

2021年 12月 1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。

Appendix I of RNTPC
Paper No. A/NE-YTT/2

This document is received on - 1 DEC 2021.
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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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-YIT/2
	Date Received 收到日期	1 DEC 2021

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

LAM CHUN CHEUNG

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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)	LOT 70 (PART) IN D.D. 27, AND ADJOINING GOVERNMENT LAND, YIM TIN TSAI, TAI PO, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,672 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 54.76 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)	1,172 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED YIM TIN TSAI AND MA SHI CHAU OUTLINE ZONING PLAN ("OZP") NO. S/NE-YTT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"RESIDENTIAL (GROUP D)" AND "GOVERNMENT, INSTITUTION AND COMMUNITY"
(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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
16/11/2021 (DD/MM/YYYY)[&] (請見夾附的通知副本)
於 16/11/2021 (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 16/11/2021 (DD/MM/YYYY)[&]
於 16/11/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&] (請見夾附由郵局發出的收條)。

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	“TEMPORARY EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF AN EXISTING RESTAURANT) AND ANCILLARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLES)” (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1,617.24 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 54.76 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4
Proposed domestic floor area 擬議住用樓面面積	..... NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 54.76 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 54.76 .....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) PLEASE REFER TO APPENDIX 4 OF THE PLANNING STATEMENT	
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	..... 18
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

. FROM 10 A.M. TO 11 P.M. DAILY (FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS)

(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))
	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)

(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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

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 an application to the Board 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

ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR 董事

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

18 NOV 2021

Date 日期

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 70(PART) IN DD 27 AND ADJOINING GOVERNMENT LAND, YIM TIN TSAI, TAI PO, NEW TERRITORIES.
Site area 地盤面積	1,672 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,172 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED YIM TIN TSAI AND MA SHI CHAU OUTLINE ZONING PLAN ("OZP") NO. S/NE-YTT/2
Zoning 地帶	"RESIDENTIAL (GROUP D)" AND "GOVERNMENT, INSTITUTION AND COMMUNITY"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	"TEMPORARY EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF AN EXISTING RESTAURANT) AND ANCILLARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLES)"

(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	54.76sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.033 <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	4	
(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	2.5 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	3.28 % <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		18
	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) _____ _____		18 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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) _____ _____		NIL NIL NIL NIL NIL

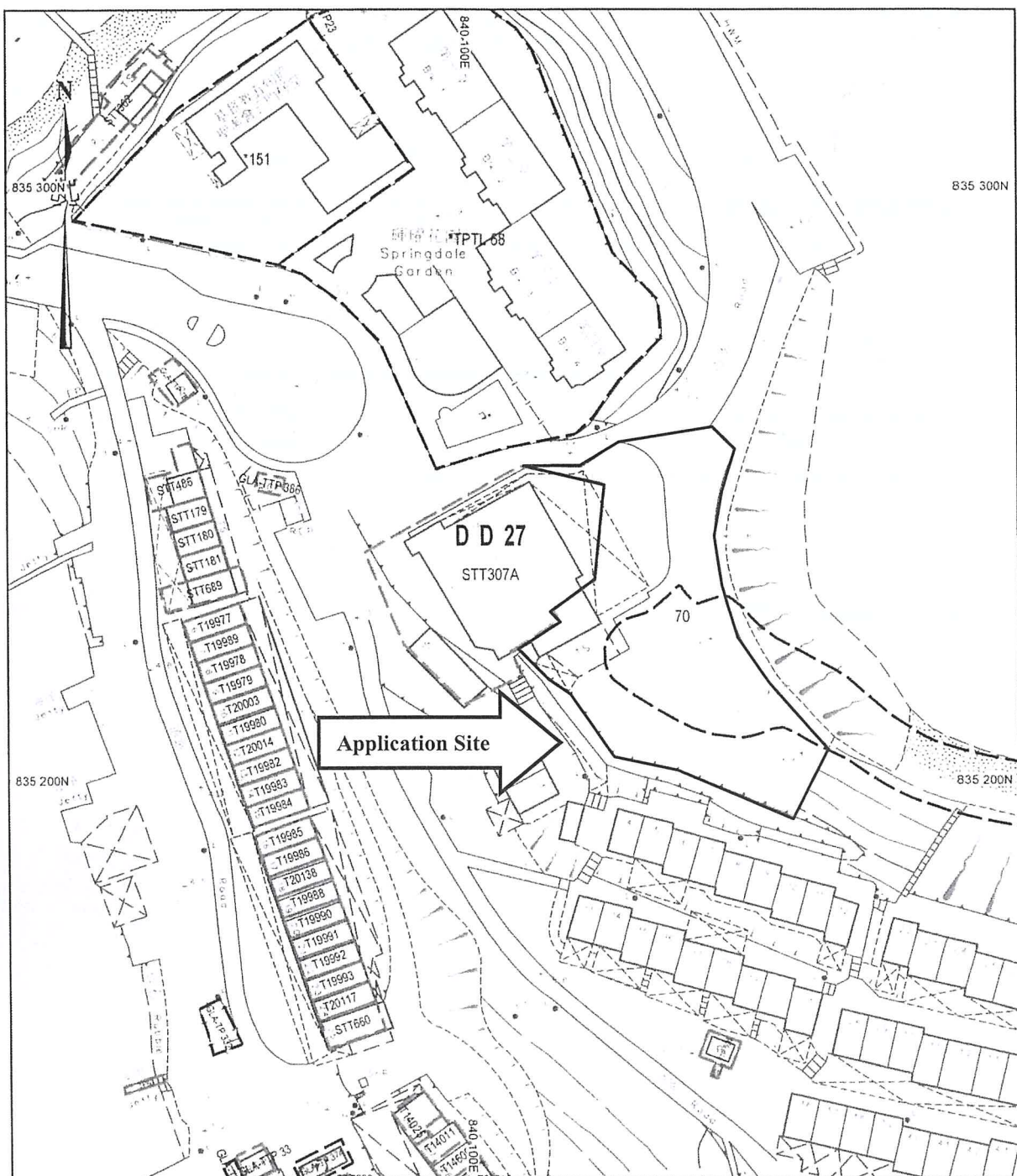
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input checked="" 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"/>
<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。

PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Locality :

Lot Index Plan No. : ags_S00000074594_0001

District Survey Office : Land Information Centre

Date : 31-May-2021

Reference No. : 7-NE-2D

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SMO-P01 20210531142932 10

摘要說明：本地段索引圖在其背景的地形圖上顯示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府場地、短期租約的地地，以及其他作爲准用途的土地。請注意：(1) 本索引圖上的資料會按不時更新而不作事先通知；(2) 索引圖的更新或會受後於有關資料的實際變更，以及(3) 本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

For Identification Only

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: TP/TPN/2487A/L02

3 December 2021

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

By Post and Fax (2877-0245)

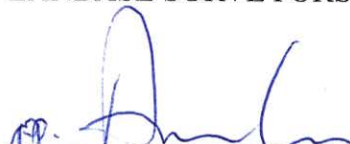
Dear Sir/Madam,

Planning Application for
A "Temporary Eating Place (Outside Seating Accommodation of an Existing
Restaurant) and Ancillary Public Vehicle Park (excluding Container Vehicles)"
for a Period of Three Years
Lot 70 (Part) in D.D. 27 and adjoining Government Land
Yim Tin Tsai, Tai Po, New Territories
(Planning Application No. A/NE/YTT/2)

We refer to the captioned planning application.

