

2022年 4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。

1 APR 2022

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

SKW/114

STP/TM1  
TP/TM4  
TPG/3  
SSO/TM  
STP/TM  
o/c  
4/4

# 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](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](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/TM-skv/114
	Date Received 收到日期	1 APR 2022

- 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)

Wu Chi Man  
胡志文

### 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)

Goldrich Planners & Surveyors Limited  
金潤規劃測量師行有限公司

### 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)	Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, 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 ..... 2,170 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 739.07 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Barbecue Area  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on  
23/02/2022 (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 23/02/2022 (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，或有關的鄉事委員會&

Others 其他

- others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	(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 type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
.....	
.....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間		.....		.....	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input type="checkbox"/>	There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))		
		<input type="checkbox"/>	There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)		
	No 否	<input type="checkbox"/>			
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 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"/>	<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 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 type="checkbox"/>		
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		
	_____				
	_____				

	<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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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/ <u>TM-SKW</u> / <u>101</u>
(b) Date of approval 獲批給許可的日期	<u>31/05/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>31/05/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Barbecue Area for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <hr/> <hr/> <hr/> Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> <hr/> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> ..... <input type="checkbox"/> month(s) 個月 .....



**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



Applicant 申請人 /  Authorised Agent 獲授權代理人

LAU TAK FRANCIS

Planning Manager

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 ..... MRTPI, FRICS, RPS(GP).....



on behalf of  
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

25.2.2022

(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**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories
Site area 地盤面積	2,170 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	Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years

(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	739.07 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <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	14	
(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	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	34.1	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1      1

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
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/>		
<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。

## Justification

### Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, NT

#### 1. Applied Use

- 1.1. The applied use is the renewal of planning approval for “Temporary Barbecue Area” for a Period of 3 Years.

#### 2. Location

- 2.1. The application site is on Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.

#### 3. Site Area

- 3.1. The site area is about 2,170 m<sup>2</sup>. No government land is involved.

#### 4. Town Planning Zoning

- 4.1. The application site falls within the area zoned “Village Type Development” (“V”) on the Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13.
- 4.2. The planning intention of this “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small House by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

#### 5. Development parameters

##### Operation Hours

- 5.1. The operation hours are between 7 am and 11pm every day, including Sundays and public holidays.

##### Estimated number of visitors

- 5.2. About 60 visitors is anticipated during weekends and holidays and about 30 visitors during weekdays. The maximum number of visitors will be about 80 persons per day.
- 5.3. The applicant will continue to restrict the number of patron to 80 in order to minimize the environmental impact to the surrounding areas.

##### Proposed Structure

- 5.4. There are 14 temporary single-storey structures with a total floor area of about 739.07 m<sup>2</sup> (height about 2.6m to 3m). All structures are built of temporary material,

including metal sheets and container-converted structures. Please refer to the Layout Plan (Plan 3) for details.

### Proposed Structures

No.	Structure	Floor Area	Covered Area	Height
1.	Open Shed	147.6 m <sup>2</sup>	147.6 m <sup>2</sup>	2.6 m
2.	Open Shed	191.8 m <sup>2</sup>	191.8 m <sup>2</sup>	2.6 m
3.	3 Portable Toilets	7.36 m <sup>2</sup>	7.36 m <sup>2</sup>	2.6 m
4.	4 Portable Toilets (including 1 accessible toilet)	9.09 m <sup>2</sup>	9.09 m <sup>2</sup>	2.6 m
5.	Portable Accessible toilet	2.34 m <sup>2</sup>	2.34 m <sup>2</sup>	2.6 m
6.	Kiosk	28.8 m <sup>2</sup>	28.8 m <sup>2</sup>	2.6 m
7.	Kitchen	28.8 m <sup>2</sup>	28.8 m <sup>2</sup>	2.6 m
8.	Refrigerated Storeroom	14.4 m <sup>2</sup>	14.4 m <sup>2</sup>	2.6 m
9.	Open Shed	104.5 m <sup>2</sup>	104.5 m <sup>2</sup>	2.6 m
10.	Lounge	90 m <sup>2</sup>	90 m <sup>2</sup>	3 m
11.	Lounge	34.4 m <sup>2</sup>	34.4 m <sup>2</sup>	3 m
12.	Canopy	42.3 m <sup>2</sup>	42.3 m <sup>2</sup>	3 m
13.	Storeroom	28.8 m <sup>2</sup>	28.8 m <sup>2</sup>	2.6 m
14.	Office	8.88 m <sup>2</sup>	8.88 m <sup>2</sup>	2.6 m
<b>Total</b>		<u>739.07 m<sup>2</sup></u>	<u>739.07 m<sup>2</sup></u>	

## 6. Previous Applications

6.1. The site is a subject of 7 previous approved planning applications for the same use. Please see the following table for details:

Application No.	Applied Use	Decision
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 28.5.2004
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	Approved on 23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	Approved on 28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	Approved on 9.5.2008
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	Approved on 17.6.2011
A/TM-SKW/93	Temporary Barbecue Area (for a Period of 3 Years)	Approved on 18.12.2015
A/TM-SKW/101	Temporary Barbecue Area (for a Period of 3 Years)	Approved on 31.5.2019

## 7. Justifications

### In line with Planning Intention of the "V" zone

- 7.1. There is no present Small House application within the site. The temporary barbecue area would provide a recreational outlet to serve the surrounding areas. The temporary nature of the proposed use will not frustrate the long-term planning intention of the "V" zone.

