

2024年11月 5 日

Appendix I of RNTPC
Paper No. A/NE-TK/828

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 **- 5 NOV 2024**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
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;及**
- (iii) 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的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7K/88
	Date Received 收到日期	- 5 NOV 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)

陳桂芳 CHAN KWAI FONG

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)	大埔汀角路蘆荳田村 DD1720T1605RP(部份)及 1606(部份)
(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 561 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 78.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	汀角分區計劃大綱圖 S/NE-TK19
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂
(f) Current use(s) 現時用途	露天存放 5 個貨櫃 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2024 年 10 月 22 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	DD17 LOT 1605 RP 8 1606	24/07/2024

(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」[#]遞要求同意書[&]

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

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

Others 其他

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

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

臨時食肆 (為期五年)

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

- (b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

..... 74.5 sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率

..... 0.134 ☒ About 約

Proposed site coverage 擬議上蓋面積

..... 13.44 % ☒ About 約

Proposed no. of blocks 擬議座數

..... 5

Proposed no. of storeys of each block 每座建築物的擬議層數

..... 1 storeys 層

☐ include 包括 storeys of basements 層地庫

☐ exclude 不包括 storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

..... mPD 米(主水平基準上) ☐ About 約

..... 2.5 - 3.5 m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分☒ eating place 食肆☐ hotel 酒店

74.5 GFA 總樓面面積
 sq. m 平方米 ☒ About 約

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地☐ private open space 私人休憩用地☐ public open space 公眾休憩用地

(please specify land area(s) 請註明地面面積)

..... sq. m 平方米 ☐ Not less than 不少於..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	1	餐飲及零售
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

露天茶座位置 (不多於44人)

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024 年 12 月

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

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 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)) 汀角路 <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ <input checked="" type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ <input checked="" type="checkbox"/>

9. 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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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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) 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>																																						

10. 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。

提供鄰近沙灘使用

是次申請面積/高度與初起時同現實情況有出入

食肆營運時間：每日 11:00 - 23:00

同一申請人鄰近也有兩個停車場獲批

能夠滿足訪客車輛停泊

11. 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

鍾桂芳

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

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

12-04-2024

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

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	大埔汀角路蘆荳田村 DD17 LOT1605 RP(部分)及1606(部分)		
Site area 地盤面積	561	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱圖 S/NE-TK 119		
Zoning 地帶	康樂		
Applied use/ development 申請用途/發展	臨時食肆(為期五年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 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	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(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)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.5-3.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	13.44 %		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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) <hr/>	N/A
	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) <hr/>	N/A

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
此項申請須履行付帶相關條件 <hr/>		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

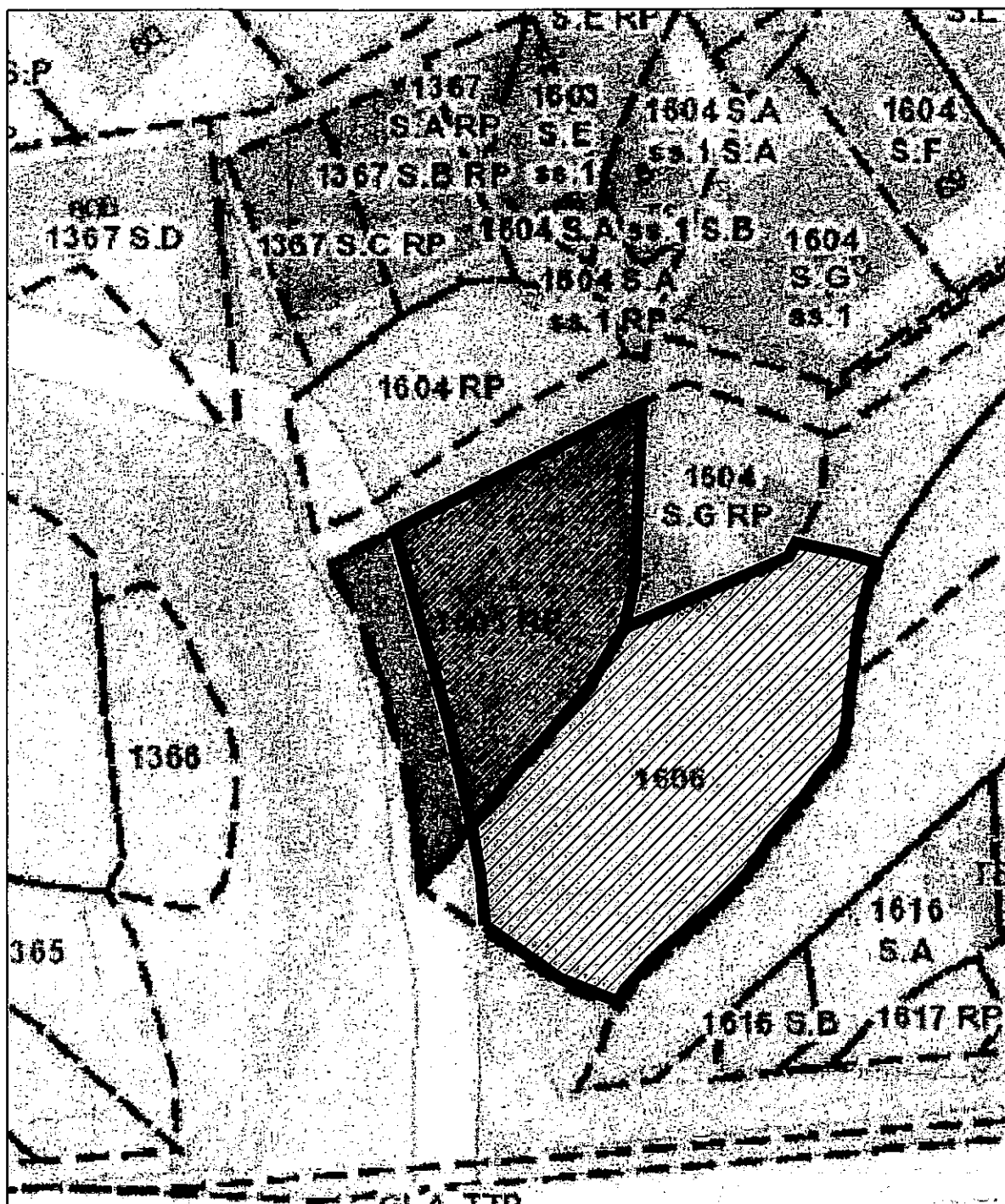
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

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Location Plan



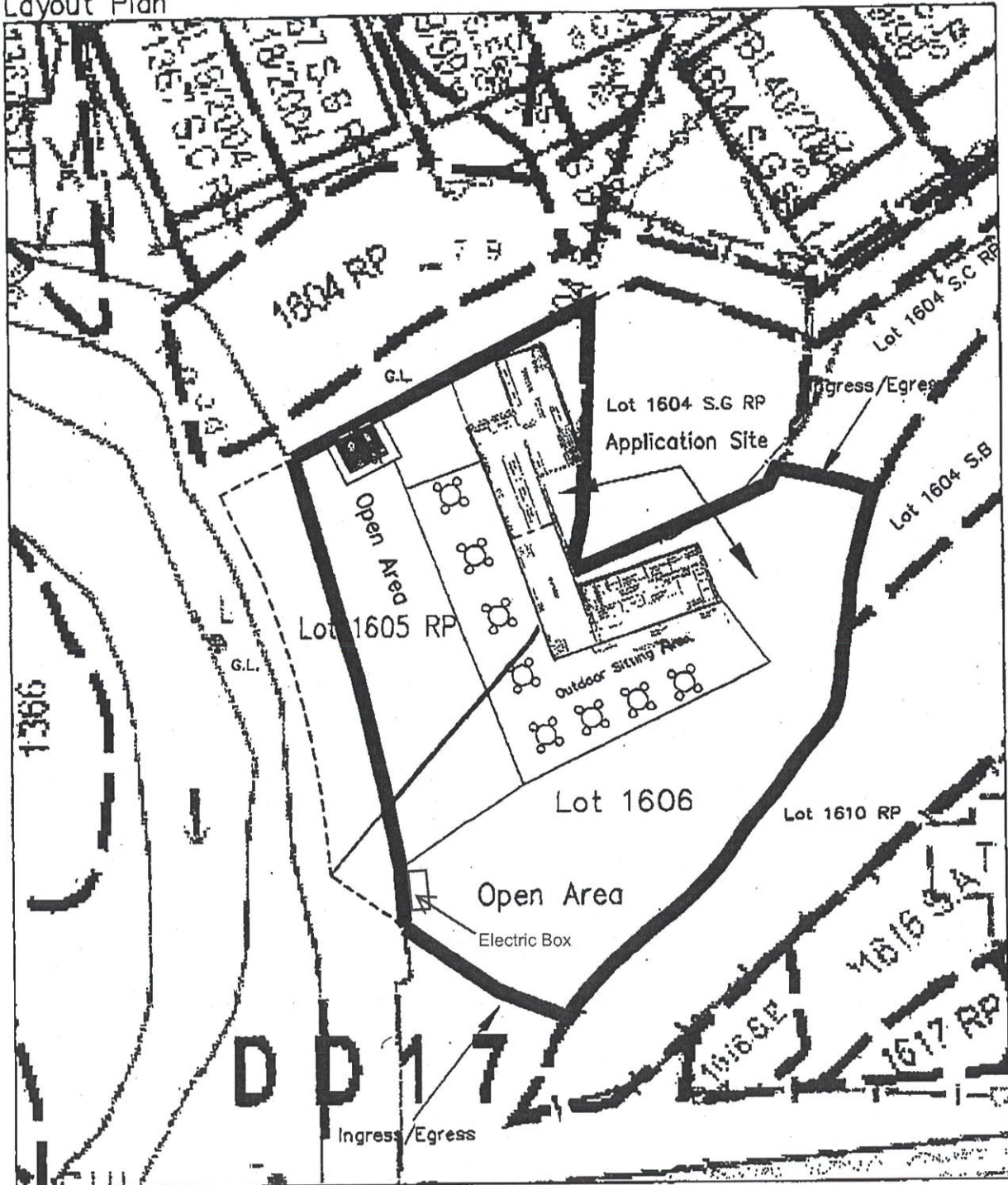
Legend:



