之渡假營構築物亦並非永久性，不會對自然環境造成不良影響，亦不會影響區內現有景觀，開設渡假營有助達至善用土地之效果，渡假營地不設有或提供停車位，客人均需乘坐公共交通工具而至，對交通完全沒有影響。  
 渡假營之營業時間為星期一至星期日上午八時至晚上十一時（包括公眾假期），申請場地有客人留宿時會安排一名員工過夜當值，沒有客人時員工並不會留宿。  
 誠懇懇請給予批准，申請人更承諾樂意絕對遵守所有訂立之附帶條件。



**8. Declaration 聲明**

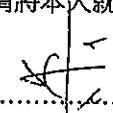
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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
  
 .....  
 許軍兒 Hui Kwan Yee

 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

- |  |   |
|--|---|
| <input type="checkbox"/> HKIP 香港規劃師學會 /  | <input type="checkbox"/> HKIA 香港建築師學會 / |
| <input type="checkbox"/> HKIS 香港測量師學會 /  | <input type="checkbox"/> HKIE 香港工程師學會 / |
| <input type="checkbox"/> HKILA 香港園境師學會 / | <input type="checkbox"/> HKIUD 香港城市設計學會 |
| <input type="checkbox"/> 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

18 OCT 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	第17約地段第424號(部分)、425號(部分)、430號(部分)、431號(部分)、432號(部分)、433號(部分)、434號、435號、436號(部分)、440號(部分)、441號(部分)及第29約第1048號A分段(部分)、1048號B分段(部分)、1052號(部分)、1053號(部分)、1059至1061號、1062號(部分)、1063號(部分)、1065號(部分)、1094號(部分)、1097號(部分)、1098號、1099號(部分)、1100號(部分)
Site area 地盤面積	3616.43 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
Zoning 地帶	AGR
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 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時渡假營連附屬設施(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	140.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0389 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.9-3.66 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3.89 % <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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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 type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location 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。