We would like to provide herewith a revised layout plan for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.
DPO/ST, TP&N (Attn.: Ms. Sylvia Lo By Email)

Our Ref.: TP/TPN/2487A/L03

8 December 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

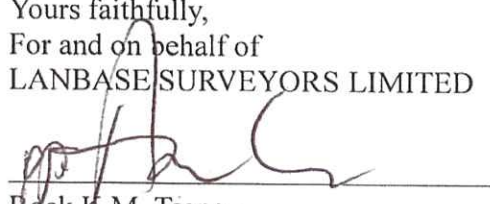
**Planning Application for
A "Temporary Eating Place (Outside Seating Accommodation of an Existing
Restaurant) and Ancillary Public Vehicle Park (excluding Container Vehicles)"
for a Period of Three Years
Lot 70 (Part) in D.D. 27 and adjoining Government Land
Yim Tin Tsai, Tai Po, New Territories
(Planning Application No. A/NE-YTT/2)**

We refer to the captioned planning application.

We would like to clarify the applied use is "Temporary Eating Place (Outside Seating Accommodation of an Existing Restaurant) and Ancillary Vehicle Park (excluding Container Vehicles)". A set of revised Executive Summary and relevant pages of the application form is also provided herewith for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.
DPO/ST, TP&N (Attn.: Ms. Sylvia Lo

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

EXECUTIVE SUMMARY

The Application Site ("the Site") comprises Lot 70 (Part) in D.D. 27 and adjoining Government Land, Yim Tin Tsai, Tai Po, New Territories. It is located at about 20m south of Springdale Garden. The Site is applied for "Temporary Eating Place (Outside Seating Accommodation of an Existing Restaurant) and Ancillary Vehicle Park (excluding Container Vehicles)" uses for a period of 3 years. The Site has an area of about 1,672m², including Government Land of about 1,172m².

In accordance with the Approved Yim Tin Tsai and Ma Shi Chau Outline Zoning Plan ("OZP") No. S/NE-YTT/2 gazetted on 21.8.2015, the Site falls within an area zoned "Residential (Group D)" ("R(D)") and "Government, Institution or Community" ("G/IC"). A planning permission is required from the Town Planning Board ("the Board") for the proposed "Temporary Eating Place (Outside Seating Accommodation of an Existing Restaurant) and Ancillary Vehicle Park (excluding Container Vehicles)" uses.

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the Planning Intention; 2) In Support of the Existing Restaurant; 3) Compatible with the Surrounding Land Uses; 4) No Adverse Visual Impact; 5) No Adverse Environmental Impact; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界大埔鹽田仔丈量約份 27 約地段第 70 號(部份)及毗鄰政府土地。申請場地位於暉曜花園南面約 20 米。現申請用作三年「臨時食肆(現有餐廳戶外座位區)及附屬停車場(貨櫃車除外)」用途。申請地段佔地約 1,672 平方米，包括政府土地約 1,172 平方米。

是項申請地段位於鹽田仔及馬屎洲分區計劃大綱核准圖編號 S/NE-YTT/2(於 2015 年 8 月 21 日發表)內之「住宅(丁類)」及「政府、機構或社區」地帶。現擬議的「臨時食肆(現有餐廳戶外座位區)及附屬停車場(貨櫃車除外)」用途，需要先向城市規劃委員會申請規劃許可。

是項申請的理由如下：1)無違反規劃意向；2)支援現有餐廳；3)與附近的土地用途相融；4)沒有對視覺造成不良影響；5)沒有對環境造成不良影響；及 6)沒有對交通造成不良影響。

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	"TEMPORARY EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF AN EXISTING RESTAURANT) AND ANCILLARY VEHICLE PARK (EXCLUDING CONTAINER VEHICLES)" (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1,617.24 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 54.76 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4
Proposed domestic floor area 擬議住用樓面面積	..... NIL .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 54.76 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 54.76 .....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) PLEASE REFER TO APPENDIX 4 OF THE PLANNING STATEMENT	
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	..... 18
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 旅遊巴士車位	.....
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)	.....

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 70(PART) IN DD 27 AND ADJOINING GOVERNMENT LAND, YIM TIN TSAI, TAI PO, NEW TERRITORIES.
Site area 地盤面積	1,672 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,172 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED YIM TIN TSAI AND MA SHI CHAU OUTLINE ZONING PLAN ("OZP") NO. S/NE-YTT/2
Zoning 地帶	"RESIDENTIAL (GROUP D)" AND "GOVERNMENT, INSTITUTION AND COMMUNITY"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	"TEMPORARY EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF AN EXISTING RESTAURANT) AND ANCILLARY VEHICLE PARK (EXCLUDING CONTAINER VEHICLES)"



宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1860 Fax: (852) 2739 1913 Email: info@lanbase.com.hk
香港九龍尖沙咀彌敦道9號海運大廈9樓
Estate Agent Licence (Company) No. C006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: TP/TPN/2487A/L07

20 January 2022

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

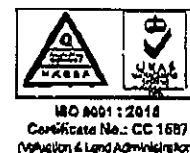
**Planning Application for
A "Temporary Eating Place (Outside Seating Accommodation of an Existing Restaurant) and
Ancillary Public Vehicle Park (excluding Container Vehicles)"
for a Period of Three Years
Lot 70 (Part) in D.D. 27 and adjoining Government Land
Yim Tin Tsai, Tai Po, New Territories
(Planning Application No. A/NE-YTT/2)**

We refer to the captioned planning application.

We would like to supersede our previous letters (Ref.: TP/TPN/2487A/L05 and TP/TPN/2487A/L06)
dated 5 January 2022 and 20 January 2022 respectively to provide herewith a set of
"Response-to-Comments" ("R-to-C") for submission and clarify the followings:

- (1) There is a built-over platform (no shelter) of about 470m² on the Site, as shown on the Revised Layout Plan in the attached;
- (2) The proposed 4 nos. of 4-sided open-ended shelters would be placed on the Site everyday and would not be removed at night;
- (3) The existing removable containers are not included in the Application; and
- (4) The current parking situation:
 - 2 private car parking spaces are required for staff;
 - during the peak hours of lunch time in weekdays, all tables (about 20 tables) would be occupied and there would be around 2/3 of the customers (around 14 tables) would drive (i.e. 1 car per table) and the remaining 1/3 of the customers would reach the restaurant by public transports and walking;
 - as same as weekdays, during the peak hours of lunch time in weekends and public holidays, all tables (about 20 tables) would be occupied. However, the customer's parking demand would increase to 18 which arises from additional hikers and bikers even though most of them would reach the restaurant by public transport and bicycles. Therefore, the two private car parking spaces for staff would be released for the customers during weekends and public holidays; and

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS MRICS APS(GP)

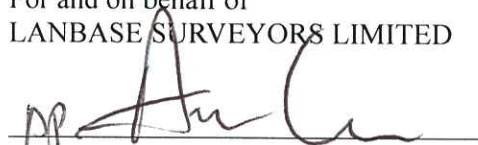


Our Ref.: TP/TPN/2487A/L07

- as the piece of government land within the proposed site boundary currently is not under managed by the existing restaurant, some car parking are not from the customers of the restaurant but mostly from the travellers who make use of the nearby pier to take boats to the fishing rafts.