### Compatibility with surrounding environment

- 7.2. The proposed use is compatible with the surrounding uses that are comprised of open storage uses and residential uses of three-storey. In view of the restricted operation hours, existing landscaping, drainage facilities and fencing, no significant impact to the surrounding area is anticipated from the temporary small scale barbecue area use.

### No adverse environmental impact

#### **Drainage**

- 7.3. 300mm U-channels have been provided within the site under the previously approved drainage proposal as accepted by the Chief Engineer/Mainland North, Drainage Services Department. The existing drainage facilities remains the same as the previously approved scheme and is not affected by the modification of site boundary. The existing drainage facilities will be maintained in good conditions throughout the approval period. Please refer to the Drainage Plan (Plan 4) for details.
- 7.4. There is an existing discharge license for commercial trade effluent into the proposed septic tanks and soakaway system. The wastewater in the septic tanks is collected regularly. No wastewater will be discharged into the Tai Lam Chung Nullah. No adverse drainage impact is anticipated.

#### **Sewerage**

- 7.5. Wastewater from the barbecue operation will be treated by the existing septic tank and soakaway system which remains the same as the previously approved scheme. The mode of operation of the proposed use does not change. As accepted by the Director of Environmental Protection, the existing septic tank and soakaway system is capable of treating the expected volume of wastewater from the proposed barbecue operation.
- 7.6. The applicant will continue to adopt the mitigation measures, as stated in the previously approved scheme, to treat wastewater and preventing any adverse effect to the surrounding areas. 8 portable toilets (i.e. structure nos. 3 - 5), including 2 portable accessible toilets are provided within the site. The suspended solid and human waste will be collected in a wastewater tank and pumped away by special commercial sewage collection vehicles regularly. Wastewater from these portable toilets will not be treated by the existing septic tank and soakaway system on the site.

**Landscape**

- 7.7. The existing 43 trees within the site will be properly maintained and will not be affected by the modification of site boundary. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

**Traffic**

- 7.8. The site is accessible via a local track connecting to Tai Lam Chung Road. No parking space is provided within the application site. Visitors are expected to travel to the site by public transport and on foot.
- 7.9. One loading/unloading space of light goods vehicles is provided within the site. The loading/unloading activities is expected less than 30 minutes per week. No adverse traffic impact is anticipated.