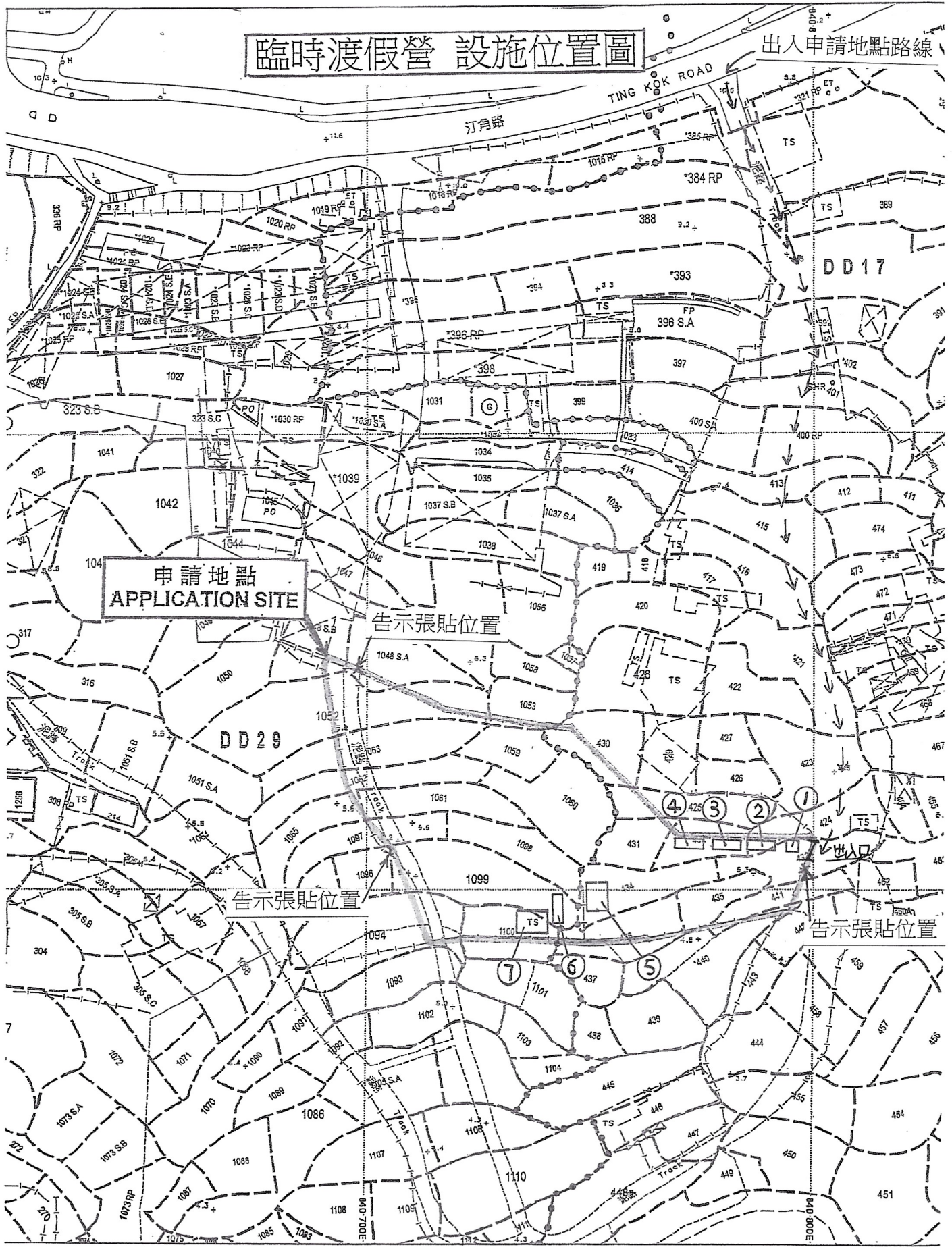
臨時渡假營及附屬設施建築物資料：

號數	用途	面積	高度	備註
1	接待處	$3.05 \times 3.05 = 9.30\text{m}^2$	2.90m	
2	雜物倉	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
3	雜物倉	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
4	雜物倉	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
5	休息室	$12.20 \times 2.44 = 29.77\text{m}^2$	2.90m	
6	洗手間	$6.10 \times 2.44 = 14.88\text{m}^2$	2.90m	
7	小賣部	$7.00 \times 6.00 = 42\text{m}^2$	3.66m	
		建築物總面積：140.59 m <sup>2</sup>		