Should you have queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.
DPO/ST, TP&N (Attn.: Mr. Harris Liu By Email)

Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Mr. Issac Chan at 2399-2406)	
(1)	<p>The applicant shall justify if 18 car parking spaces are adequate for the development, taking into account of the operation mode and remote location of the site.</p>	<p>The proposed outside seating accommodation and the existing restaurant adjoining to the application site would provide about 40 tables (about 20 tables in outdoor area) serving the customers. The proposed number of car parking spaces would increase from 18 to 28 to cope with the demand from additional customers arising from additional 20 tables.</p> <p>According to the operator's proposal,</p> <ul style="list-style-type: none"> ● 2 private car parking spaces would be reserved for staff; ● as same as the current situation, during the peak hours of lunch time in weekdays, only 20 tables would be occupied and there would be around 2/3 of the customers (around 14 tables) would drive (i.e. 1 car per table) and the remaining 1/3 of the customers would reach the restaurant by public transports and walking; and ● during the peak hours of lunch time in weekends and public holidays, all tables (40 nos.) would be occupied due to additional visitors (additional 20 nos. of tables on top of the weekday customers) arising from the hikers and bikers. Although most of them would reach the restaurant by public transport and bicycles, the parking demand would increase. Therefore, it is proposed to provide additional

		<p>10 nos. of car parking spaces in the application (see the Revised Layout Plan in the attached) and the reserved 2 private car parking spaces for staff would be released for the customers during weekends and public holidays for cope with the additional parking demand in the weekends and public holidays.</p>
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Detailed Departmental Comments

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

- (a) no trees on government land (GL) should be interfered with unless prior approval is obtained from LandsD. The maintenance and management responsibility of the existing village access and footpath leading to the Site on GL and any other GL leading to the Site should be sorted out with relevant departments, prior to making use of them for access and footpath purposes. Furthermore, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD.

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

- (a) if a restaurant licensee wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, the restaurant licensee should take note 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 his approval 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;
- (b) the operation of the eating place must not cause any environmental nuisance to the surrounding areas. The refuse generated by the eating place is regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at his expense; and
- (c) if the proposal involves any commercial/ trading activities, 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 the commercial/trading activities, the applicant should handle on their own/ at their expenses.

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

- (a) if the existing structures are erected on leased land without the approval and consent of the Building Authority (BA) or not carried out under the simplified requirement under the Minor Works Control System, they are unauthorized building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- (b) any structures should not obstruct the exit routes, means of access for firefighting and rescue and barrier free access of the adjoining building under the Code of Practice for Fire Safety in Buildings 2011 and Building (Planning) Regulation (B(P)R) 41;
- (c) if the proposed use is subject to the issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purpose are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (d) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under BO;

- (e) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with BO;
- (f) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided in accordance with B(P)R 41D. If the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
- (g) the applicant may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008; and
- (h) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.

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

參考編號

Reference Number:

211222-151006-86033

提交限期

Deadline for submission:

31/12/2021

提交日期及時間

Date and time of submission:

22/12/2021 15:10:06

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-YTT/2

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。



大埔鄉事委員會 TAI PO RURAL COMMITTEE

5-2

本會檔號：22-162

香港北角渣華道 333 號北角政府合署 15 樓

敬啟者：



新界大埔鹽田仔丈量約份 27 約地段第 70 號(部份)及毗鄰
政府土地規劃申請為期三年的「臨時食肆(餐廳戶外座位區)
及附屬停車場(貨櫃車除外)」申請編號：A/NE-YTT/2

從規劃署 2021 年 12 月 9 日法定通知悉，有關申請在 DD27 第 70 號地段毗鄰政府土地用作三年臨時食肆(餐廳戶外座位區)及附屬停車場(貨櫃車除外)用途，向城市規劃委員會申請規劃許可，本會支持上述申請，理由如下：

1. 提出申請的食肆已存在數十年，為附近居民包括大埔工業邨、比華利山屋苑、教育大學、慈山寺及附近三門仔新村和聯益漁村等提供美食，環境舒適，一直深受顧客歡迎；
2. 政府近年積極提倡單車運動，推動本地遊以帶動本土經濟，有見連接新界西北及新界東北之單車徑(三門仔伸延部分)工程將於 2022 年年底落成啓用，相信屆時必然吸引大量遊客。為舒緩該區遊客對食肆的渴求，上述申請不但可增加現有食肆的座位，也能解決該區居民和遊客對食肆的需求；
3. 上述申請位置與民居保持一定的距離，並不會對環境及交通造成不良的影響。

就上述規劃申請，本會予以支持，現特函 貴會，祈請各位委員在審議上述申請時，予以批准為盼。專此函達，祈為批核！

此致
城市規劃委員會秘書處

大埔鄉事委員會主 席：林奕權
副主席：陳笑權
張國棟




二〇二一年十二月二十八日

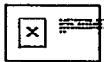
寄件者: [REDACTED]
寄件日期: 2021年12月30日星期四 13:39
收件者: tpbpd@pland.gov.hk
副本: [REDACTED]
主旨: 暉曜花園業主立案法團就規劃申請編號A/NE-YTT/2的反對書及暉曜花園業主反對意見書

致: 城市規劃委員會秘書

就規劃申請編號 A/NE-YTT/2, 暉曜花園業主立案法團現作出強烈反對, 現附上暉曜花園業主立案法團的反對書及暉曜花園業主反對意見書, 敬希貴會能考慮我方的意見, 終止有關申請, 如有任何查詢及回覆, 請電郵或致電 [REDACTED] 與鄧先生聯絡, 煩請跟進, 感謝貴會的協助!

暉曜花園業主立案法團

 暉曜花園業主立案法團就規劃申請編號 A/NE-YTT2 的反對書及業主反對書.tif



无病毒。 www.avg.com

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署的

樓傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax : 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-YTT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

有關新界大埔鹽田仔丈量約份第 27 約地段第70 號（部分）及毗連政府土地（為期 3 年）申請編號 A/NE-YTT/2

暉曜花園*業主立案法團，**強烈反對**有關的規劃申請，理由如下：

1) 非法佔用政府土地

- (a) 請看圖[1]: 申請地點(B)及(C)和旁邊另一塊土地(A)，多年來一直被人用作「皇朝漁苑」酒家戶外食肆用途及其專用停車場。相信申請地點及旁邊的土地(A)、(B)及(C)其實一直長期被非法佔用，作戶外食肆及酒家專用停車場。
- (b) 申請人在申請地點(B)，已興建魚池及圍欄，加建簷蓬，並鋪上地磚，擺放枱、椅、太陽傘等戶外食肆設施(圖[2][3])，建造的圍欄(圖[4])，用作「皇朝漁苑」酒家戶外食肆用途。
- (c) 申請人已在申請地點(C)，佔用為「皇朝漁苑」酒家專用停車場，可容納十多輛車(圖[5] - [10])。

- (d) 地點(A)現場已被用作「皇朝漁苑」酒家戶外食肆用途，擺放多張枱檯(圖[11] - [13])。

如果申請地點(B)及(C)和旁邊另一塊土地(A)確實是被非法佔用，批准該申請是鼓勵並支持申請者繼續非法佔用政府土地。

除了拒絕該申請，有關政府部門應檢控相關人士，並採取行動收回該兩塊土地，免被逆權侵佔，使公共財產受損。

2) 嚴重交通擠塞問題 (與附近土地用途極為不相融)