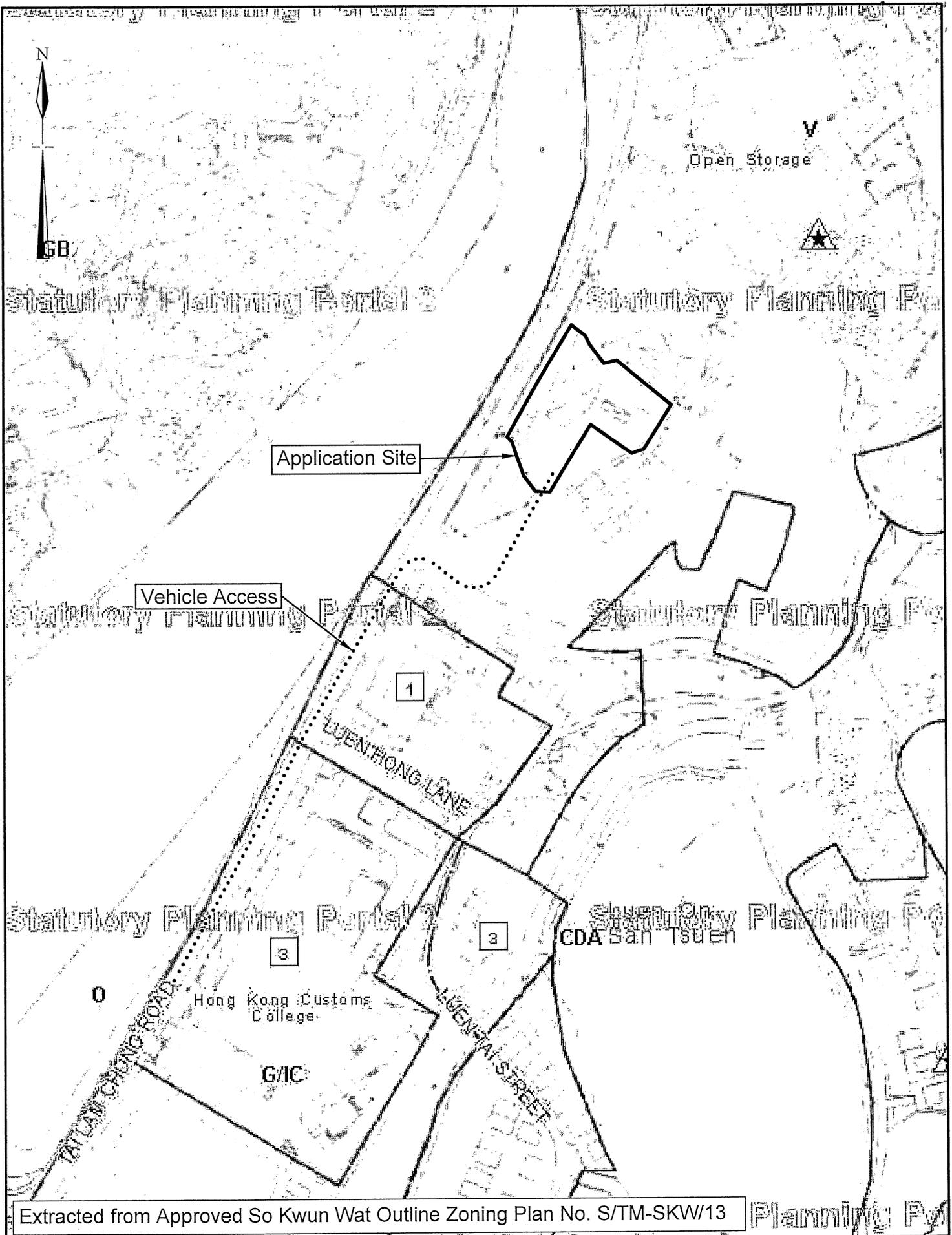
Complied with all approval conditions

- 7.10. The application is the renewal of approval application no. A/TM-SKW/101 which was applied by the same applicant. The applicant has complied with all approval conditions of the previous approval regarding to the submission and implementation of fire services installation proposal.

**8. Planning Gain**

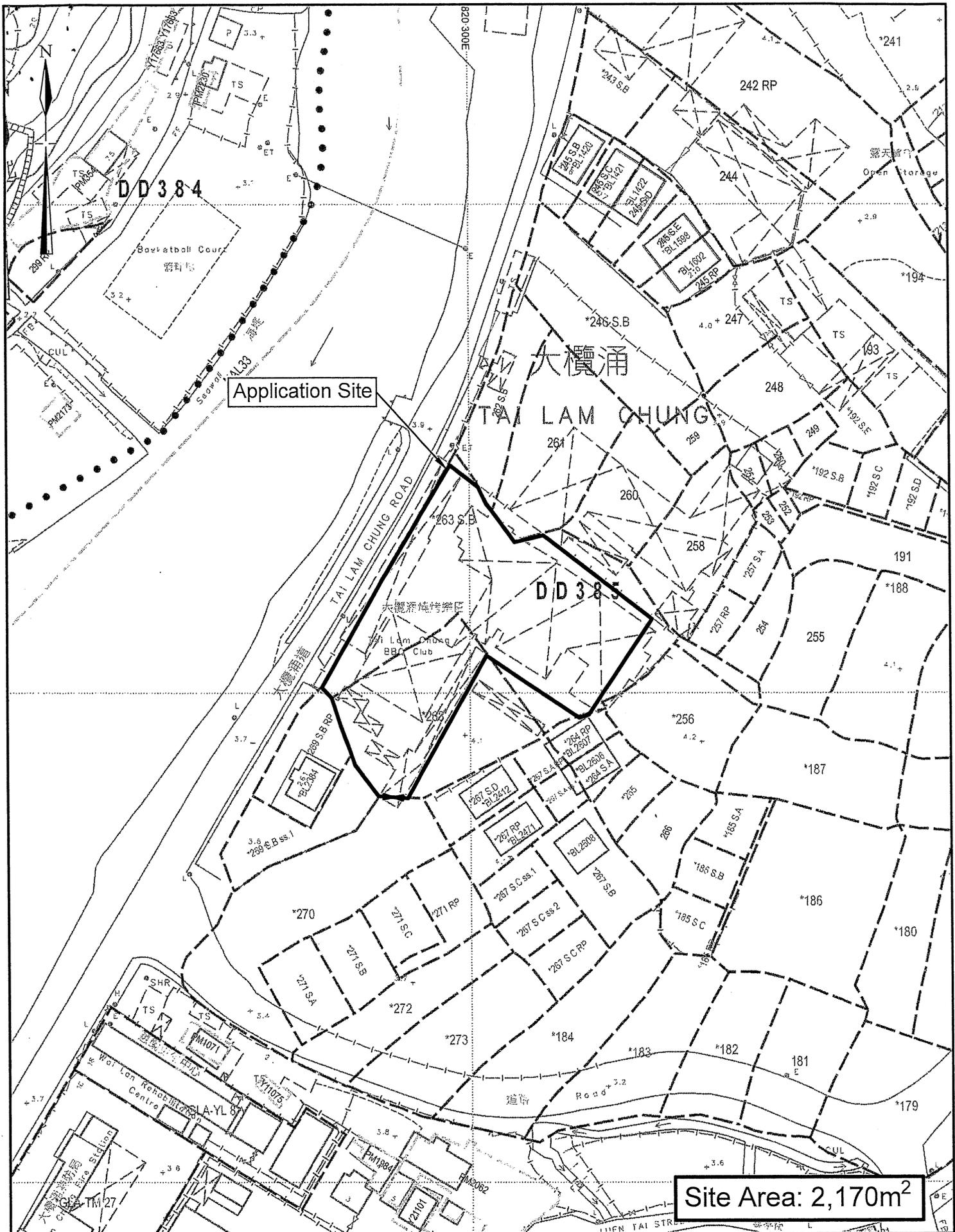
- 8.1. The site is desirable for family and friends to spend quality time together with barbecue activity.
- 8.2. The proposed use provides valuable employment opportunities in the local area.