備註：全部建築物均為一層高。

# 臨時渡假營 設施位置圖

出入申請地點路線



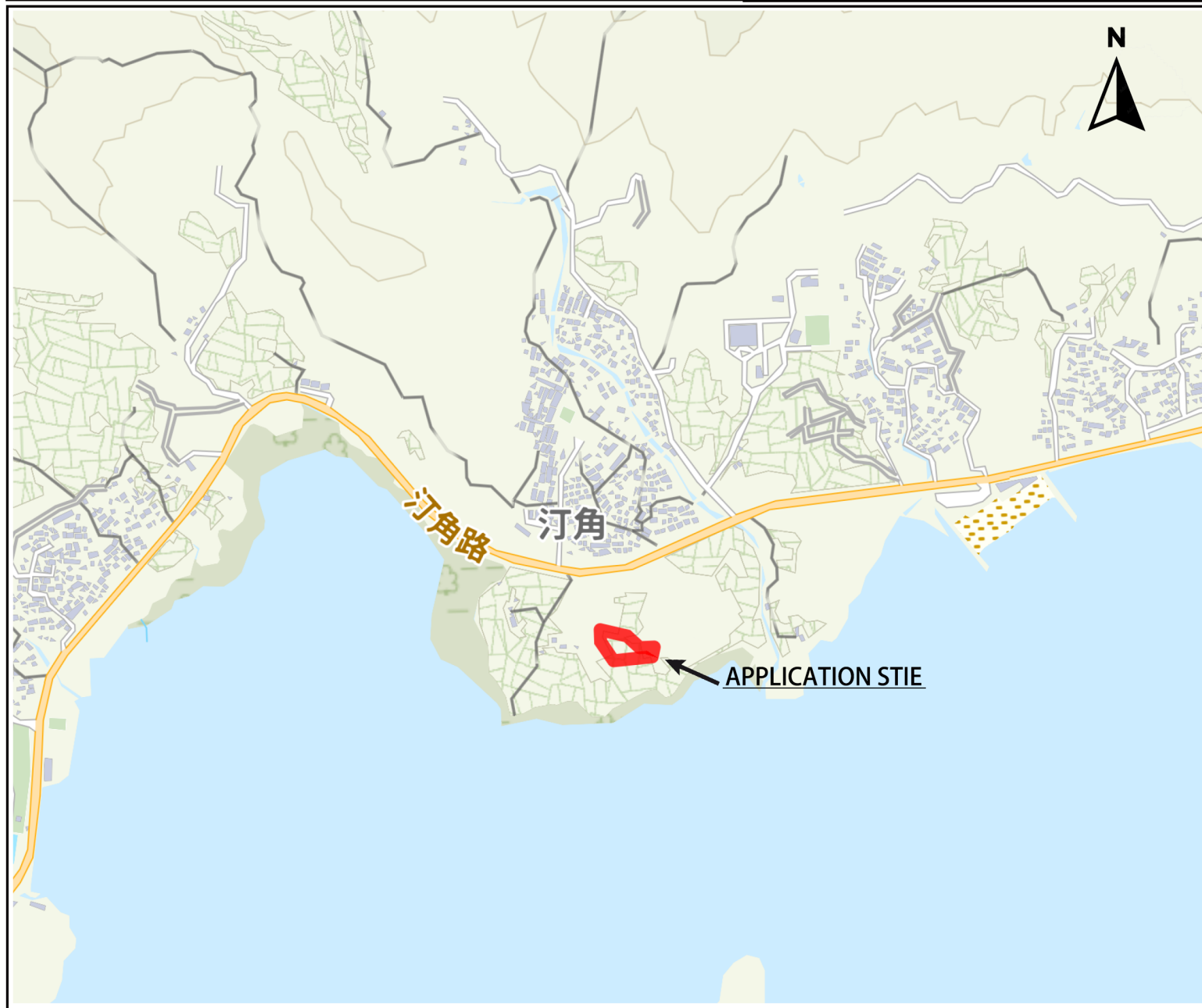




## Location Plan

### 擬議臨時度假營連附屬設施

第17約地段第424號(部分)、425號(部分)、430號(部分)、431號(部分)、432號(部分)、433號(部分)、434號、435號、436號(部分)、440號(部分)、441號(部分)及第29約第1048號A分段(部分)、1048號B分段(部分)、1052號(部分)、1053號(部分)、1059至1061號、1062號(部分)、1063號(部分)、1065號(部分)、1094號(部分)、1097號(部分)、1098號、1099號(部分)、1100號(部分)



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

**Charlotte Tsz Wing WUN/PLAND**

---

寄件者: Victor Hui <[REDACTED]>  
寄件日期: 2024年11月06日星期三 11:36  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/827  
  
類別: Internet Email

Ms.Wun,

Here are the clarifications of TK/827:

1. The caravans and canopies at the application site are not included in the application for part of the proposed use.
2. Both staffs and guests will use the lounge(structure no. 5).
3. The justification on the application form about guests staying overnight was incorrect, guest cannot stay overnight, they are only allowed to stay within the opening hours (8am to 11pm).

--

Best Regards,  
Victor,Hui Kwan Yee  
Tel: [REDACTED]  
Address: [REDACTED]

Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)> 於 2024 年 10 月 31 日 週四 上午 11:27 寫道 :

Dear Mr. HUI,

I refer to your planning application (No. A/NE-TK/827) for proposed temporary holiday camp with ancillary facilities for a period of 3 years in "Agriculture" zone at various lots in D.D. 17 and D.D. 29, Ting Kok Road, Tai Po, New Territories.

Please provide clarifications on the items below.

1. According to our recent site inspection, it is noted that there are some caravans (露營車) and canopies currently at the application site. Please clarify if they will be included in the application for part of the proposed use.



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

2. Please advise if the lounge (i.e. 休息室, structure no. 5) will be used by staffs or guests.

3. According to the application form, it is noted that there may be guests stayed overnight, please advise if there will be any structures used for the accommodation of guests. In addition, in the occasion of guests staying overnight, please advise if the operation hours will be 24 hours on those specific days instead.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32B) which is available for public viewing at the website of the TPB ([https://www.tpb.gov.hk/tc/forms/Guidelines/TPB\\_PG\\_32B.pdf](https://www.tpb.gov.hk/tc/forms/Guidelines/TPB_PG_32B.pdf)).