三門仔路近巴士總站，每逢假日午飯時間，食客車輛例必大排長龍等待駛入皇朝漁苑停車場，即申請地點(C)，造成近食肆的三門仔路迴旋處一帶嚴重交通擠塞(圖[14] - [17])，某些無人駕駛車輛甚至停泊在巴士站內(圖[18])。假日交通警察奉召到該處指揮交通，驅趕排隊入食肆造成交通擠塞的車輛，及檢控違例泊車，已經是必然發生的事情。加上假日有愈來愈多遊人到三門仔郊遊及出海閒釣，通過該申請必然會使交通擠塞問題持續及惡化。

3) 違法泊車問題

皇朝漁苑為高檔食肆，並非服務附近漁村或屋苑顧客，其主要顧客均為區外人士駕車光顧。因其本身停車場車位不足，酒樓方面僱有專人，於假日指示車輛在本屋苑附近四處違法泊車，嚴重影響屋苑住戶車輛乃至巴士、小巴出入，有警察到場時，該專人才會指示違泊車輛離開，通過該申請是鼓勵這些非法行為持續。

4) 環境噪音問題 (與附近土地用途極為不相融)

- (a) 「皇朝漁苑」酒家營運時間為每日上午 6 時至晚上 11 時。但該處附近皆有民居，毗鄰聯益漁村及暉曜花園，距離暉曜花園第四座更只有不足10米，通過該申請，讓該處繼續作為戶外食肆，必然會製造噪音影響鄰近居民。

- (b) 過往酒樓時有安排在申請地點(B)及旁邊戶外食肆(A)，供團體聚餐聯

歡飲宴，並有唱歌表演、卡拉OK等節目，更會使用揚聲器。因為是戶外場地，對附近住戶造成極大滋擾，本屋苑亦曾有業主就該食肆在午夜11時後噪音滋擾的報警求助紀錄。

- (c) 申請地點(C) 為現今已經被霸佔為「皇朝漁苑」酒家其專用停車場，通往停車場的通道，就在本居苑外牆旁邊，對本屋苑住戶造成極大噪音滋擾及空氣污染。

5) 環境衛生問題 (與附近土地用途極為不相融)

「皇朝漁苑」酒家本身造成的垃圾及廚餘，會堆放於酒家附近巴士總站旁垃圾站，而該垃圾站主要為給附近民居使用。現在，尤其是假日過後，酒家堆放於該垃圾站的廢物廚餘，對附近居民造成嚴重環境衛生和臭氣問題。通過該申請，會使環境衛生和臭氣問題惡化，對附近居民健康構成嚴重威脅。

6) 危害附近天然環境及自然生態、污染海水及海旁泥土 (與附近土地用途極為不相融)

三門仔為自然保育區，鄰近馬屎洲地質公園，前臨船灣海，是珍貴的紅樹林和鷺鳥棲息地。該戶外食肆部份，會將污水直接倒出路面(圖[19]-[21])，流入對開斜坡，而斜坡外便是紅樹林及和鷺鳥棲息地。污水每日污染紅樹林所在的泥土及海洋，造成海水及泥土污染，嚴重危害附近生態。

7) 光污染及不良視覺問題

申請地點(B)(C)及旁邊的另一相信也是政府的土地(A)，現在已經是「皇朝漁苑」酒家的一部份，晚上會開霓虹燈及強燈照明。如果用作團體聯歡聚餐飲宴等，更會打大光燈進行。該處離開暉曜花園第四座只有不足10米，光污染嚴重影響屋苑住戶。

8) 火警風險問題

酒家加添戶外部份，增加火警危險。

9) 違反公眾利益

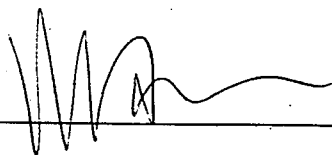
基於上述理由，批准該申請必定會助長違法行為，對鄰近居民造成極大滋擾，破壞環境，嚴重抵融附近土地用途，危害附近珍貴自然生態，違反公眾利益，懇請城規會否決該申請。

(*暉曜花園共有四座二十一一個住戶，毗鄰該申請地點，由屋苑步行至該申請地點不用15秒。)

「提意見人」姓名／名稱 Name of person/company making this comment

暉曜花園業主立案法團

簽署 Signature



(法團主席李光臨)



日期 Date

30-12-2021

圖[11]



申請地點
Application Site

A - 非申請地點部份。但申請人曾於 2020 年向城規會申請向政府租用此地點。其後又撤回申請。申請人現時已經把 A 地點用作「皇朝漁苑」酒樓的有蓋戶外食肆用途。

B - 申請地點部份。但申請人現時已經把 B 地點用作「皇朝漁苑」酒樓的戶外食肆用途。

C - 申請地點部份。但申請人現時已經把 C 地點用作「皇朝漁苑」酒樓的專用停車場。

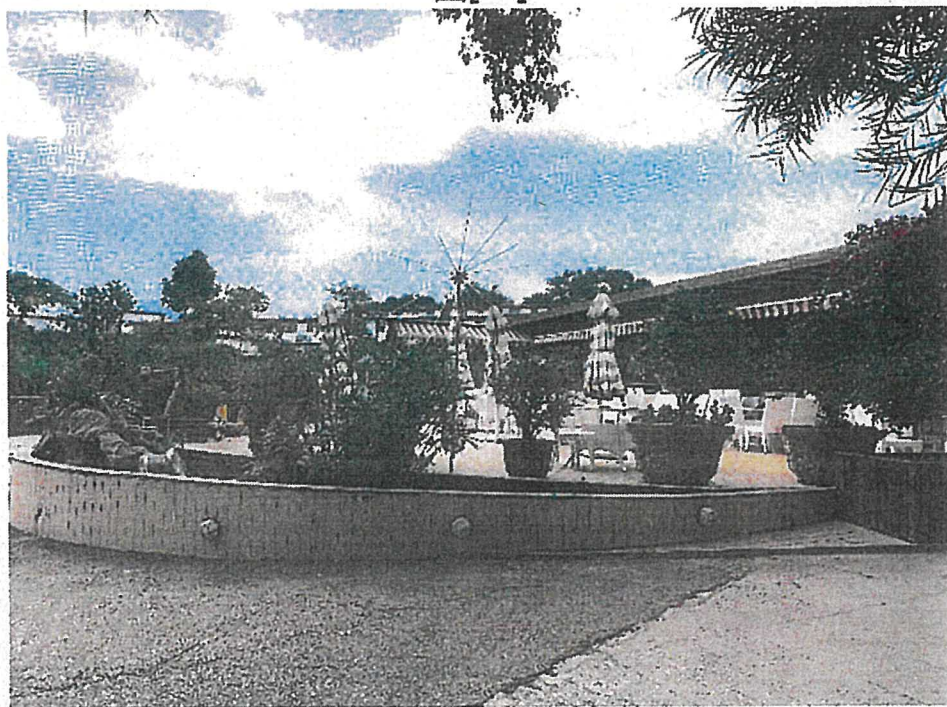
平面圖 SITE PLAN

本摘要圖於2021年12月6日擬備，
所根據的資料為測量圖編號
7-NE-2D
EXTRACT PLAN PREPARED ON 6.12.2021
BASED ON SURVEY SHEET No.
7-NE-2D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-YTT/2