-END-



Extracted from Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13

Not to scale	<b>Location Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>February 2022</b>	Lots 263 S.B (Part) and 268 (Part) in D. D. 385, Tai Lam Chung, Tuen Mun, New Territories	<b>Plan 1 (A 9011)</b>



1 : 1000

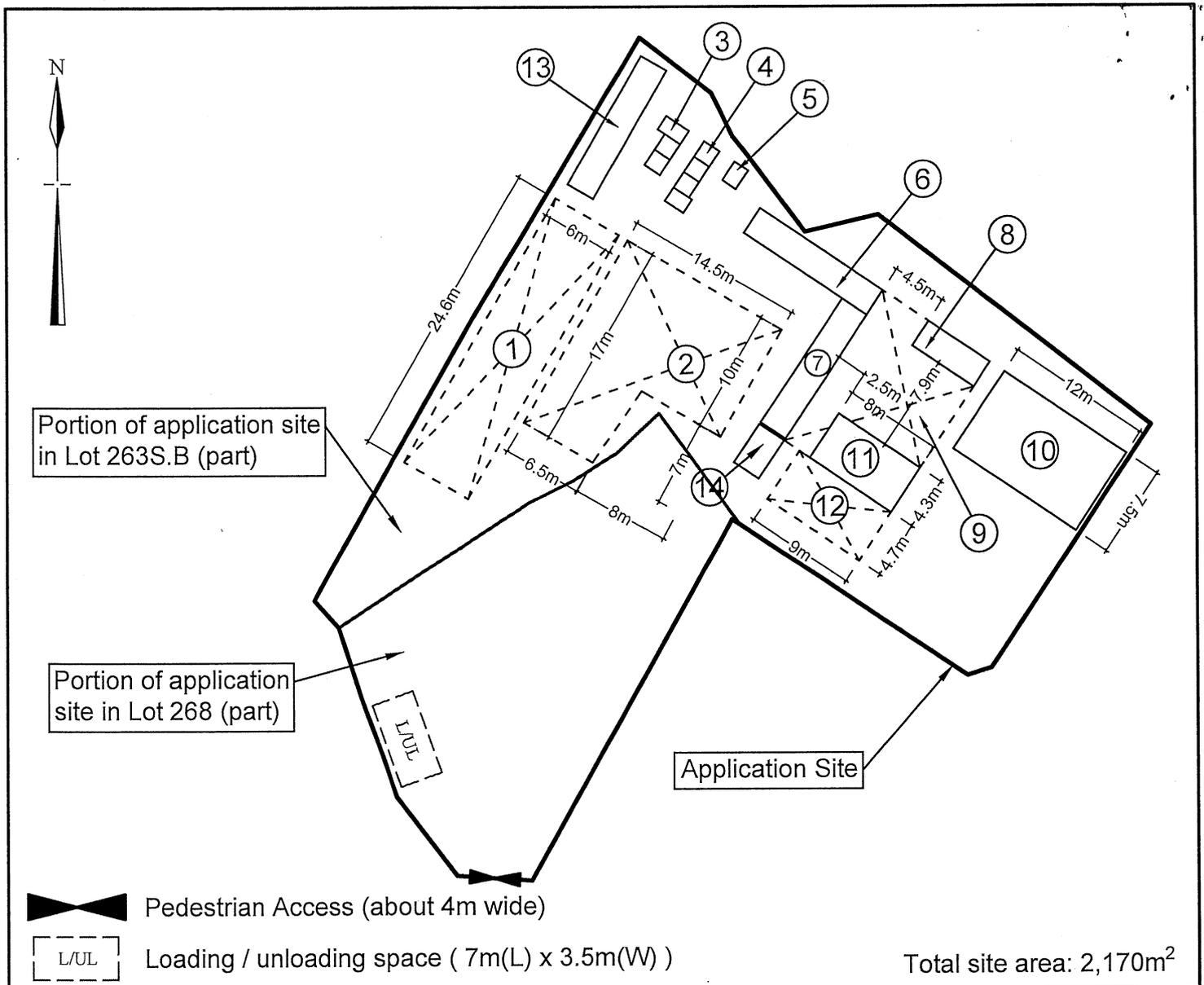
### Lot Index Plan

Goldrich Planners & Surveyors Ltd.