Should you have any questions related to comments above, please feel free to contact the undersigned.

Thank you.

Regards,  
Charlotte WUN  
ATP/TP5  
Sha Tin, Tai Po and North District Planning Office  
Planning Department  
Tel: 2158 6018

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

**Charlotte Tsz Wing WUN/PLAND**

---

寄件者: Victor Hui [REDACTED]  
寄件日期: 2024年11月26日星期二 18:05  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/827  
  
類別: Internet Email

溫小姐：

在此就有關地政處之意見作出回應：—

有關構築物 5 號，申請尺寸的確只有表格內填寫之 29.77 m<sup>2</sup>，假如申請獲得批准後申請人亦保證只會使用標示之 29.77 m<sup>2</sup>範圍；  
而申請場地內的確設有洗手間(表格內之構築物 6 號)，至於 3 個洗手盤則是為方便客人可以洗手而設，由於並非構築物因此未有在申請表內明確標識。  
另外就有關場地內之非構築物空間，主要用作活動及遊憩空間，以便客人設置小型帳篷及四處走動，場地內並未設有燒烤區。

--

Best Regards,  
Victor,Hui Kwan Yee

[REDACTED]

Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)> 於 2024 年 11 月 19 日 週二 下午 9:20 寫道：

Dear Mr. HUI,

I refer to your planning application (No. A/NE-TK/827) for proposed temporary holiday camp with ancillary facilities for a period of 3 years in "Agriculture" zone at various lots in D.D. 17 and D.D. 29, Ting Kok Road, Tai Po, New Territories.

Please find the below comments from **the Lands Department (Contact Person: Ms. HUI Hiu Ling, Kabe, Tel: 2654 1144)** for your follow up action:

- A recent site inspection revealed that a temporary structure with staircase erected on the application site which is much extensive than the size of structure no. 5 stated in the application

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential  
form. Besides, on the application site, a toilet and 3 basins were found erected which were not included in the planning application. Please clarify the extent of the application site.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32B) which is available for public viewing at the website of the TPB ([https://www.tpb.gov.hk/en/forms/Guidelines/TPB\\_PG\\_32B.pdf](https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf)).

Should you have any questions related to the comments from the Water Supplies Department, please contact the relevant department. For other enquiries, please feel free to contact the undersigned.

Thank you.

Regards,  
Charlotte WUN  
ATP/TP5  
Sha Tin, Tai Po and North District Planning Office  
Planning Department  
Tel: 2158 6018

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

**Charlotte Tsz Wing WUN/PLAND**

---

寄件者: Victor Hui [REDACTED]  
寄件日期: 2024年12月11日星期三 16:01  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/827  
  
類別: Internet Email

Ms. Wun,

The subject application is not involved any filling of land.

--

Best Regards,  
Victor Hui Kwan Yee  
[REDACTED]

Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)> 於 2024 年 12 月 11 日 週三 下午 3:51 寫道：

Dear Mr. HUI,

I refer to your planning application (No. A/NE-TK/827) for proposed temporary holiday camp with ancillary facilities for a period of 3 years in "Agriculture" zone at various lots in D.D. 17 and D.D. 29, Ting Kok Road, Tai Po, New Territories.

Please advise whether the subject application involves any filling of land. If yes, the layout plan, area and materials for filling of land should be provided.

Should you have any questions, please feel free to contact the undersigned.

Thank you.

Regards,

Charlotte WUN

ATP/TP5

Sha Tin, Tai Po and North District Planning Office

Planning Department

Tel: 2158 6018

**Similar Application within the Same “AGR” Zone in the Past Five Years  
on Ting Kok Outline Zoning Plan**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-TK/752	Proposed Temporary Barbecue Site and Caravan Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	28.10.2022 (Revoked on 28.1.2024)

**Government Departments' General Comments**

**1. Transport**

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

- no in-principle objection to the application from traffic engineering and management view point;
- for the village access, it is not under the Transport Department's management; and
- her advisory comment is set out at **Appendix IV**.