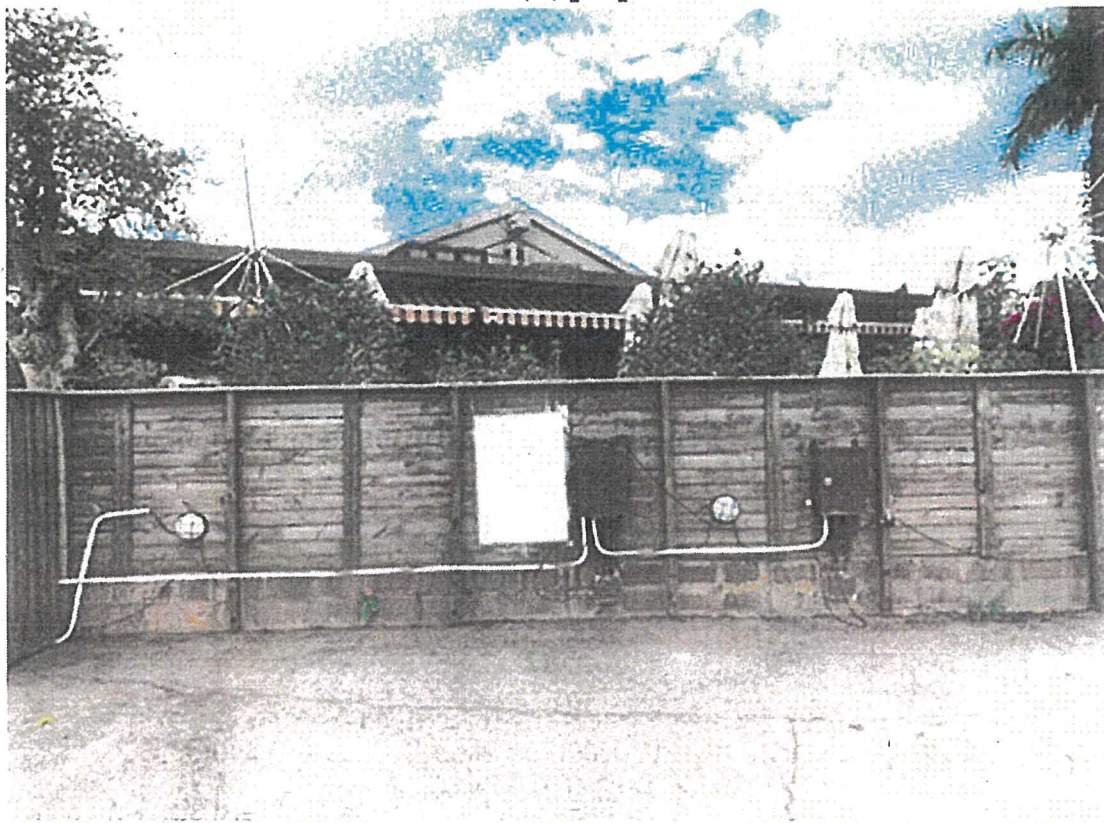
圖[2]



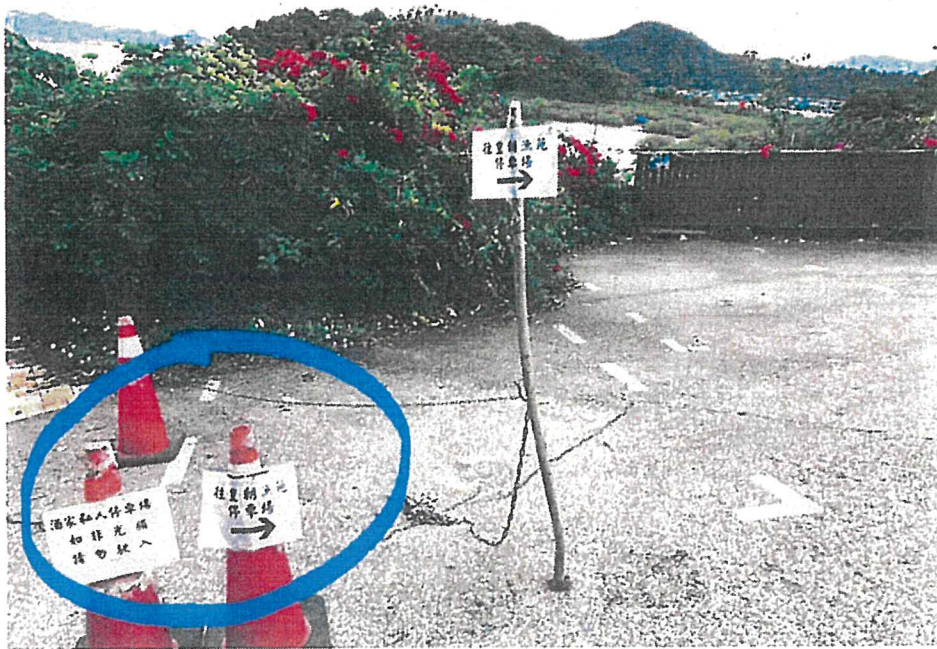
圖[3]



圖[4]



圖[5]



圖[6]



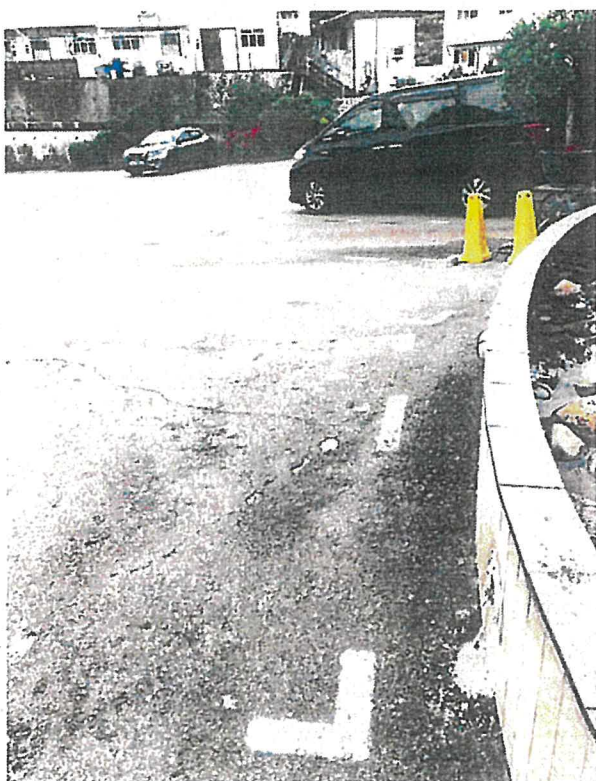
圖[7]



圖[8]



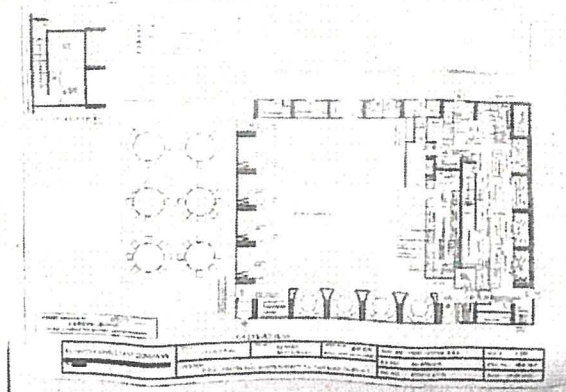
圖[9]



圖[10]



圖[11]



圖[12]



圖[13]



圖[14]



圖[15]



圖[16]



圖[17]



圖[18]