Application Site

Application Site

Layout Plan



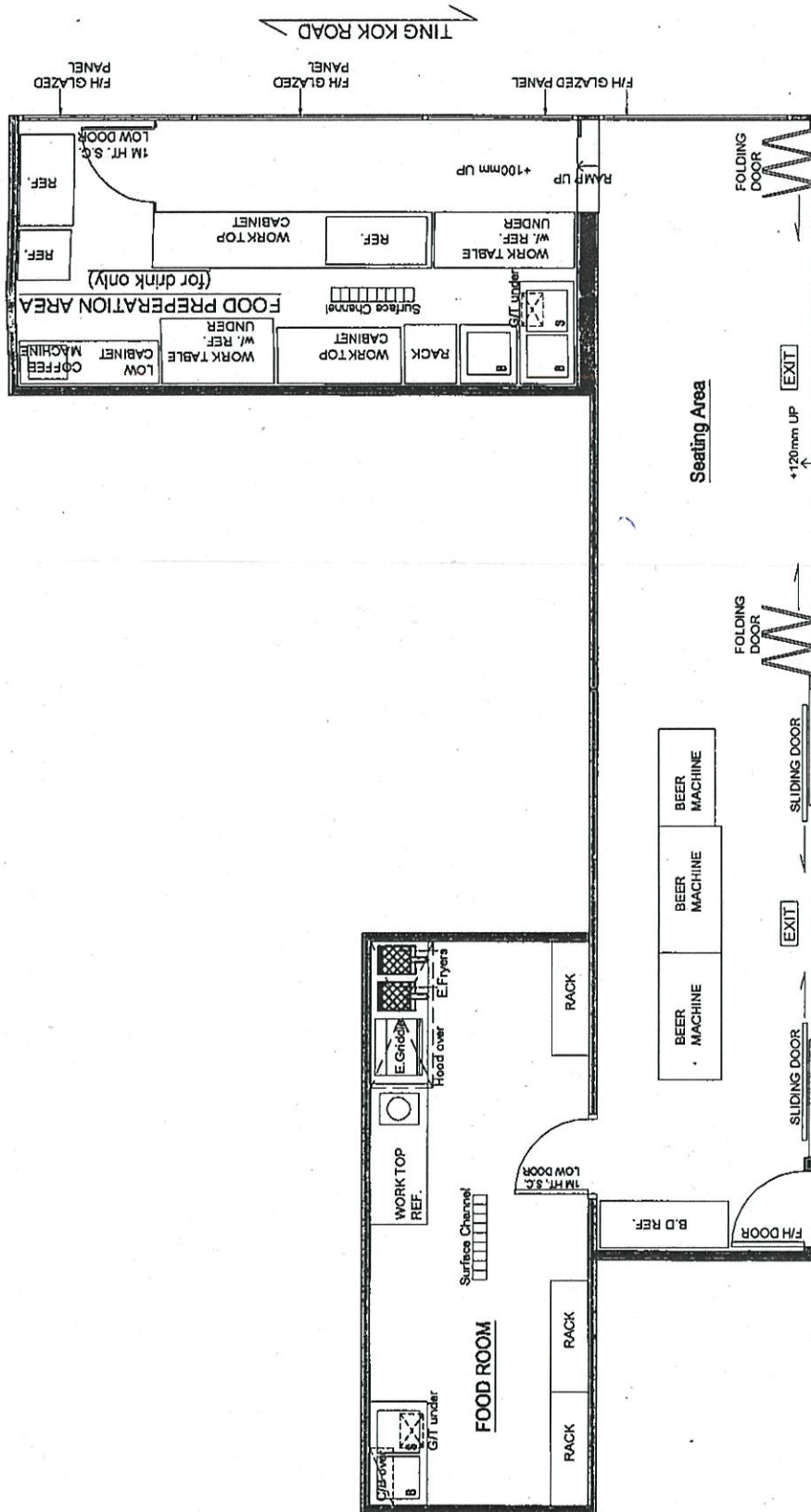
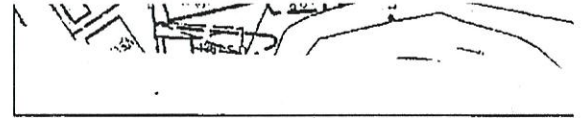
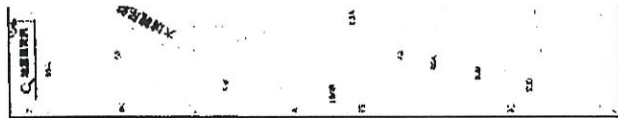
Scale 1 : 300

Legends:

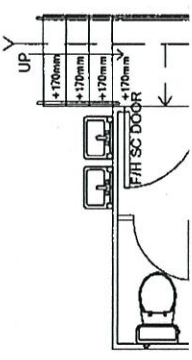
Application Area = 561 sq.m

Toilet: 2.4m x 3.2m = about 8.0m²
 Food Room: 6.2m x 2.4m = about 15.0m²
 Seating Area: 12.4 x 2.4m = about 30.0m²
 Food Preparation Area: 6.2m x 3m = about 19.0m²
 Electric Box: 2.5m x 1m = about 2.5m²

Height: about 2.5m
 Height: about 3.2m
 Height: about 3.2m
 Height: about 3.2m
 Height: about 3.5m



(Toilet Route)



規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/705
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

郵寄及傳真

(共一頁)

楊小姐：

履行規劃許可附帶條件(c)及(d)項

在劃為「康樂」地帶的

大埔蘆慈田村丈量約份第17約地段第1605號餘段(部分)及1606號(部分)
臨時食肆(為期3年)
(申請編號 A/NE-TK/705)

就你履行上述規劃許可附帶條件(c)及(d)項的來信，本署已於二零二二年九月八日收悉。

消防處處長已審視你提交的文件，認為有關的消防裝置和滅火水源建議已適當落實。因此，規劃許可附帶條件(c)及(d)經已全部履行。

如你對消防裝置及滅火水源建議有任何疑問，請與消防處李亮嶠先生(電話：2733 7781)聯絡。如有其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(陳巧賢

代行)

二零二二年十月二十六日

副本抄送：

消防處處長
地政專員/大埔

(經辦人：李亮嶠先生)
(經辦人：許漢傑先生)

(傳真：2739 8775)
(傳真：2650 9896)

內部抄送：

總城市規劃師/城市規劃委員會(1)
地盤記錄

MC/HL/AC/ac



規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/705
電話號碼 Tel. No.: 2158 6220
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(共一頁)

楊小姐：

履行規劃許可附帶條件(c)及(d)項
在劃為「康樂」地帶的
大埔蘆慈田村丈量約份第17約地段第1605號餘段(部分)及1606號(部分)
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規劃署署長

(陳巧賢

代行)

二零二二年十月二十六日

副本抄送：

消防處處長
地政專員/大埔

(經辦人：李亮嶠先生)
(經辦人：許漢傑先生)

(傳真：2739 8775)
(傳真：2650 9896)

內部抄送：

總城市規劃師/城市規劃委員會(1)
地盤記錄

MC/HL/AC/ac





恒裕工程顧問有限公司
HANG YUE ENGINEERING CONSULTANTS LIMITED



承辦1. 2. 3. 級消防工程
代理各類消防產品
註冊小型工程
電力安全紙・通風系統

Messrs : 致:規劃署 (鄭小姐)

Date : 8-9-2022

Location: Lots 1605 RP (Part) and 1606 (Part)

Ref. No. :

IN D.D. 17, Lo Tsz Tin Village, Tai Po, NT

Tel : 2158 6018

Fax : 2691 2806

鄭小姐, 你好!

現付上新界大埔蘆慈田村丈量約份第 17 約地段

第 1605 號餘段 (部份) 及第 1606 號 (部分)

消防裝置設備圖則一式四份及 314A 及

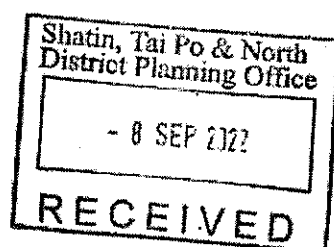
消防證書 A8960971 及 A9052778

煩請查閱.

貴處檔號: A/NE-TK/705

如有疑問煩請致電本公司楊小姐查詢 Tel: [REDACTED]

謝謝!