**2. Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2023, the Site is situated in an area of rural coastal plains landscape character surrounded by temporary structures, agricultural land and clusters of trees. The proposed use is considered not incompatible with the landscape character of its surroundings;
- according the site photos taken on 25.10.2024, the Site is covered by lawn with temporary structures and no significant landscape resource is observed. No plan showing the layout of proposed temporary structure is provided. According to the Application Form, no filling of land and tree felling is required. Significant adverse impact on the existing landscape resources arising from the proposed use is not anticipated; and
- her advisory comment is set out at **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- no environmental complaint in relation to the Site was received in the past three years;
- the Site is about 16m and 69m away from Coastal Protection Area (CPA) and Site of Special Scientific Interest (SSSI). In view of the vicinity of the Site to the CPA and SSSI, an approval condition on the submission of Sewerage Impact Assessment (SIA) and the implementation of sewerage facilities identified in the SIA is recommended;

- the application has not mentioned any use of public announcement system or audio amplification system; and
- his advisory comments are set out at **Appendix IV**.

#### **4. Drainage**

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

- 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 to the adjacent areas; and
- her advisory comments are set out at **Appendix IV**.

#### **5. Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- his advisory comment is set out at **Appendix IV**.

#### **6. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations and water supplies for fire-fighting being provided to his satisfaction; and
- his advisory comments are set out at **Appendix IV**.

#### **7. Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that seven structures 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 BA should be obtained, otherwise they are unauthorized building works under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the

proposed building works in accordance with the BO; and

- his advisory comments are set out at **Appendix IV**.

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

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

- no adverse comment the application; and
- his advisory comments are set out at **Appendix IV**.

## **9. Home Affairs (Licensing)**

Comments of the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD):

- no adverse comment the application; and
- his advisory comments are set out at **Appendix IV**.

## **10. Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) according to applicant's proposal, there are structures erected or to be erected on Lots 424, 432, 433 and 434 in D.D. 17 and Lots 1099 and 1100 in D.D. 29. As a warning letter against an unauthorized structure on Lot 1099 in D.D. 29 has been registered in the Land Registry, LandsD would not process any Short Term Wavier (STW) application thereof unless the lot owners have attended and addressed the registered warning letter. The lot owners should immediately rectify the lease breaches as demanded by LandsD;
  - (ii) a recent inspection revealed that a temporary structure with staircase has been erected on the Site which is almost 13m<sup>2</sup> larger than the size of Structure no. 5 (i.e. 29.77m<sup>2</sup>) stated in the Application Form. Besides, other than the toilet indicated as Structure no. 6 in the application, on the Site another toilet was found erected which was not included in the application. The applicant should immediately remove the structures. If approval from the Board is granted, LandsD would proceed STW application with extent the same as approved by the Board's decision/approval;
  - (iii) the lot owner/applicant should adhere to the warning letters issued against the unauthorized structures by clearing all existing structures on the Site immediately. Appropriate lease enforcement action will be taken in due course without further notice;
  - (iv) subject to (iii) above, the lot owners shall apply to this office for a STW to permit the structures erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application for 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 thereto; and
  - (vi) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the holiday camp.
- (b) to note the comment of the Commissioner for Transport (C for T) 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.
- (c) 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 the commencement of the work.

- (d) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant is advised to implement standard pollution control measures as per Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP) and to meet the statutory requirements under relevant pollution control ordinances to avoid causing adverse environmental impacts to the surrounding; and
  - (ii) the applicant is advised to observe relevant guideline, including ProPECC PN 1/23 - Drainage Plans subject to Comment by the Environmental Protection Department (EPD) - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, and to provide adequate facilities for proper collection, treatment and disposal of the sewage and wastewater.
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should demonstrate he/she 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 surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify 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;
  - (ii) public sewerage is not available near the Site. EPD should be consulted regarding the sewage treatment/disposal aspects of the proposed development; and
  - (iii) 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 lot or on Government land (where required) outside the Site.
- (f) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for the provision of water supply to the 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.
- (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 location of the proposed FSIs to be installed should be clearly marked; and