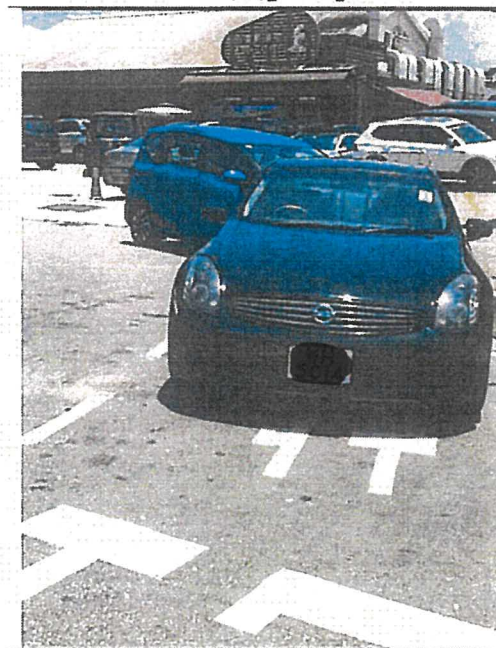


圖 [19]



圖 [20]



圖[21]



5-4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-YTT/2 諮詢事宜

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對食肆之申請建議，現有食肆已經為三門仔以至附近的交通帶來極大的困擾，每逢平日中午、週末及週日全日，光顧食肆的車輛經常阻塞本區之交通，不但阻塞本區（輝騰花園）之正門進出門口（唯一門口）以致住戶之車輛不能進出，更令其他交通工具如巴士、小巴未能暢行，為居民及市民帶來極大不便。我們甚感交通工具之司機經常須與執照警察才可以解決阻塞情況，大大影響日常生活。另外，受現時食肆之影響，本區之衛生情況已大不如前，老鼠、甲由出沒較以前為大。

現在的情況已經十分惡劣，本人不能想像一旦申請建議獲批准，情況更會加劇嚴重，本人堅決反對。

「提意見人」姓名／名稱 Name of person/company making this comment

Chan Ka Sau Tammy

簽署 Signature



日期 Date

30/12/2021

(27) (1)

5-5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-Y/T/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對

① 由於餐館經營引致大量車輛和外来人員進入附近地區，影響交通、環境和安全。

② 附近垃圾堆積。

③ 蟲鼠增多。

④ 噪音增多。

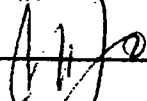
⑤ 十多年前的“聯益酒家”在擴充現時申請的戶對松栢位破壞的紅樹林，當時政府有關部門要求還原但至今未見做好。

⑥ 超出附近地區負荷，後患無窮。

「提意見人」姓名／名稱 Name of person/company making this comment

Ho Him Man

簽署 Signature



日期 Date

28/12/2021

⑦ 若然此處有官商勾結之舉。

3 (36) 3

5-6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-YTT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對

- 1) 會石致交通平壅堵塞，特別是因未連開車出門都有困難，而外來車輛經常橫不禮貌，不會禮讓
- 2) 頻次交通警來抄牌后不出五分鐘車輛又重來
- 3) 食肆噪音和遊人造成噪音嚴重
- 4) 十多歲前政府要求復原的江樹林未見復原
- 5) 起點本道負荷後患無窮

「提意見人」姓名／名稱 Name of person/company making this comment Mr. Lau簽署 Signature Wing-Ping日期 Date 28/12/2021

3,381 ✓

5-7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-YT/12

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

OBJECTIONOverload by Extra Traffic and People
totally out of Original design of City PlanSeriously Damage of Country Side EnvironmentToo much Garbage & noise generate「提意見人」姓名／名稱 Name of person/company making this comment Alan Ho簽署 Signature [Signature]日期 Date 28/12/2021

4 (30)

5-8

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates B/NE-Y/T/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請

嚴重違反原有規劃的意義

嚴重破壞安靜的鄉郊生活

嚴重違反基本法生活方式不變的承諾

大量違法車輛停泊引致交通嚴重阻塞

一直以來未有適當執法，只作警告

若然再增加可引致負荷，後患無窮 JLB

「提意見人」姓名／名稱 Name of person/company making this comment Y2 Ho簽署 Signature [Signature] 日期 Date 28/12/2021

(3) 36 4

5-9

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-YTT/2

意見詳情（如有需要，請另頁說明）

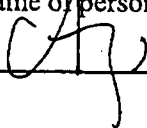
Details of the Comment (use separate sheet if necessary)

- ① 嘈音（附近不到數米是住宅）食店在露天酒家造成嘈音。
- ② 交通阻塞，周末周日食店車輛排長龍，阻塞三門仔路及屋苑大門。
- ③ 非法佔用政府土地，現時食店已經非法佔用申請地。
- ④ 污染保護區濕地。
- ⑤ 食店光污染嚴重。

「提意見人」姓名／名稱 Name of person/company making this comment

Yuk Yik

簽署 Signature



日期 Date

25.12.2021

5-10

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-YT/12

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

- ① 現有餐廳已經非法佔用本申請的政府土地，批准申請是將非法佔用合法化。
- ② 附近居住申請會造成噪音光污染 絕對與附近土地不相融。
- ③ 申請會對周圍造成光污染、噪音 與附近天然環境絕對造成不良影響。
- ④ 申請者現時的餐店已經染污附近地方 包括污水、噪音、空氣（由餐店廚房及到餐顧客的汽車）。
- ⑤ 附近已經因餐店顧客的車輛，造成交通阻塞 尤其在同未同日。

「提意見人」姓名／名稱 Name of person/company making this comment

Yung K.h. Chung

簽署 Signature



日期 Date

25.12.2021

5-11

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-YIT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請

塞車嚴重：假日食家乘車兩，一天團或互助團會員
旅遊車，會在教堂前及迴旋轉上落客旅遊巴會
適時離開，但等位食客不會離開的

煮食氣味會漂到屋苑。

「提意見人」姓名／名稱 Name of person/company making this comment 黎嘉豪

簽署 Signature

黎嘉豪

日期 Date

28.12.2021

(4) 3

5-12

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE - YTT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請。噪音：酒樓工作人員會叫客人移車，這個停車場
不可能加建。泊車及迴旋處大塞車，有客人等位入停車場，合共
其他車輛，如巴士、小巴、上村及下村有私家車的人
仕，也不能入村。

「提意見人」姓名／名稱 Name of person/company making this comment

梁思遠

簽署 Signature



日期 Date

26/12/2021

(4) 3

5-13

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE - Y77/2.