致： 消防處處長

Portion of DD17 Lot 1605RP & 1606, Lo Tsz Tin Tsuen, Ting Kok Road, Tai Po, NT

的樓宇消防裝置圖則

茲證明夾附的消防裝置圖則上顯示的所有消防裝置詳情及規格，依足消防處訂明的規定，並符合下列的有關規則及守則：

- ☐ 英國火險協會
 - ☐ 自動花灑裝置規則（第 29 版）
 - ☐ 自動火警警報裝置規則（第 11/ 12 版）
 - ☐ 安裝露天水簾規則（第 4 版）
- ☐ 英國防損委員會自動花灑裝置規則
- ☐ 美國國家防火協會
 - ☐ 二氧化碳滅火系統守則（標準 12）
 - ☐ 淨劑滅火系統守則（標準 2001）
 - ☐ 作防火用途的固定噴水系統守則（標準 15）
- ☐ 香港消防處的最低限度之消防裝置及設備守則：
 - ☐ 火警警報系統
 - ☐ 消防栓／喉輦系統
- ☒ 其他 普通式應急燈，出口指示燈，9 升水劑滅火筒，二氧化碳滅火筒及防火氈



通訊地址：

電話號碼：

消防裝置承辦商／顧問簽署：






消防裝置承辦商／顧問名稱：恒裕工程顧問有限公司

日期 06/09/2022

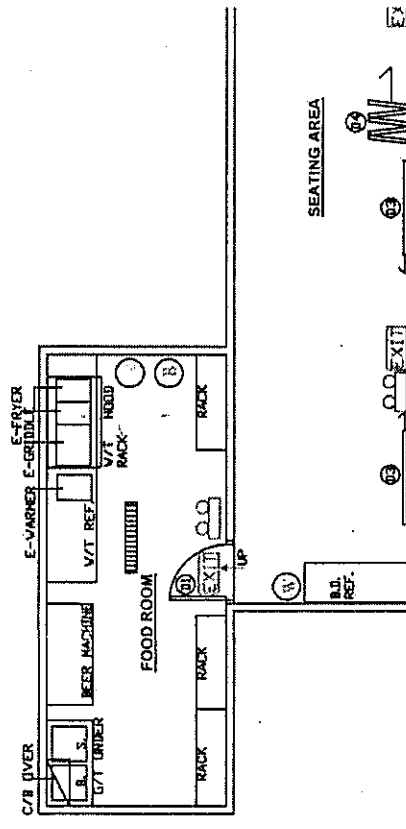


☐ 在適當的空格內填上 "X"

圖例：

- | | | |
|---|---------|----|
|  | 普通式應急燈 | x4 |
|  | 出口指示燈 | x3 |
|  | 9升水劑滅火筒 | x1 |
|  | 二氧化碳滅火筒 | x2 |
|  | 防火氈 | x1 |

B/



A 8960971

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

Portion of DD17
Lot 1605RP & 1606

Street/Road/Estate Name
街道/路/屋苑名稱

Tung Kok Road
Lo Tsz Tin Tsuen

Block
座

District
分區

Tai Po

Area
地區

HK
香港

NT
新界

Area
地區

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 機構

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

Code 編號	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 下次到期日期(DD/MM/YY)
24	1 no 9 lit. water gas f.e	as above	Conforms with FSD requirements	10-2-2022	9-2-2023
24	1 no 5kg CO2 gas f.e	as above	Conforms with FSD requirements	10-2-2022	9-2-2023

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

Code 編號	Type of FSI 裝置類型	Location(s) 位置	Nature of Work 工程性質	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	1 no 5kg CO2 gas f.e	as above	To supply	Conforms with FSD requirements	10-2-2022
25	1 no fire blanket	as above	To supply		

Part 3 第三部 Defects 損壞事項

Code 編號	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	



This certificate is valid only if the fire fighting installations and equipment are maintained in accordance with the Fire Services Department's requirements and the Fire Services Department's regulations. It is the responsibility of the owner to ensure that the fire fighting installations and equipment are maintained in accordance with the Fire Services Department's requirements and the Fire Services Department's regulations.

此證書的有效性，須以消防裝置及設備之保養，符合消防處之要求及消防處之規例。業主有責任確保消防裝置及設備之保養，符合消防處之要求及消防處之規例。

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

Address
地址

Date
日期

Wong Hoi Hang

RC 3/697

Hang Yue Engineering
Consultants Limited

10-2-2022

Inspected

Key in

Yes

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.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref. 11111111/NT/E 6/85679
消防處編號

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

A 9052778

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

Portion of DD17

Lot 1605RP & 1606

Street/Road/Estate Name :

街道/屋苑名稱

Ting Kok Road

Lo Tsz Tin Tsuen

Block :

座

District :

分區

Tai Po

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消防裝置或設備至少一次。

Code 編號 (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)
			NIL.		

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

Code 編號 (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)
11	4 nos E-Light (HiLux 6V3L)	as above	To install		
12	3 nos Exit Sign (HiLux LED-10WS)		To install		
35	Flamebar N5 2 coats		wooden decoration.	Conforms with FSD requirements	10-2-2022
35	Flamebar N5 2 coats		wall furnishings		

Part 3 第三部 Defects 損壞事項

Code 編號 (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/我們謹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
受權人簽署

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

Chau Wang Hang

RC 1/432, RC 2/606

Hang Yue Engineering
Consultants Limited

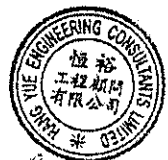
10-2-2022

For FSD
use only

Inspected

Key-in

Verified



規 劃 署

沙田・大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/705
TPB/A/NE-TK/741
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

郵寄

(共兩頁+附件)

鍾先生：

(i) 履行規劃許可附帶條件 (b) 項
在劃為「康樂」地帶的大埔蘆慈田村第17約
地段第1605號餘段(部分)及第1606號(部分)
闢設臨時食肆(為期3年)
(申請編號 A/NE-TK/705)

(ii) 履行規劃許可附帶條件 (d) 項
在劃為「康樂」地帶的大埔蘆慈田村第17約地段第1610號餘段
闢設臨時公眾停車場(只限私家車)(為期3年)
(申請編號 A/NE-TK/741)

就你履行上述兩項規劃許可附帶條件的來信，本署已於二零二三年二月十四日收悉，現回覆如下：

渠務署總工程師／新界北已審視你提交的文件，確認申請編號 A/NE-TK/705 規劃許可附帶條件 (b) 項及申請編號 A/NE-TK/741 規劃許可附帶條件 (d) 項經已履行。他的指引性質意見刊載於附錄 I (只提供英文文本)。

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

規劃署署長

(陳巧賢

代行)

二零二三年三月三日

申請編號 A/NE-TK/705 規劃許可附帶條件(b)項
申請編號 A/NE-TK/741 規劃許可附帶條件(d)項

渠務署總工程師／新界北的意見（只提供英文文本）：

（經辦人：何美鎔女士）（電話：2300 1364）

- (a) For works undertaken outside the lot boundary, prior consent and agreement from District Lands Office/Tai Po (DLO/TP), District Officer (Tai Po) (DO(TP)) and/or relevant parties should be sought.
- (b) The applicant/owner is reminded to maintain the drainage facilities whether within or outside the lot boundary at their own expense in good condition without causing adverse drainage impact to the adjacent area at all times. In addition, the applicant/owner should rectify the systems if the systems are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems.



[Internet]完工圖 28/02/2023 12:46

From: John Chung [REDACTED]
To: shko@dsd.gov.hk
Serial No.:

1 Attachment



1. Lo Tsz Tin Village_Drainage plan and flow calculation R2-1....pdf

=====

This email was delivered via the Internet, which may not be trustworthy as it claimed to be.
You are advised not to click the URLs or open the attachment unless you know it is safe.

This email has been verified against its claimed domain and passed. The identity of the sender's
email domain may be true, but it doesn't mean it is from the claimed sender and the content is safe.