February 2022

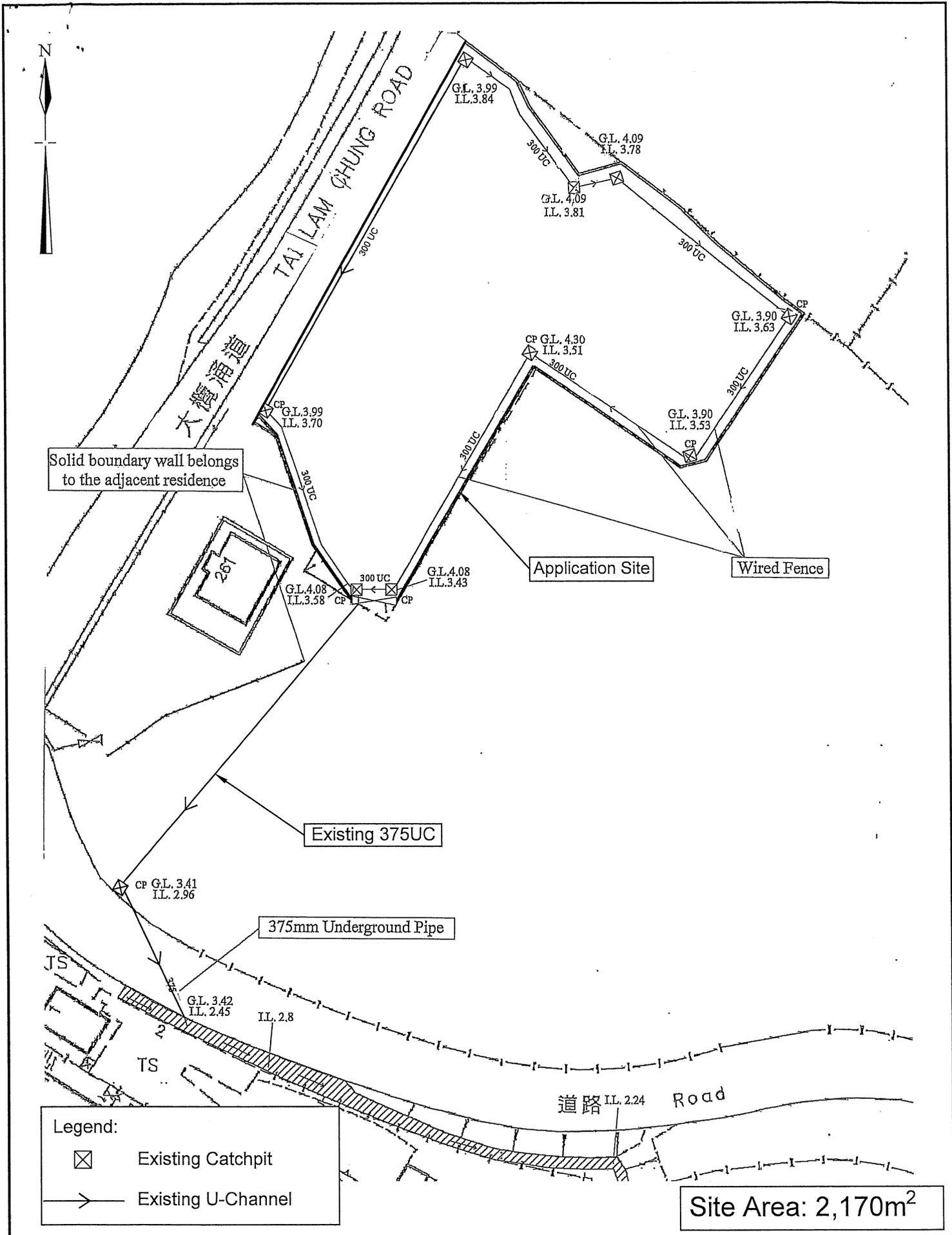
Lots 263 S.B (Part) and 268 (Part) in D. D. 385,  
Tai Lam Chung, Tuen Mun, New Territories

Plan 2  
( A 9011 )



No.	Use	Floor Area	Storey
1	Open Shed	147.6m <sup>2</sup>	1
2	Open Shed	191.8m <sup>2</sup>	1
3	3 Portable Toilets	7.36m <sup>2</sup>	1
4	4 Portable Toilets (including 1 accessible toilet)	9.09m <sup>2</sup>	1
5	Portable Accessible Toilet	2.34m <sup>2</sup>	1
6	Kiosk	28.8m <sup>2</sup>	1
7	Kitchen	28.8m <sup>2</sup>	1
8	Refrigerated Storeroom	14.4m <sup>2</sup>	1
9	Open Shed	104.5m <sup>2</sup>	1
10	Lounge	90m <sup>2</sup>	1
11	Lounge	34.4m <sup>2</sup>	1
12	Canopy	42.3m <sup>2</sup>	1
13	Storeroom	28.8m <sup>2</sup>	1
14	Office	8.88m <sup>2</sup>	1
Total		739.07m <sup>2</sup>	

<b>1 : 500</b>	<b>Layout Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>February 2022</b>	Lots 263 S.B (Part) and 268 (Part) in D. D. 385, Tai Lam Chung, Tuen Mun, New Territories	<b>Plan 3 ( A 9011 )</b>