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請
噪音：間中有夜間包場 party 請來歌聲唱歌
音量大，寧靜的鄉郊生活，被吵

「提意見人」姓名／名稱 Name of person/company making this comment 梁思行

簽署 Signature [Signature] 日期 Date 27/12/2021

5-14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-YT1/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請
泊車問題：我們出入屋苑要等很久才可回家外
來客人多，泊車位不足，要在外面等位，假日有旅遊
巴士、三門仔郊遊團，巴士及郊遊巴士也塞在一起。

「提意見人」姓名／名稱 Name of person/company making this comment 梁恩昊

簽署 Signature [Signature] 日期 Date 27/12/2021

5-15

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NG-YT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請

戶外食肆：枱、椅、太陽傘已長期放在申請範圍內，
其意已是非法佔用公共地方。

害事嚴重

「提意見人」姓名／名稱 Name of person/company making this comment

梁國勝

簽署 Signature

日期 Date

28/12/2021

5-16

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/NE-YTT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

①有關申請嚴重影響交通：三門仔路的巴士總站，每逢週末及假日都經常因為皇朝漁苑的食客車輛大排長龍而塞死整個迴旋處一帶差不多每個週末也有巴士司機因為車輛阻塞而報警，貴處可向警方查詢紀錄，可見皇朝漁苑現在的規模已經管理不善，騷擾附近居民，若然再批出土地增加客量，三門仔一帶居民出入將嚴重受阻（本屋苑有時已因食客車輛阻塞門口，以致不能出入屋苑）。

②非法佔用政府土地：是次申請的土地規範圍本屬政府公地，但長年被申請人非法加建圍欄、簷蓬、更鋪地磚等以作食肆用途，如批出是次申請，等同鼓勵與助長申請人非法佔用政府土地。本屋苑居民一年前已提出反對，亦建議政府收回該兩塊土地，免被並權佔，令公共財產受損。

除以上原因，亦因為是次申請嚴重破壞環境衛生，構成嚴重噪音問題，危害三門仔一帶的自然保育區生態，因此本人及本屋苑強烈反對有關規劃申請。

「提意見人」姓名／名稱 Name of person/company making this comment Kwong Lam Lee

簽署 Signature

日期 Date 26.12.21

(412)

5-17

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/NE-YTT/2

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人強烈反對上述規劃申請理由：

1. 申請人疑非法佔用政府土地。請政府有關部門調查此事，如果屬實，請予以檢控。
2. 上述申請如獲批准，就會使三門仔路迴流外一帶交通擠塞問題更趨惡化。
3. 酒樓食客在申請地帶一帶舉辦活動時，強迫造成噪音，影響附近居民。
4. 本屋苑對開的垃圾站不設上蓋，附近居民及酒樓的垃圾廚餘堆放在垃圾站的垃圾桶，通常溢出，造成臭味及環境衛生問題，招致蛇虫鼠蚊的出現。

「提意見人」姓名／名稱 Name of person/company making this comment

黎林碧珠

簽署 Signature

P. E. Lim

日期 Date

24/12/2021

寄件者: [REDACTED]
寄件日期: 2021年12月31日星期五 1:23
收件者: tpbpd
主旨: A/NE-YTT/2 DD 27 Yim Tin Tsia GIC

A/NE-YTT/2

Lot 70 (Part) in D.D. 27 and adjoining Government Land, Yim Tin Tsai, Tai Po

Site area : About 1,672sq.m Includes Government Land of about 1,172sq.m

Zoning : "Res (Group D)" and "GIC"

Applied use : Outside Seating Accommodation of a Restaurant / 18 Vehicle Parking

Dear TPB Members,

This application is to legitimize an existing unapproved parking lot. Question is 'Has the applicant been using government land free of charge for many years'??

As the majority of the site is public land, there are no doubt many community uses the almost 1,200sq.ms could be put to. Members should question PlanD re the facilities available to residents.

Mary Mulvihill

寄件者: [REDACTED]
寄件日期: 2021年12月31日星期五 12:16
收件者: tpbpd@pland.gov.hk
主旨: 有關規劃申請編號 A/NE-YTT/2之意見書及支持信件
附件: ANE-YTT2.pdf

敬啟者:

附件為規劃申請編號 A/NE-YTT/2之意見書及支持信件，請查閱。

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

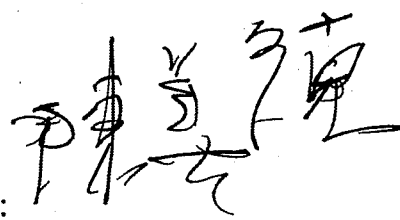
敬啟者：

新界大埔鹽田仔
丈量約份 27 約地段第 70 號(部份)及毗鄰政府土地
規劃申請作為期三年的
「臨時食肆(現有餐廳戶外座位區)及附屬公眾停車場(貨櫃車除外)」

由於大埔鹽田仔及三門仔附近範圍缺乏食肆，加上連接新界西北及新界東北之單車徑(三門仔伸延部分)已展開工程，並預計於 2022 年年底落成，屆時定必增加遊客及餐廳需求。上述申請不但可增加現有餐廳的座位，以應付本區居民及遊客對食肆的需要，而且其附屬停車場也可為食客提供泊車位置。

敬希城規會能批准上述申請。

謹呈
城市規劃委員會

簽署: 

姓名: 陳美德

聯益漁村漁民代表

日期: 2021 年 12 月 14 日



HOHG KONG KOWLOON

WORKERS' MUTUAL BENEVOLENT CORP, LTD.

c/o Room 504, 5/F., Premier Centre, 20 Cheung Shun Street, Cheung Sha Wan, Kowloon.

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

新界大埔鹽田仔
丈量約份 27 約地段第 70 號(部份)及毗鄰政府土地
規劃申請作為期三年的
「臨時食肆(現有餐廳戶外座位區)及附屬公眾停車場(貨櫃車除外)」

由於大埔鹽田仔及三門仔附近範圍缺乏食肆，加上連接新界西北及新界東北之單車徑(三門仔伸延部分)已展開工程，並預計於 2022 年年底落成，屆時定必增加遊客及餐廳需求。上述申請不但可增加現有餐廳的座位，以應付本區居民及遊客對食肆的需要，而且其附屬停車場也可為食客提供泊車位置。

敬希城規會能批准上述申請。

謹呈
城市規劃委員會

簽署：

姓名：陳煥芳

團體：香港九龍職工聯益會

職銜：主席

日期：28 DEC 2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人吳照光為聯益村漁民代表，全力支持上述規劃申請，
理由如下：
(一) 政府近年積極推動單車運動，鼓勵本地遊以帶動本地經濟，有見及此連接新界西北及東北之單車徑（三門仔伸延部份）工程將於2022年落成，相信屆時必吸引大量遊客到訪三門仔，為舒緩該區遊客對食肆之需求，上述申請不但可增加現有餐廳的座位，以應付本區居民和遊客對食肆之需求。
(二) 該申請並沒對環境和交通造成不良影響。

「提意見人」姓名/名稱 Name of person/company making this comment 吳照光

簽署 Signature

吳照光

日期 Date

2021-12-28

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人乃三門仔新村居民代表，全力支持上述規劃申請，

連接新界西北及東北之單車徑（三門仔伸延部份）

工程將於2022年完工，到時定必吸引大量遊人到訪。

上述申請可增加現有餐廳的座位，應付本區居民和

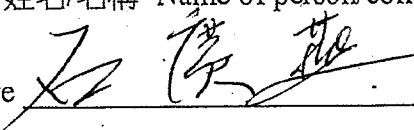
遊客對食肆的需要，且能為本村居民增加就業機會，

再者申請並沒有對環境和交通造成不良影響。

敬希城規會能批准上述申請。

「提意見人」姓名/名稱 Name of person/company making this comment 石廣燕

簽署 Signature



日期 Date

29-12-2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為三聯村新村民代表石繼華，全力支持上述規劃申請。

本村一直欠缺表群，且 2022 新單車徑即將落成，到時必吸引大量遊人到訪，上述申請可增加現有設施的座位，應付本區居民和訪客對座椅的需要。

「提意見人」姓名/名稱 Name of person/company making this comment

石繼華

簽署 Signature

石繼華

日期 Date

Dec 28 2021

5-24

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人何初三，乃三門仔新村漁民代表，熱烈支持上述規劃申請。
三門仔一區缺乏食肆，上述申請非但增加該餐館的座位，而且附設停車場可以提供泊車位，方便外來遊客用餐，亦能舒緩三門仔之交通，一舉兩得。