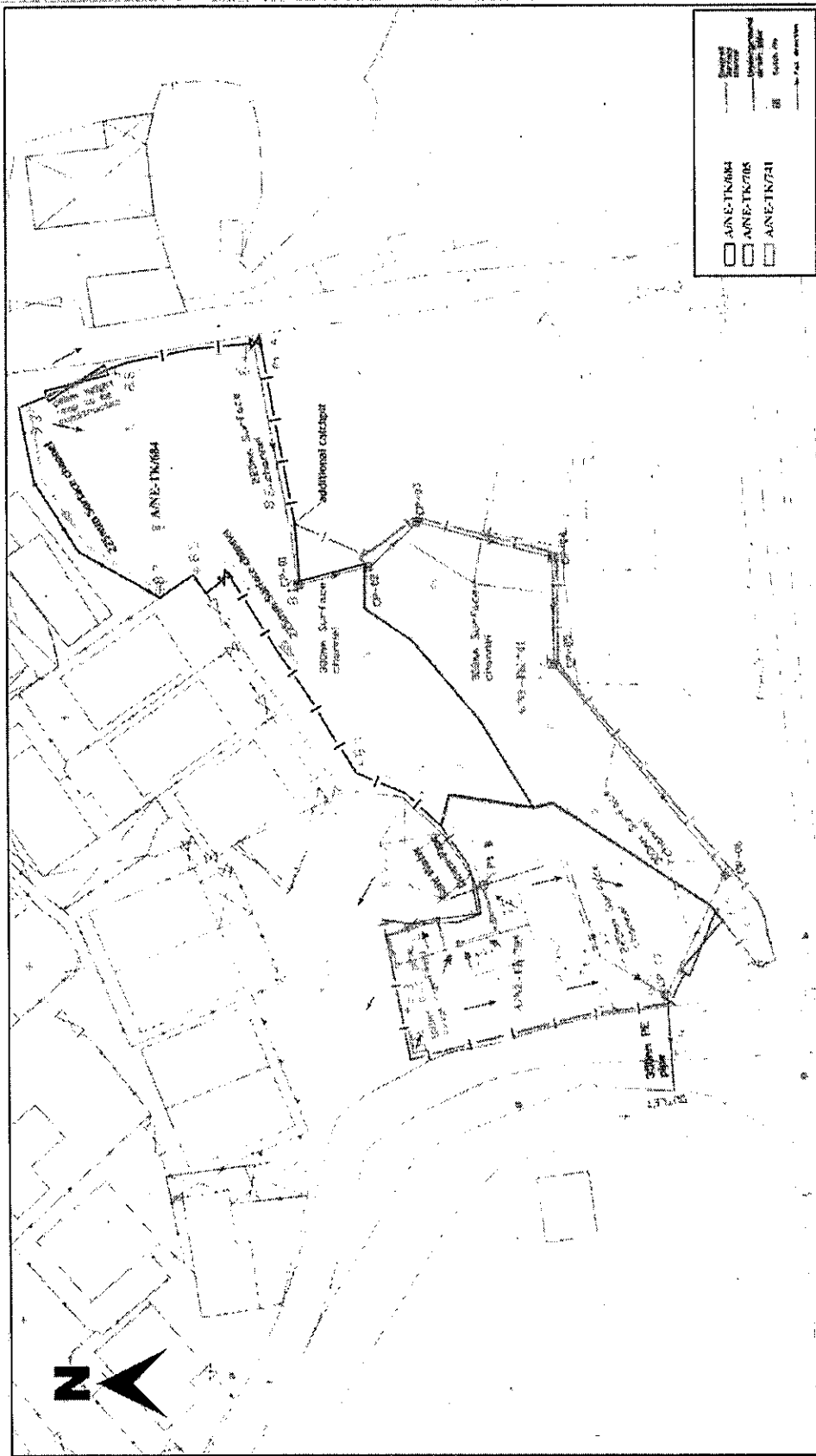
=====

請參閱完工圖，謝謝。

鍾生

=====

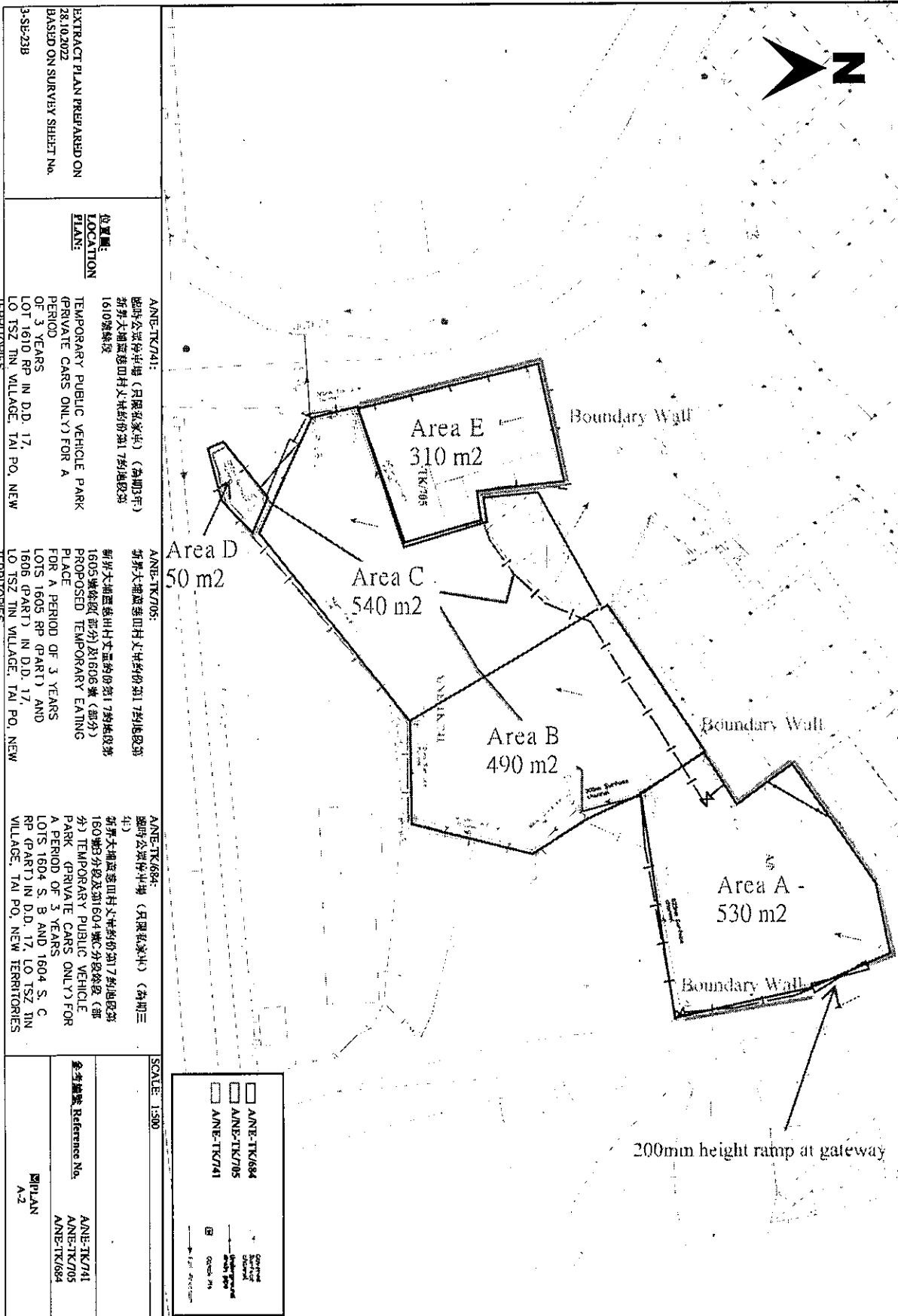
This message has been analyzed by Deep Discovery Email Inspector.



<p>EXTRACT PLAN PREPARED ON 28.10.2022 BASED ON SURVEY SHEET No. 3-SK-23B</p>	<p>位置圖 LOCATION PLANE</p> <p>ANE-TK/741 臨時公眾停車場 (只限私家車) - 公開 160號地段 TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS LOT 1610 RP IN D.D. 17, LO TSZ TIN VILLAGE, TAI PO, NEW TERRITORIES</p>	<p>ANE-TK/705 臨時公眾停車場 (只限私家車) - 公開 160號地段 TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS LOTS 1605 RP (PART) AND 1606 (PART) IN D.D. 17, LO TSZ TIN VILLAGE, TAI PO, NEW TERRITORIES</p>	<p>ANE-TK/684 臨時公眾停車場 (只限私家車) - 公開 160號地段 TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS LOTS 1604 S. B AND 1604 S. C RP (PART) IN D.D. 17, LO TSZ TIN VILLAGE, TAI PO, NEW TERRITORIES</p>	<p>SCALE: 1:500</p> <p>ANNE-TK/741 ANNE-TK/705 ANNE-TK/684</p> <p>圖例 A-2</p>
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**Drainage
Schedule**

Drainage Size	Start Point	Cover Level	Invert Level	Finish Point	Cover Level	Invert Level	Length (m)	Invert Diff. (m)	Slope	Flow Velocity m/s	Peak Flow m ³ /s	Design Flow m ³ /s
225 UC	Pt. A	8.4	8.15	CP01	8.1	7.85	23.5	0.3	0.0128	1.20	0.037	0.039
300 UC	CP01	8.1	7.80	CP02	8.0	7.70	6.0	0.1	0.0167	1.66	0.070	0.096
300 UC	CP02	8.0	7.70	CP03	7.9	7.60	6.0	0.1	0.0167	1.66	0.070	0.096
300 UC	CP03	7.9	7.60	CP04	7.8	7.46	13.0	0.1	0.0108	1.33	0.070	0.077
300 UC	CP04	7.8	7.45	CP05	7.7	7.33	12.0	0.1	0.0100	1.28	0.070	0.074
300 UC	CP05	7.7	7.33	CP06	6.9	6.35	25.0	1.0	0.0392	2.88	0.108	0.166
225 HRC/UC	Pt. B	6.5	6.45	CP06	6.9	6.35	9.0	0.1	0.0111	0.68	0.003	0.005
300 UC	CP06	6.9	6.30	CP08	6.5	6.00	13.0	0.3	0.0231	2.21	0.111	0.128
225 UC	Pt. C	7.6	7.30	CP07	6.7	6.45	20.0	0.9	0.0425	2.51	0.021	0.082
225 UC	CP07	6.7	6.30	CP08	6.5	6.15	5.0	0.1	0.0300	2.11	0.021	0.069
DN350	CP08	6.5	4.80	Outlet	6.0	4.65	8.5	0.1	0.0176	2.96	0.132	0.229



Project: Temporary car park at Lo Tsz Wan Village

Subject: Calculation of catchment area of rainwater system

Information:

1 Catchment area A (Open area)	=	530 m2
2 Catchment area B (Open area)	=	490 m2
3 Catchment area C (Open area)	=	540 m2
4 Catchment area D (Open area)	=	50 m2
5 Catchment area E (temporary structural)	=	310 m2
6 Total Catchment area A and B	=	1020 m2
7 Total Catchment area A, B and C	=	1560 m2
8 Total Catchment area A, B, C and D	=	1610 m2
9 Total Catchment area	=	1920 m2