**1 : 600**

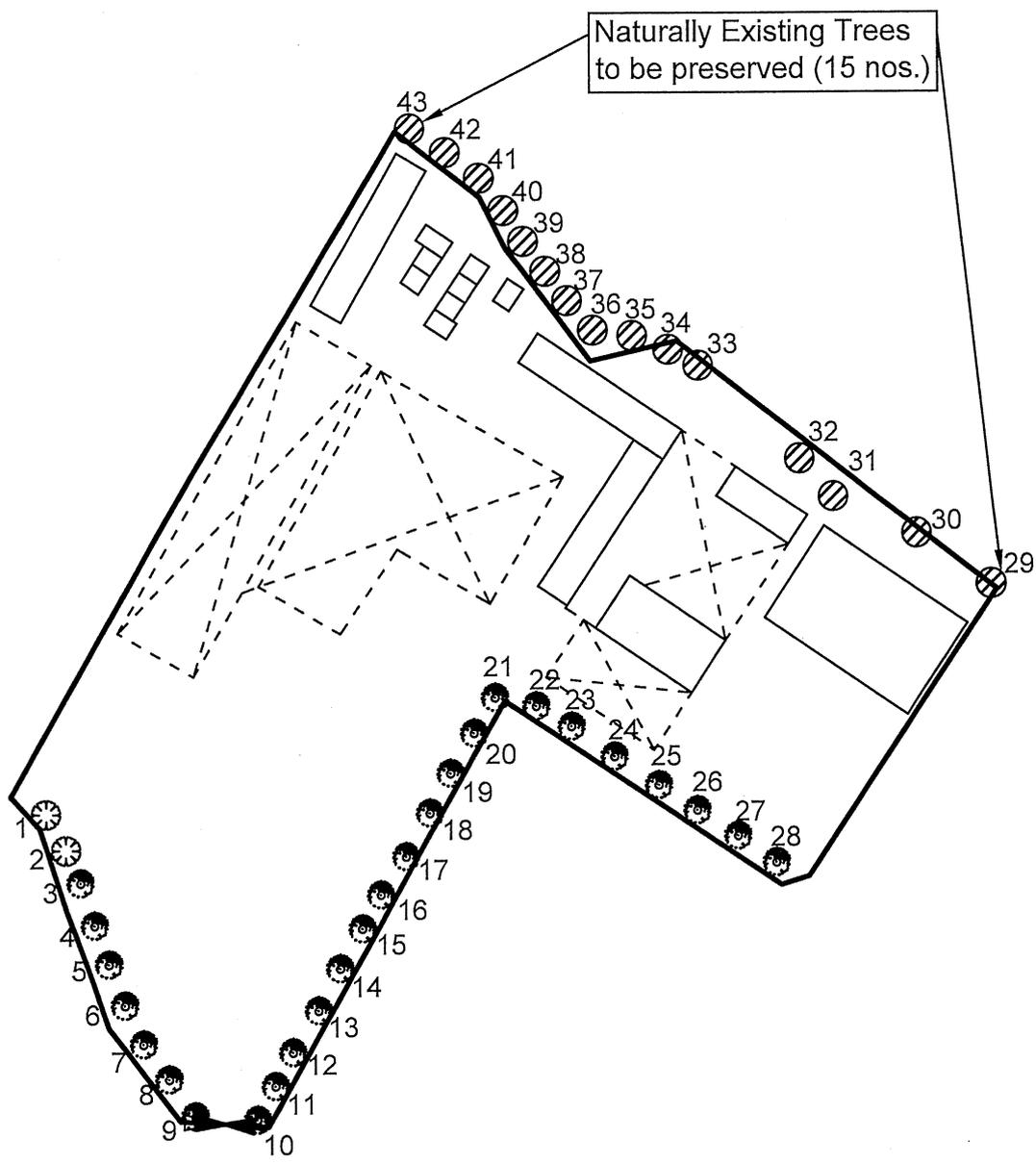
**February 2022**

**Drainage Plan**

Lots 263 S.B (Part) and 268 (Part) in D. D. 385,  
Tai Lam Chung, Tuen Mun, New Territories

**Goldrich Planners & Surveyors Ltd.**

**Plan 4**  
( A 9011 )



Nos	Tree Schedule	Species	Size (Height)	Quantity
1-2	Existing trees to be preserved	Other species 	2.75m	2
3-28	Existing trees to be preserved	Ficus Microcarpa (細葉榕) 	2.75m	26
29-43	Existing trees to be preserved	Naturally Existing Trees 	-	<u>15</u>
			Total:	<u>43</u>

<b>1 : 500</b>	<b>Tree Preservation Proposal</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>February 2022</b>	Lots 263 S.B (Part) and 268 (Part) in D. D. 385, Tai Lam Chung, Tuen Mun, New Territories	<b>Plan 5 ( A 9011 )</b>

### Executive Summary

1. The application site is on Lots 263 S.B (Part) and 268 (Part) in D.D. 385, Tai Lam Chung, Tuen Mun, New Territories.
2. The applied use is the renewal of planning approval for "Temporary Barbecue Area" for a Period of 3 Years.
3. The site falls within "Village Type Development" zone. Commercial and recreational uses may be permitted on application to the Town Planning Board.
4. The site area is about 2,170 m<sup>2</sup>.
5. A total of 14 structures (total floor area 739.07 m<sup>2</sup>) are proposed on the site for lounge, kitchen, kiosk, refrigerated storeroom, open shed, portable toilets, storeroom and office uses.
6. The site is accessible via Tai Lam Cheung Road.
7. The operation hours are between 7 a.m. to 11 p.m. every day (including Sundays and public holidays).