「提意見人」姓名/名稱 Name of person/company making this comment

何初三

簽署 Signature

何初三

日期 Date

30/12/2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人張志明，為三門仔新村居民代表，大力支持上
述規劃申請。張志明

本村一百欠缺床位，上述申請可增加該餐廳的座位，
且該餐廳環境優美，親近自然環境，實為三門仔觀和遊客
提供一個用餐好地方。停車場可以方便外來遊客用餐，
舒緩交通。

「提意見人」姓名/名稱 Name of person/company making this comment

張志明

簽署 Signature

張志明

日期 Date

29-12-2021

5-26

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人李少峰(船灣沙欄村居民代表)全力支持上述規劃申請，理由：

近年特區政府以「日日運動半個鐘 健康快樂人輕鬆」為口號，鼓勵不同年齡的市民恆常參與體育及體能活動，增強體質，預防疾病；騎自行車運動對內臟器官的耐力鍛鍊和增強全身耐力非常有效。連接新界西北及東北之單車徑(三門仔伸延部份)工程將於 2022 年落成，相信屆時必定吸引大量騎自行車的遊人到三門仔一帶觀光，為紓緩該區遊客對食肆的需求，上述申請不但可以增加現有餐廳的座位、以應付本區居民和遊客對食肆的需求，而且該申請也沒有對環境和交通造成不良影響。

「提意見人」姓名/名稱 Name of person/company making this comment

李少峰

簽署 Signature

李少峰

日期 Date 24-12-2021

5-27

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-YTT/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人李茂榮乃大埔船灣沙村原居民代表鑑於上述
規劃申請對該區帶來環境的改善及舒緩車輛泊位情況。同時
三門仔附近有馬屎洲旅遊景點並有單車徑，可以為遊客提供餐飲的方便
對本地遊起到積極的作用，故此，本人全力支持上述規劃申請

「提意見人」姓名/名稱 Name of person/company making this comment

李茂榮

簽署 Signature

李茂榮

日期 Date

24-12-2021

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

參考編號

Reference Number:

220207-144509-65243

提交限期

Deadline for submission:

18/02/2022

Seq 2
5-28

提交日期及時間

Date and time of submission:

07/02/2022 14:45:09

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-YTT/2

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 暉曜花園業主立案法團

意見詳情

Details of the Comment :

就申請人更改申請，將車位數目由18個增加至28個，本法團提出意見如下：

1. 本法團重申：我們強烈反對此申請，詳細理由請參閱本法團於2021年12月30日遞交城規會的反對書。
2. 我們沒有被知會也不知道修改申請增加車位數目的原因。假如這是為了改善該處因食客車輛太多引致交通擠塞問題的話，我們可以肯定，增加車位數目是完全無助解決該問題。申請人一直在該處非法佔用政府土地作申請人食肆（即「皇朝漁苑」）的專用停車場，該停車場現在已經劃有超過30個車位，但星期六、日及假日，食客太多引致交通擠塞，巴士不能調頭駛入三門仔巴士總站，是經常發生的現象。此外，食客車輛排隊等候進入「皇朝漁苑」停車場（即佔用的政府土地及今次申請借用的地方），經常會堵塞我們屋苑出入口，使屋苑住客車輛無法出入屋苑。把申請車位數目由18個增加至28個，是絕對無助解決該處因食客車輛太多引致的交通擠塞問題。
3. 此外，本法團收到大埔地政專員2022年1月3日來函，證實申請人一直非法佔用今次申請借用的政府土地，作「皇朝漁苑」的食肆及停車場。如批准申請人的申請，是等同把非法佔用政府土地行為合法化，鼓勵及助長非法行為，絕對是不合情理及常理。
4. 我們認為，否決申請人今次的申請，政府部門立刻執法，收回申請人一直佔用該處作「皇朝漁苑」食肆及停車場的政府土地，減少人流車流，才是解決該處因食客車輛太多引致交通擠塞的有效方法。

暉曜花園業主立案法團

2022年2月7日

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



Re: A/NE-YTT/2 DD 27 Yim Tin Tsai GIC
18/02/2022 03:05

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Seq 2
(5-2)

Dear TPB Members,

Parking increased to 28 indicates the true intention, Is this the best use of public land at a prime waterfront location?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 31 December 2021 1:22 AM CST
Subject: A/NE-YTT/2 DD 27 Yim Tin Tsai GIC

A/NE-YTT/2

Lot 70 (Part) in D.D. 27 and adjoining Government Land, Yim Tin Tsai, Tai Po

Site area : About 1,672sq.m Includes Government Land of about 1,172sq.m

Zoning : "Res (Group D)" and "GIC"

Applied use : Outside Seating Accommodation of a Restaurant / 18 Vehicle Parking (increased to 28)

Dear TPB Members,

This application is to legitimize an existing unapproved parking lot. Question is 'Has the applicant been using government land free of charge for many years'??

As the majority of the site is public land, there are no doubt many community uses the almost 1,200sq.ms could be put to. Members should question PlanD re the facilities available to residents.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the Site comprises a piece of government land (GL) adjoining Short Term Tenancy (STT) No. 307A and a portion of Lot 70 in D.D. 27 (the Lot) which contains restriction that no structure is allowed to be erected without prior approval from LandsD. No permission has been given for occupation of the GL adjoining STT No. 307A and no application for Short Term Waiver (STW) within the Site is being processed by his office. The applicant is required to cease occupying the said GL and remove any unauthorized structures within the Lot. Otherwise, appropriate enforcement action will be taken by his office;
 - (ii) should the application be approved, the applicant needs to apply to his office for STT to regularize unlawful occupation of GL and for STW if any structure(s) is to be erected on private lot, subject to no adverse comment/ objection from relevant departments or parties concerned. STT/STW Application will be considered by LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions including, among others, the payment of rent or fee, as may be imposed by LandsD;
 - (iii) the existing village access and footpath leading to the Site are on GL. There is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
 - (iv) other comments are detailed in **Appendix II**;
- (b) to note the comments of the Commissioner for Transport (C for T) that the village access road connecting to Sam Mun Tsai Road is not managed by the Transport Department. 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 Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/permit issued by FEHD is required if there is any catering service/ activities regulated under the Public Health and Municipal Services Ordinance (Cap.132) and other relevant legislation. The operating hours of OSA are generally confined to the period from 11 a.m. to 11 p.m., and operating hours outside such period will be considered by FEHD on individual basis; and
 - (ii) other comments are detailed in **Appendix II**;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should carry out pollution abatement measures in relevant Guidelines, including “*General Environmental Guidelines for Outside Seating Accommodation and Control of Oily Fume and Cooking Odour from Restaurants and Food Business*” and 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*” to minimize any potential environmental

nuisance. It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no public drain maintained by DSD in the vicinity of the Site. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from other areas surrounding the Site. Any existing flow path affected should be re-provided; and
 - (ii) the applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas, and is required to maintain the drainage system properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by failure of the systems. For works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as detailed in **Appendix II**;
- (g) to note the comments of the Director of Fire Services (D of FS) that 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. The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the District Officer/Tai Po, Home Affairs Department (DO/TP, HAD) that there are local concerns on the insufficient capacity of Ting Kok Road and the traffic congestion and transportation issues in Shuen Wan area.