Assumption:

- 1 The rainfall statistic at HKO Headquarters would be used

Reference:

- 1 Stormwater Drainage Manual, Planning, Design and Management (5th ed, 2018)
DSD, HKSAR (SDM)

Calculation:

- A **Estimate maximum rainflow at the catchment area at 5 mins, where T=50)**
by Rational Method, where

$$Q_p = 0.278 C i A$$

where	Q_p	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km ²

C	=	1	
i	=	218 mm/hr	(T=50) (Table 2a at SDM)
		248.084 mm/hr	Rainfall increase 13.8%

B Hydraulic calculation at the discharge point
by Manning Equations

$$\bar{V} = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

where

V	=	Cross-sectional mean velocity (m/s)
R	=	hydraulic radius (m), A/P
S _f	=	Friction gradient (dimensionless)
A	=	Wetted cross sectional area (in m ²)
P	=	Wetted perimeter (in m)

C For surface channel Pt A to CP01 (i.e. catchment area A), 225mm surface channel is proposed

A	=	530 m ²
	=	0.00053 km ²
Q _p	=	0.036553 m ³ /s

Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m ²	(Assume flow at 3/4 of the channel)
P	=	0.465929174 m	(Assume flow at 3/4 of the channel)
R	=	0.069831732	
S _f	=	0.0128	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	1.199094865 m/s	
Q	=	0.039014519 m ³ /s	
>	Q _p	where	0.036553 m ³ /s

D For CP01 to CP02 to CP03 (i.e. catchment area A and B), 300mm surface channel is proposed

A	=	1020 m ²
	=	0.00102 km ²
Q _p	=	0.070347 m ³ /s

Discharge pipe	=	300 mm	Surface channel
A	=	0.057842917 m ²	(Assume flow at 3/4 of the channel)
P	=	0.621238898 m	(Assume flow at 3/4 of the channel)
R	=	0.093108976	
S _f	=	0.0167	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	1.659202086 m/s	
Q	=	0.095973089 m ³ /s	
>	Q _p	where	0.070347 m ³ /s

E For CP03 to CP04 (i.e. catchment area A and B), 300mm surface channel is proposed

$$\begin{aligned} A &= 1020 \text{ m}^2 \\ &= 0.00102 \text{ km}^2 \\ Q_p &= 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.621238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.093108976 \\ S_f &= 0.0108 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 1.334298283 \text{ m/s} \\ Q &= 0.077179705 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

F For CP04 to CP05 (i.e. catchment area A and B), 300mm surface channel is proposed

$$\begin{aligned} A &= 1020 \text{ m}^2 \\ &= 0.00102 \text{ km}^2 \\ Q_p &= 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.621238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.093108976 \\ S_f &= 0.01 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 1.283929122 \text{ m/s} \\ Q &= 0.074266206 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

G For CP05 to CP06 (i.e. catchment area A, B and C), 300mm surface channel is proposed

$$\begin{aligned} A &= 1560 \text{ m}^2 \\ &= 0.00156 \text{ km}^2 \\ Q_p &= 0.107589 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.516238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.112046802 \\ S_f &= 0.0392 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 2.876003168 \text{ m/s} \\ Q &= 0.166356414 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.107589 \text{ m}^3/\text{s} \end{aligned}$$

H For Pt. B to CP06 (i.e. catchment area D), 225mm half round channel is proposed

For Catchment Area D

$$\begin{aligned} A &= 50 \text{ m}^2 \\ &= 0.00005 \text{ km}^2 \\ Q_p &= 0.003448 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 225 \text{ mm} && \text{Half surface channel} \\ A &= 0.007773277 \text{ m}^2 && (\text{Assume flow at } 1/2 \text{ of the channel}) \\ P &= 0.235619449 \text{ m} && (\text{Assume flow at } 1/2 \text{ of the channel}) \\ R &= 0.032990812 \\ S_f &= 0.0111 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 0.677334991 \text{ m/s} \\ Q &= 0.005265113 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.003448 \text{ m}^3/\text{s} \end{aligned}$$

I For CP06 to CP08 (i.e. catchment area A, B, C, D), 300mm surface channel is proposed

$$\begin{aligned} A &= 1610 \text{ m}^2 \\ &= 0.00161 \text{ km}^2 \\ Q_p &= 0.111037 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.516238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.112046802 \\ S_f &= 0.0231 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 2.207762318 \text{ m/s} \\ Q &= 0.127703413 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.111037 \text{ m}^3/\text{s} \end{aligned}$$

J For Pt. C to CP07 (i.e. catchment area E), 225mm surface channel is proposed

$$\begin{aligned} A &= 310 \text{ m}^2 \\ &= 0.00031 \text{ km}^2 \\ Q_p &= 0.02138 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 225 \text{ mm} && \text{Surface channel} \\ A &= 0.032536641 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.378741674 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.085907211 \\ S_f &= 0.0425 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 2.508577736 \text{ m/s} \\ Q &= 0.081620693 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.02138 \text{ m}^3/\text{s} \end{aligned}$$

K For CP07 to CP08 (i.e. catchment area E), 225mm surface channel is proposed

A	=	310 m ²	
	=	0.00031 km ²	
Q _p	=	0.02138 m ³ /s	
Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m ²	(Assume flow at 3/4 of the channel)
P	=	0.378741674 m	(Assume flow at 3/4 of the channel)
R	=	0.085907211	
S _f	=	0.03	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	2.107626866 m/s	
Q	=	0.068575099 m ³ /s	
>	Q _p	where	0.02138 m ³ /s

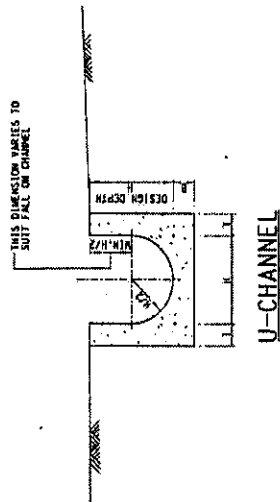
L For CP08 to Outfall (i.e. All catchment area), 350mm PE pipe is proposed

A	=	1920 m ²	
	=	0.00192 km ²	
Q _p	=	0.132417 m ³ /s	
Discharge pipe	=	350 mm	
A	=	0.077401864 m ²	(Assume flow at 3/4 of the pipe)
P	=	0.733038286 m	(Assume flow at 3/4 of the pipe)
R	=	0.105590479	
S _f	=	0.0176	
n	=	0.01	(roughness of PE pipe is 0.01)
V	=	2.963735951 m/s	
Q	=	0.229398687 m ³ /s	
>	Q _p	where	0.132417 m ³ /s

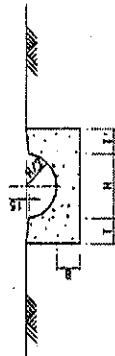
Conclusion:

The design capacity of each proposed surface channel / storm water drain is more than the peak runoff for the designed area.
i.e. the proposed surface channel / storm water drain is enough for discharging the rainwater at the catchment area during the peak rainfall duration.

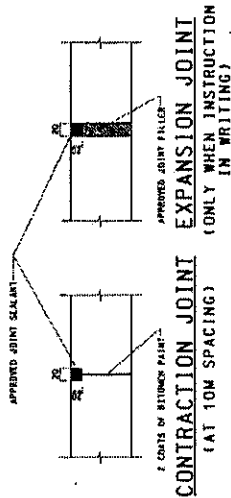
U-Channel and Half-round Channel



U-CHANNEL



HALF-ROUND CHANNEL

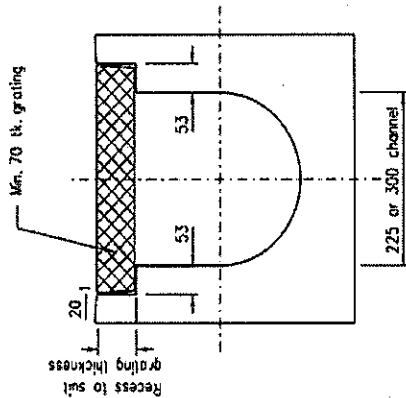


DETAILS OF JOINTS FOR HALF-ROUND CHANNEL, U-CHANNEL AND STEP CHANNEL
SCALE: DIAGRAMMATIC

DIMENSIONS OF HALF-ROUND AND U-CHANNEL			
NOMINAL CHANNEL SIZE (mm)	THICKNESS (mm)	THICKNESS (mm)	REINFORCEMENT
225 TO 600	150	150	NIL
675 TO 1200	175	225	A 252 MESH PLACED CENTRALLY

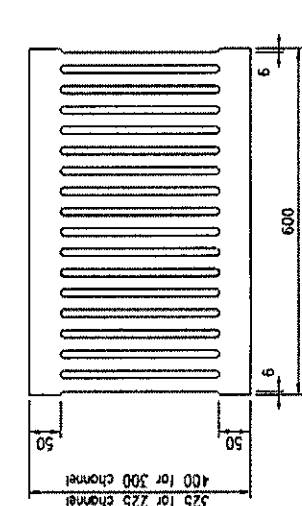
TYPICAL HALF-ROUND AND U-CHANNEL
SCALE 1 : 25