### 行政摘要

1. 申請地點位於新界屯門大欖涌丈量約份第 385 約地段第 263 號 B 分段(部分)及第 268 號(部分)。
2. 申請用途為「臨時燒烤場」(為期三年)的規劃許可續期。
3. 申請地點位於「鄉村式發展」用途地帶。商業和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。
4. 申請面積為大約 2,170 平方米。
5. 申請地點擬議提供 14 個構築物(樓面面積約 739.07 平方米)作休息室、廚房、服務亭、冷凍儲物室、開放式棚架、流動廁所、貯物室及辦公室用途。
6. 申請地點可經大欖涌路到達。
7. 營業時間為每天上午七時至晚上十一時(星期日及公眾假期照常營業)。

**GoldRich** PLANNERS & SURVEYORS LTD.

金潤規畫測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓E室  
Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/TM-SKW/114

Our Ref.: TL22122 / A9011

21 April 2022

The Secretary

By Post

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

**Submission of Further Information**

**S.16 Application for**

**“Temporary Barbecue Area”**

**for a Period of 3 Years**

**Lots 263 S.B (Part) and 268 (Part) in D.D. 385,**

**Tai Lam Chung, Tuen Mun, New Territories**

We would like to submit two approval letters of previous application no.: A/TM-SKW/101 in compliance with approval conditions (e) the submission of fire services installation proposal and (f) the implementation of fire services installation proposal for supporting the captioned renewal planning application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



---

Francis Lau

Encl.

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference : A9011/TL21367  
本署檔號 Our Reference : ( ) in TPB/A/TM-SKW/101  
電話號碼 Tel. No. : 2158 6292  
傳真機號碼 Fax No. : 2489 9711

**By Post and Fax (2762 1783)**

29 October 2021

Goldrich Planners & Surveyors Limited  
Room E, 8/F, Keader Centre,  
129-149 On Lok Road,  
Yuen Long, New Territories  
(Attn.: Mr. Francis LAU)

Dear Mr. LAU,

**Temporary Barbecue Area in “Village Type Development” Zone  
for a period of 3 years in Lots 263 S.B (Part) and 268 (Part) in D.D. 385,  
Tai Lam Chung, Tuen Mun, New Territories  
(Application No. A/TM-SKW/101)**

**Compliance with Approval Condition (f)  
on implementation of fire services installation proposal**

I refer to your submission dated 7.10.2021 for compliance with the captioned approval condition. The Director of Fire Services (D of FS) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition and inform this office accordingly.
- Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at **Appendix I**.

Should you have any queries on the fire services installation proposal, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of the Fire Services Department direct.

( Janet CHEUNG )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference : A9011/TL21037  
本署檔號 Our Reference : ( ) in TPB/A/TM-SKW/101  
電話號碼 Tel. No. : 2158 6282  
傳真機號碼 Fax No. : 2489 9711

**By Post and Fax (2762 1783)**

26 February 2021

Goldrich Planner and Surveyors Limited  
Room E, 8/F., Keader Centre,  
129-149 On Lok Road,  
Yuen Long,  
New Territories,  
Hong Kong.  
(Attn.: Mr. Francis LAU)

Dear Mr. LAU,

**Temporary Barbecue Area in "Village Type Development" Zone  
for a period of 3 years in  
Lots 263 S.B (Part) and 268 (Part) in D.D. 385,  
Tai Lam Chung, Tuen Mun, New Territories  
(Application No. A/TM-SKW/101)**

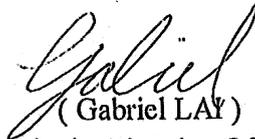
**Compliance with Approval Condition (e)  
on submission of fire services installation proposal**

I refer to your submission dated 5.2.2021 for compliance with the captioned approval condition. The Director of Fire Services (DFS) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition and inform this office accordingly.
- Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at **Appendix I**.

You are advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

Should you have any queries on the fire services installation proposal, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of the Fire Services Department direct.

  
( Gabriel LAY )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin) (Fax.: 2739 8775)

Internal

CTP/TPB

Site Record

MW/GL/gl

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

The criteria for assessing applications for renewal of planning approval include:

- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
- (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
- (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
- (d) whether the approval period sought is reasonable; and
- (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications Covering the Application Site**

**Approved Applications**

<b>Application</b>	<b>Proposed Uses</b>	<b>Date of Consideration (RNTPC/TPB)</b>
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	28.5.2004 Approved by RNTPC (3 years) [revoked on 28.2.2005]
A/TM-SKW/48	Temporary Barbecue Area with Structures for a Period of 3 Years	23.6.2005 Approved by TPB upon review (3 years) [revoked on 23.3.2007]
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	28.9.2007 Approved by RNTPC (1 year) [revoked on 28.12.2007]
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	9.5.2008 Approved by RNTPC (3 years) [revoked on 9.1.2009]
A/TM-SKW/67	Temporary Barbecue Area for a Period of 3 Years	17.6.2011 Approved by RNTPC (3 years)
A/TM-SKW/93	Temporary Barbecue Area for a Period of 3 Years	18.12.2015 Approved by RNTPC (3 years)
A/TM-SKW/110	Temporary Barbecue Area for a Period of 3 Years	31.5.2019 Approved by RNTPC (3 years)