- (ii) the applicant is reminded that if the structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from the relevant licensing authority.
- (h) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that seven structures 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the 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 Regulations 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) for UBW erected on leased land, enforcement action may be taken by 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 building works or UBW on the Site under the BO;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vi) detailed checking under the BO will be carried out at building plan submission stage.
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected;
  - (ii) the operation of the place must not cause any environmental nuisance to the surrounding. The refuses generated by the place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses;
  - (iii) proper licence/permit issued by FEHD is required if there are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
    - (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 BD, Fire Services Department and PlanD 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 several types of food business licence/permits that the operator of store/shop may apply for under the Food Business Regulation:
    - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
    - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
    - 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; and
    - if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
  - (3) 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 work place. As such, a staff canteen that exclusively use by the staff members of that working place 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;
- (iv) proper licence 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;

- (j) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department (CO(LA), HAD) that:
- (i) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
  - (ii) under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
    - (1) provides services for its members (whether or not for the purpose of gain); and
    - (2) has a club-house of which only its members and their accompanied guests have a right of use;
  - (iii) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case;
  - (iv) for any structure which constitutes as “building works” or “building” under the BO to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the BA or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO and/ or CuSPO;
  - (v) no licence or Certificate of Compliance application for operation of guesthouse/clubhouse at the subject site was received by the Office of the Licensing Authority; and
  - (vi) detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/ or CuSPO, if applicable.

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

---

From:  
Sent: 2024-11-17 星期日 03:07:22  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/NE-TK/827 DD 17 and 29, Ting Kok Road Tent City???

A/NE-TK/827

Various Lots in D.D. 17 and D.D. 29, Ting Kok Road, Tai Po

Site area: About 3,616.43sq.m

Zoning: "Agriculture"

Applied use: Holiday Camp / ??? Vehicle Parking

Dear TPB Members,

Strong Objections. No previous history of applications but the site has been stripped of vegetation for some time. The Responses underline this:

*According to our recent site inspection, it is noted that there **are some caravans and canopies currently at the application site**. Please clarify if they will be included in the application for part of the proposed use.*

*Please advise if the lounge structure no. 5) will be used by staffs or guests.*

Presumably unapproved structures, has any enforcement action been taken?

The applicant is applying for a Holiday Camp but no details provided as to how many tents / caravans, provision of water supply and toilets, drainage, etc.

The applicant states that nobody will stay there overnight???

It is not clear if this is an extension of 823 BBQ site that has a history of failure to fulfil conditions.

In addition, according to a recent application there is little demand for additional camp ground:

[https://www.tpb.gov.hk/en/plan\\_application/A\\_YL-KTN\\_1055/Planning\\_Statement\\_1.pdf](https://www.tpb.gov.hk/en/plan_application/A_YL-KTN_1055/Planning_Statement_1.pdf)

1.3 Furthermore, the Site formerly served as an ancillary eating place for an existing holiday camping site, offering catering services to visitors. However, **the camping site had to cease operations as the operator deemed it financially infeasible to sustain due to the decline in local camping industry.**

In view of the extremely vague data provided, there is no justification in approving this application.

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

---

Mary Mulvihill

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

---

**From:**  
**Sent:** 2024-11-19 星期二 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/NE-TK/827  
**Attachment:** TPB20241119(TK827).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.





長春社

Since 1968

The Conservancy Association

19<sup>th</sup> November 2024

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-TK/827

The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. All the proposed uses are indeed not related to agriculture. We opine that this is not in line with the planning intention of AGR zone.

**2. Adverse environmental impacts**

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, such as reception, storage, washroom, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of



長春社

Since 1968

The Conservancy Association

sewage, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.

- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

### 3. Undesirable precedent of “destroy first, build later”

The application site has been subject to land formation and vegetation clearance since February 2021. Some caravan-like structures seems to be put on the site since 2024 (Figure 1-4). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

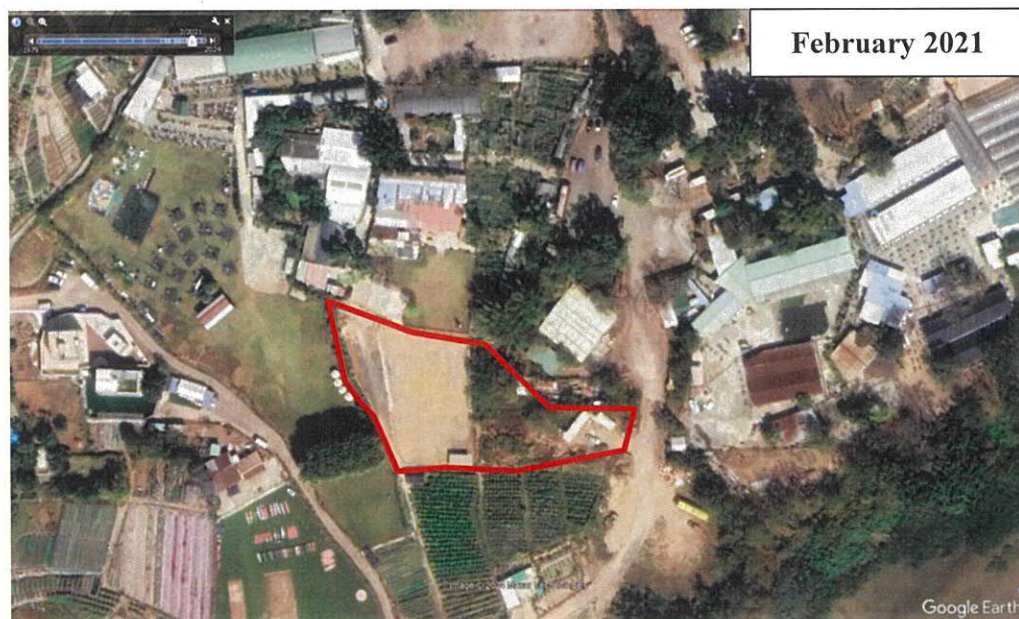
Yours faithfully,  
The Conservancy Association

---

<sup>1</sup> TPB Press Release. Available at:  
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



**Figure 1-4** The application site (marked in red) has been subject to land formation and vegetation clearance since February 2021. Some caravan-like structures seems to be put on the site since 2024.







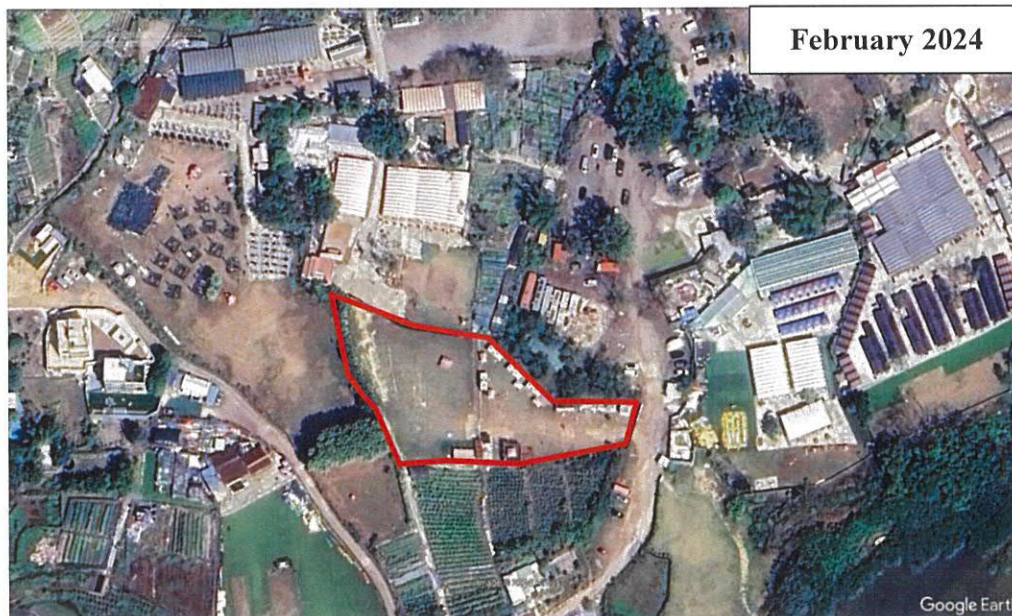
長春社

Since 1968

The Conservancy Association



March 2022



February 2024