U-Channel cover

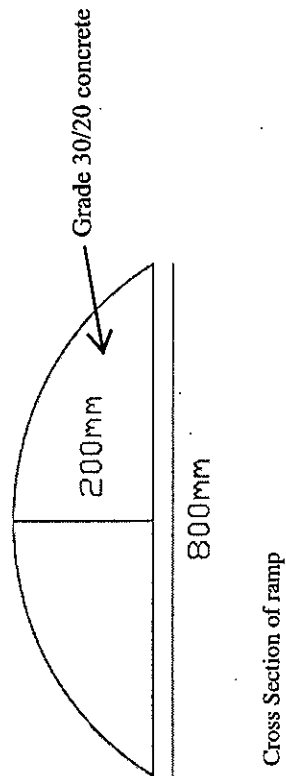


TYPICAL CROSS SECTION OF CHANNEL

Ramp at gateway to be constructed



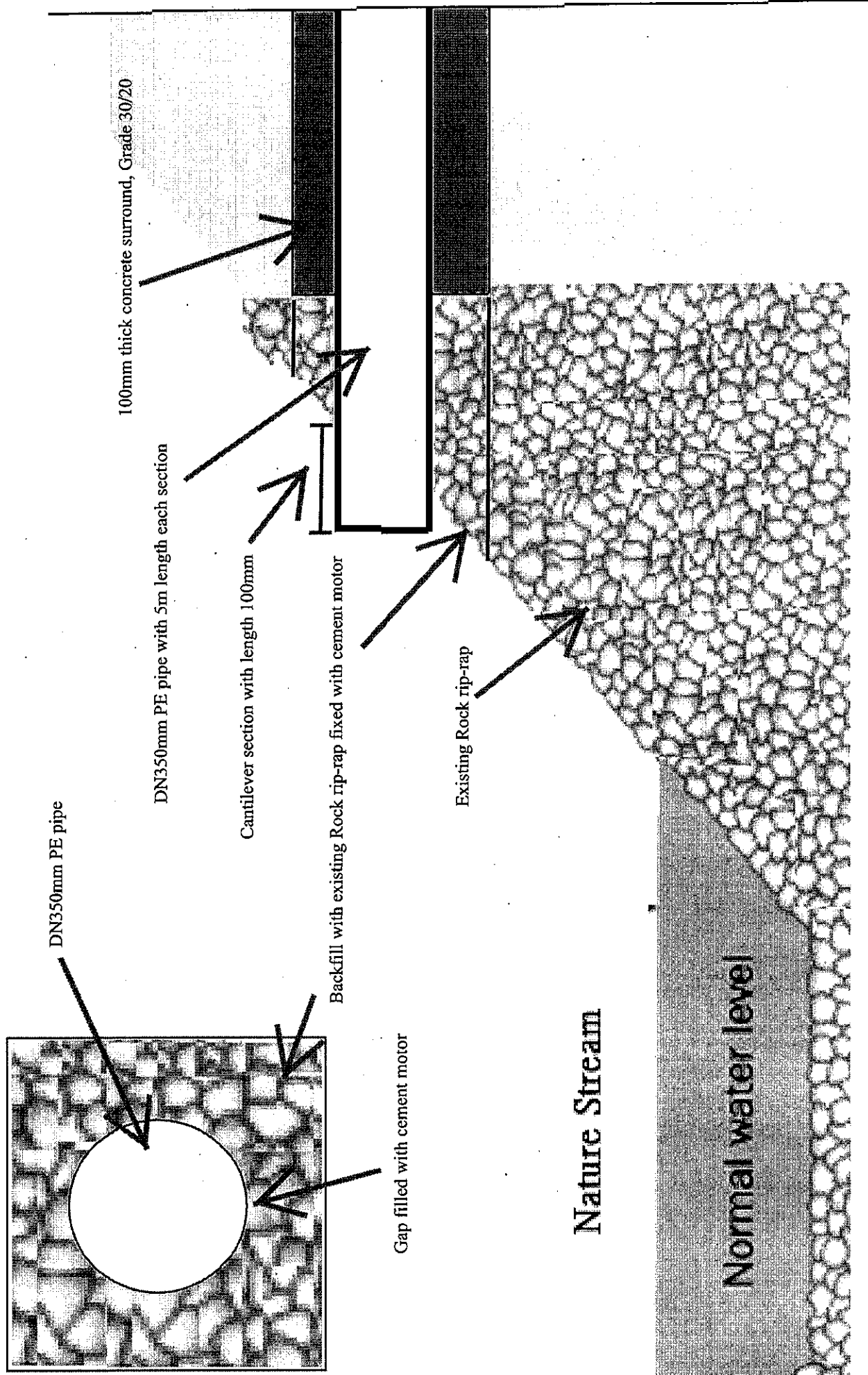
GRATING
(All slots are 13 in width and all ribs are 20-23 in width.)



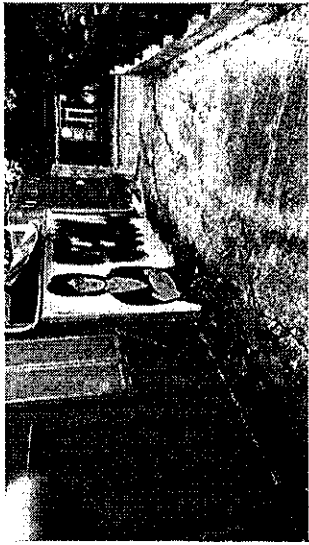
Cross Section of ramp

[illegible]

PLAN
TYPICAL CATCHPIT



Detail of outfall



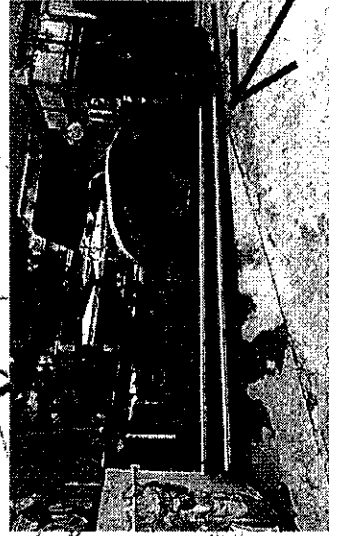
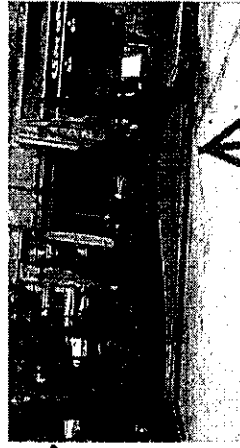
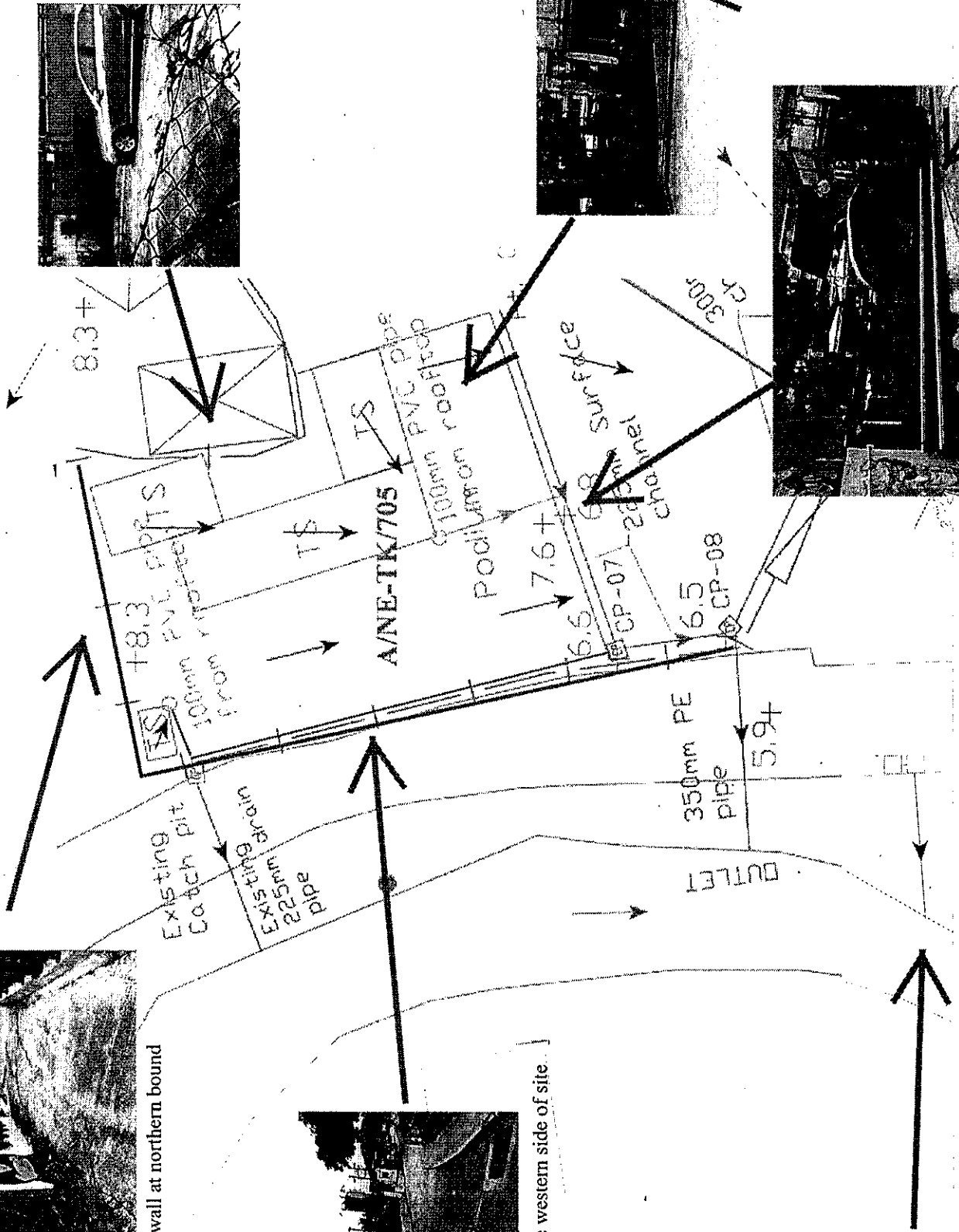
Side wall at northern bound



500mm height planter wall at the western side of site

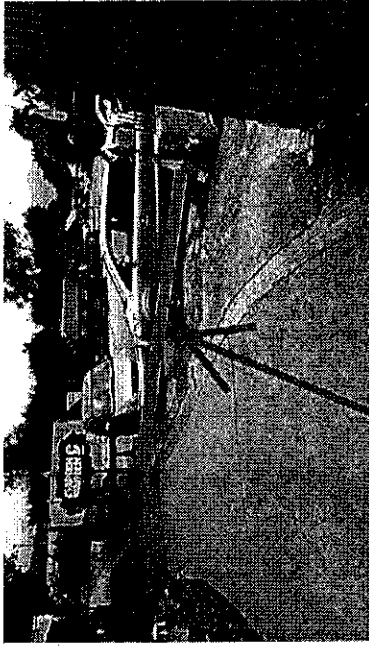


Existing outfall for gully

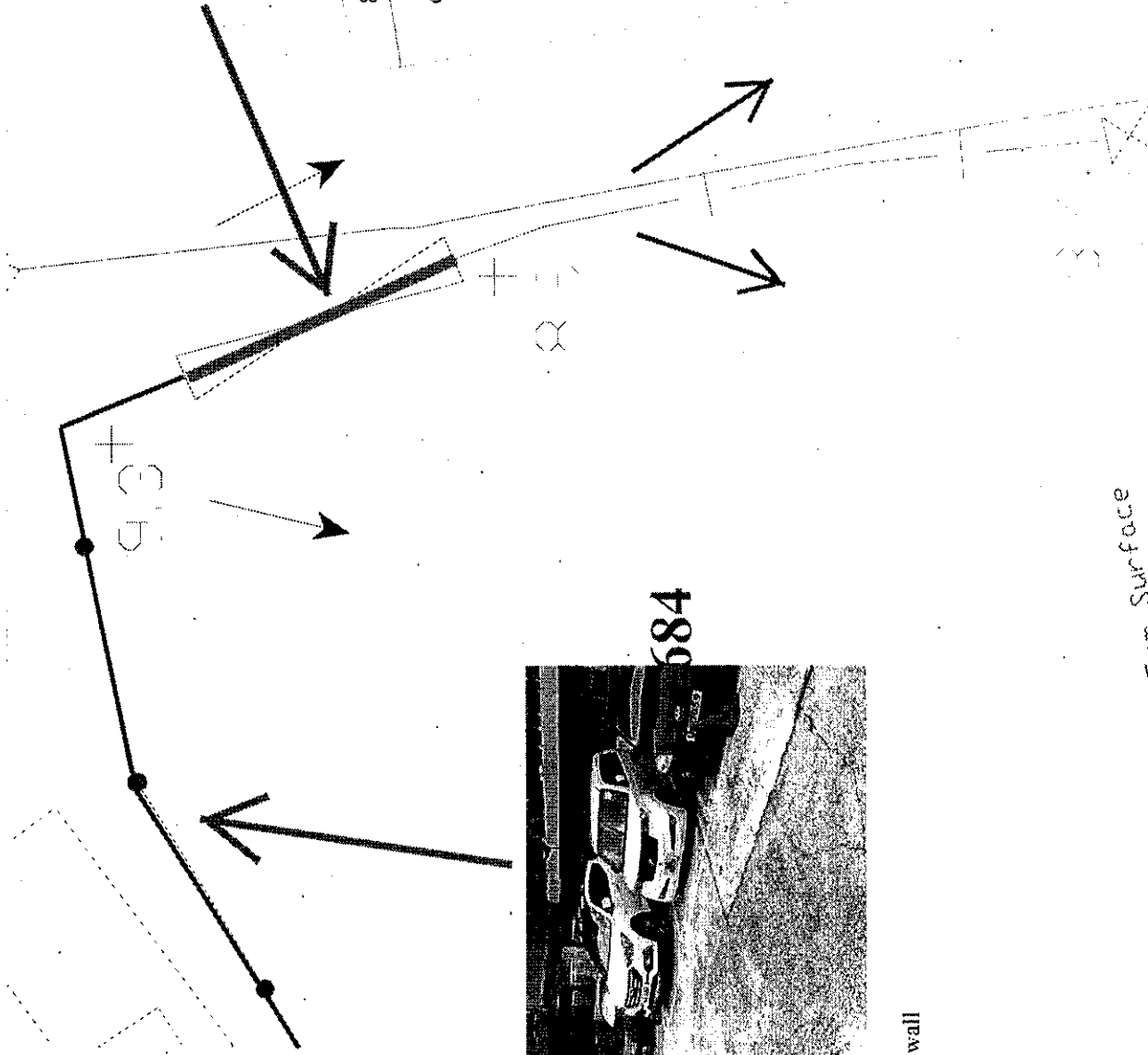


Propose U-channel

Podium and temporary structure



800mm weight and 200mm height ramp will be constructed at gateway



Boundary wall

Surface

684

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

Charlotte Tsz Wing WUN/PLAND

寄件者: John Chung [REDACTED]
寄件日期: 2024年11月08日星期五 11:54
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: A/NE-TK/828 申請

類別: Internet Email

溫小姐好，

今次新的規劃申請（A/NE-TK/828）會沿用上一次規劃申請（A/NE-TK/705）規劃許可附帶條件已以落實渠務及防火設施。

麻煩跟進，謝謝。

鍾生

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

Charlotte Tsz Wing WUN/PLAND

寄件者: John Chung [REDACTED]
寄件日期: 2024年12月03日星期二 16:31
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: 規劃申請編號 A/NE-TK/828 - 地政總署意見

類別: Internet Email

溫小姐好，關於圖上北面出現的構築物本人會很快大約一星期移除。鍾生

Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk> 於 2024 年 11 月 28 日 週四 下午 6:39 寫道：

鐘先生：

就規劃申請編號 **A/NE-TK/828** 於新界大埔蘆慈田丈量約份第 **17** 約地段第 **1605** 號餘段（部分）及第 **1606** 號（部分）的臨時食肆（為期 **5** 年），請參閱地政總署意見如下（以英文版本為準）：

- A temporary structure was found erected on the application site (please see the aerial photo below), which was not included in the planning application nor covered by the proposed Short Term Waiver. Please clarify the extent of the application site.



如您對地政總署意見有任何疑問，可聯絡地政總署意見的許曉玲女士（電話：2654 1144）或直接致電給我（電話：2158 6018）查詢。

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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. 32B）（https://www.tpb.gov.hk/tc/forms/Guidelines/TPB_PG_32B.pdf）。

祝好

溫芷穎

規劃署沙田、大埔及北區規劃處

助理城市規劃師／大埔 5

電話：2158 6018

Previous s.16 Application

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-TK/705	Proposed Temporary Eating Place for a Period of Three Years	25.06.2021

Government Departments' General Comments

1. Land Administration

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

- no objection to/adverse comment on the application;
- the Site comprises 2 Old Schedule Agricultural Lots in D.D. 17 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;
- the registered owner of Lots 1605 RP and 1606 in D.D. 17 has applied for Short Term Waiver (STW) for a temporary eating place as approved by the Town Planning Board (the Board) with a total built-over area of not exceeding 70m². An offer of STW has been issued and is pending acceptance by the lot owner;
- according to applicant's prevailing proposal, a total floor area of 74.5m² is applied as different from previous approval by the Board and the proposed STW. It is noted from a site inspection that the structure concerned is an electric box which has been erected on the Site. Besides, a temporary structure was found erected on the Site (**Appendix IVa**) which was not included in the application nor covered by the proposed STW. Unless the structures are covered by a valid approval under lease, it is a breach of lease conditions. LandsD reserves the rights to take necessary lease enforcement action against the breaches. The applicant should provide photo to demonstrate the temporary structure concerned is self-demolished;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- his advisory comments are set out at **Appendix IV**.

2. Transport

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

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

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

- no adverse comment on the application; and

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

3. Landscape

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

- no adverse comment on the application from 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 village houses, temporary structures, vacant land and clusters of trees. The applied use is considered not incompatible with the landscape character of its surroundings;
- according to the site photos taken on 12.11.2024 and 15.11.2024, the Site is covered by temporary structures and vegetation. Some existing trees are observed within the application site. No plan showing the layout of applied temporary structure or landscape treatment is provided. According to the Application Form, no tree felling is required. Significant adverse landscape impact on the existing landscape resources arising from the applied use is not anticipated; and
- her advisory comment is set out at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- no substantiated environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are set out at **Appendix IV**.

5. Nature Conservation

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

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

6. Drainage

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

- approval conditions on (i) maintenance of existing drainage facilities all the times during

the approval period to ensure that it will not cause adverse drainage impact to the adjacent areas; and (ii) submission of records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services and the Town Planning Board are recommended; and

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

7. 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**.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, 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 five structures applied 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 Buildings 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**.

9. Food and Environmental Hygiene

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

- According to the Food and Environmental Hygiene Department's office record, there is a valid Light Refreshment Restaurant (LRR) Licence within the Site. The concerned LRR bearing shop sign of "CHEERS DAYS 茲心地" at portion of Lots 1605RP and 1606 in D.D. 17, Lo Tsz Tin Tsuen, Ting Kok Road, Tai Po, New Territories (validity from 13.4.2024 to 12.4.2025). The licensee is Mr. CHUNG Kwai Fong. Currently there is no outside seating accommodation application at the subject address;
- no adverse comment on 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 Engineer/Construction, Water Supplies Department (CE/C, WSD);
- 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 prevailing proposal, a total floor area of 74.5m² is applied as different from previous approval by the Town Planning Board (the Board) and the proposed Short Term Wavier (STW). It is noted from a site inspection that the structure concerned is an electric box which has been erected on the Site. Besides, a temporary structure was found erected on the Site (**Appendix IVa**) which was not included in the application nor covered by the proposed STW. Unless the structures are covered by a valid approval under lease, it is a breach of lease conditions. LandsD reserves the rights to take necessary lease enforcement action against the breaches. The applicant should provide photo to demonstrate the temporary structure concerned is self-demolished;
 - (ii) the lot owner shall apply to his office for STW or modification of the STW conditions, where appropriate. The application for STW or modification of STW 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 applied use is temporary in nature, only erection of temporary structures will be considered;
 - (iii) the applicant should employ an Authorized Land Surveyor to ensure the structures falling within the Site;
 - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
 - (v) it is the responsibility of the applicant to obtain prior approval from relevant departments in operating the eating place;
- (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 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 to 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 to Ting Kok Road;
- (d) 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;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to:
 - (i) follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP)” to minimize any potential environmental nuisance;
 - (ii) carry out pollution abatement measures in relevant Guidelines, including “Control of Oily Fume and Cooking Odour from Restaurant and Food Business”;
 - (iii) strictly observe and comply with relevant environmental pollution control ordinances (including Noise Control Ordinance and Air Pollution Control Ordinance); and
 - (iv) 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 from the applied use;
- (f) to note the comment of the Director of Agriculture, Fisheries and Conservation (DAFC) that there is a stream course to the west of the Site. The applicant is advised to follow Buildings Department Practice Note for Authorised Persons and Registered Structural Engineers No. ADV-27 “Protection of natural streams/rivers from adverse impacts arising from construction works”, in particular Appendix B “Guidelines on Developing Precautionary Measures during the Construction Stage”, so as to avoid disturbance to the stream and causing water pollution;
- (g) 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 Sites, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings to be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence 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/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;
 - (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Appendix IVb** for ease of reference; 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 lots or on Government land (where required) outside the Site;

(h) 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;

(i) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department (CBS/NTW, BD) that:

- (i) 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;
- (ii) 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;
- (iii) for unauthorized building works (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;
- (iv) 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
- (v) the applicant's attention is also drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water and requirements of septic tanks respectively;
- (vi) if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

(vii) detailed checking under the BO will be carried out at building plan submission stage; and

(j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

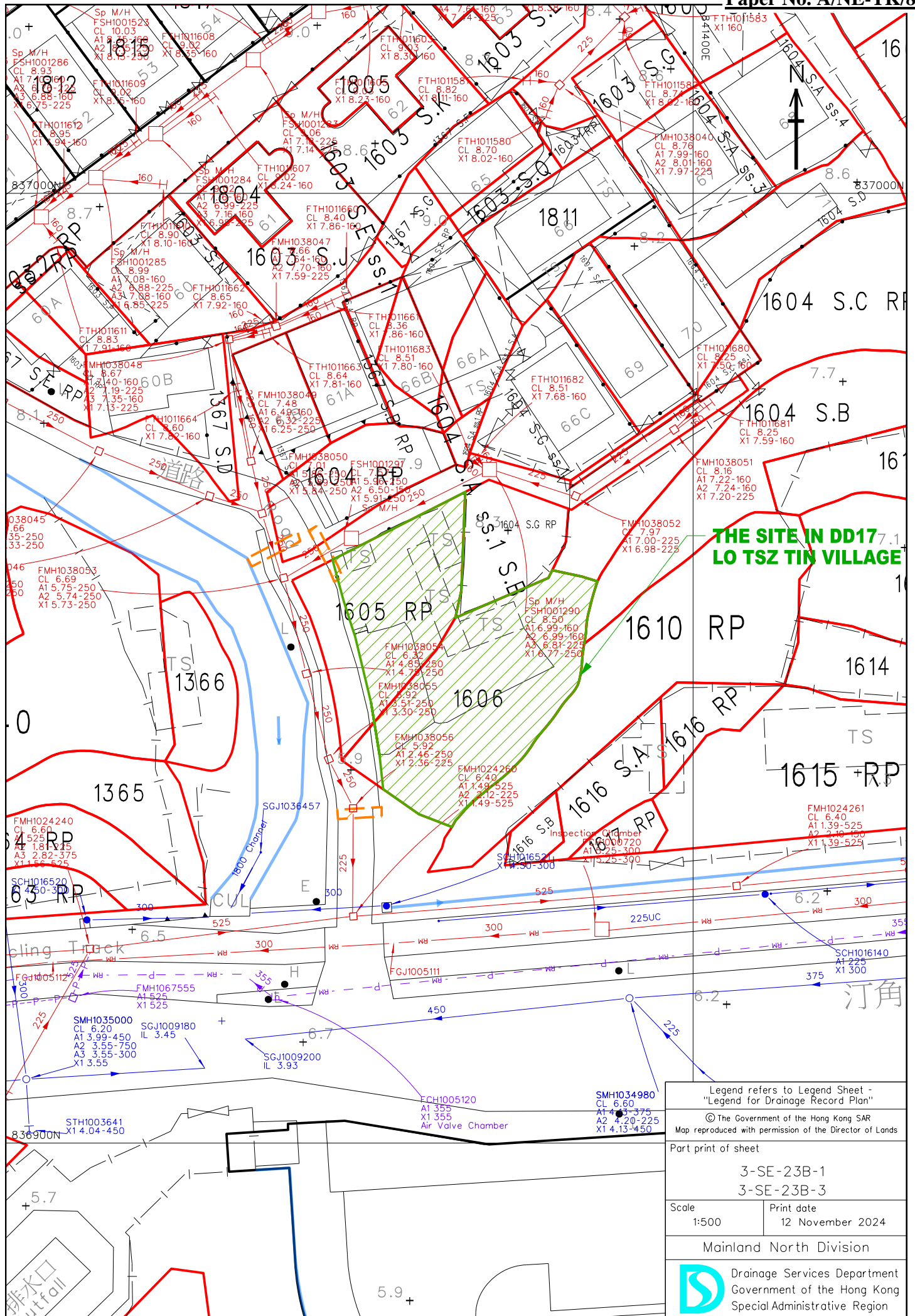
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant

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 food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, LandsD, 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) when a restaurant licensee/licence applicant wishes to use any open area as outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences. An OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare; and
 - (3) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the applied eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity.
- (ii) 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 PPE Licence (or Temporary PPE 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.
- (iii) no FEHD's facilities will be affected.

Appendix I





就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

241203-174025-96925

Reference Number:

提交限期

03/12/2024

Deadline for submission:

提交日期及時間

03/12/2024 17:40:25

Date and time of submission:

有關的規劃申請編號

A/NE-TK/828

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Lo Tsz tin

Name of person making this comment:

意見詳情

Details of the Comment :

致環保署，

有關申請檔案編號A/NE-TK/828

作為一個居住於蘆慈田多年街坊現在作出嚴重反對以上申請，有以下原因

申請以上檔案的申請人已在此位置的貨櫃內經營食肆數年，最近改為BBQ亦已開業，人數非常擠擁，此地點旁亦是一申請人經營停車場（未知是否合法），假日經常有車堵塞路口及人來人往，滋擾平靜鄉郊地方

查看申請人Propose露天茶座44人，似乎同現在經營完全不相同，人數一定係多於此數目，假日有數倍以上，加上經營燒烤場炭味及煙火非常之騷擾居民。

每日燈光非常耀眼，燈火通明至半夜，亦開大喇叭放音樂，假日尤其嚴重非常滋擾及有餐廳內多人會圍在路邊吸煙及大聲笑，對於路過及回家感到非常不安心，寧靜村莊變為娛樂場所。

蘆慈田村以往是非常寧靜及休閒地方，但已有多個燒烤場（同信，巴希雅……）在附近，假日煙霧瀰漫碳味非常濃，其實影響健康希望環保處會真係正視環境衛生問題。

有關申請檔案地點相當近居民是否適合燒烤場，每日釋放碳濃度煙霧，是否對身體有問題呢？懇請環保署認真檢視。

本人係無意之中見到有張海報先知道此燒烤場要入文件環保署申請臨時食肆，但檔案申請人已開業多年做飲食，最近改為燒烤場，所以我都唔明白現在是否合法經營。真係希望環保處認真處理及檢視實際環境是否適合。

謝謝

遺憾未能提供個人資料由於資料因不能外洩，恐怕受申請人滋擾投訴居民