### **Rejected Applications**

<b>Application</b>	<b>Proposed Uses</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Main Reasons for Rejection</b>
A/TM-SKW/61	Temporary Barbecue Area with Structures for a Period of 3 Years	8.5.2009 Rejected by RNTPC	(1) to (4)
A/TM-SKW/90	Temporary Barbecue Area for a Period of 3 Years	19.6.2015 Rejected by RNTPC	(5)

#### **Main Reasons for Rejection**

- (1) The development was not in line with the planning intention of the “Village Type Development: (“V”) zone, which was to designate both existing recognised villages and areas of land considered suitable for village expansion, even on a temporary basis.
- (2) The development was not compatible with the surrounding areas and the residential dwellings in the close vicinity.
- (3) There was insufficient information to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar application within the “V” zone.
- (5) The applicant fails to demonstrate that the wastewater

### **Similar Applications within the same “V” zone on the OZP**

#### **Approved Applications**

<b>Application</b>	<b>Proposed Uses</b>	<b>Date of Consideration (RNTPC/TPB)</b>
A/TM-SKW/47	Temporary Barbecue Area with Structures for a Period of 3 Years	10.3.2006 Approved by TPB upon review (3 years) [revoked on 10.12.2008]
A/TM-SKW/63	Temporary Barbecue Area with Structures for a Period of 3 Years	24.7.2009 Approved by RNTPC (1 years) [revoked on 24.3.2010]
A/TM-SKW/78	Temporary Barbecue Area for a Period of 3 Years	1.3.2013 Approved by RNTPC (3 years)

A/TM-SKW/94	Temporary Barbecue Area for a Period of 3 Years	4.3.2016 Approved by RNTPC (3 years)
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**Rejected Application**

<b>Application</b>	<b>Proposed Uses</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Main Reasons for Rejection</b>
A/TM-SKW/66	Temporary Self-service Barbecue Area for a Period of 3 Years	5.11.2010 Rejected by TPB upon review	(1)

**Main Reasons for Rejection**

- (1) The applicant failed to demonstrate that the development would not cause adverse drainage impacts and fire risk on the surrounding areas as the last planning permission granted to the applicant under application No. A/TM-SKW/63 was revoked due to non-compliance of approval conditions, and the applicant failed to convince the Board that he would comply with approval conditions imposed by the Board.

## Government Departments' General Comments

### 1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- There is no Small House application within the Site.

### 2. Traffic

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

- No objection to the planning application.
- Should the application be approved, he suggests the stipulation of approval condition that no vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- The proposed access arrangement of the Site should be commented and approved by the Transport Department.

### 3. Environment

Comments of the Director of Environmental Protection (DEP):

- No comment on the application from environmental planning perspective.

### 4. Drainage

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

- As the application is for the renewal of the previously approved Application No. A/TM-SKW/101 for the same applied use and it is noted that there is no change to the site area, development parameters and existing drainage facilities, he has no objection in principle to the application from public drainage viewpoint.

### 5. Landscape

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

- The Site is situated in an area of settled valleys landscape character predominated by village houses, open storage, woodland and Tai Lam Chung Nullah located at

the west of the Site. The Site is currently occupied by a few temporary structures and open shed, no significant vegetation is observed within the Site.

- No comment on the application from landscape planning perspective as all 43 existing trees within the Site will be preserved in situ and the application is a renewal of planning approval for the same use.

## **6. Nature Conservation**

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

- No comment on the application from nature conservation perspective as the applicant would preserve/ maintain the existing 43 nos. of trees within the Site.

## **7. Heritage**

Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM) AMO):

- No adverse comment on the application from archaeological and built heritage conservation perspectives.

## **8. Fire Safety**

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

- No objection in principle to the proposal subject to fire service installations being provided to the satisfaction of his department.

## **9. District Officer's Comments**

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- No specific comment on the application.
- No comment from the locals on the application was received by his office.

## **10. Others**

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

- No adverse comment on the planning application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);

- (c) Commissioner of Police (C of P); and
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Lots are Old Schedule Agricultural Lots 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;
  - (ii) numbers of structures used for barbecue area are found erected within the Site. No permission has been given for the erection of the said structures or proposed structures within the Site. It is also noted that the layout and the number of structures erected on the Site do not tally with the proposal submitted under the subject application;
  - (iii) the Site can be accessible via a strip of government land adjoining Tai Lam Chung Road. His office does not carry out maintenance works for the said access nor guarantee that any right-of-way will be given to the Site;
  - (iv) the lot owners may apply to his office for Short Term Waiver to permit erection of the proposed structures on the Lots. However, there is no guarantee that the application will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee, etc.; and
  - (v) his office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected without prior approval given by his office or in case of any unauthorised occupation of Government land;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) the applicant should only serve visitors with reservations and notify the visitors in advance during the reservation that no parking space is provided within Site; and
  - (iii) loading and unloading should be confined within the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and the local track connecting the Site to Tai Lam Chung Road is not and will not be maintained by HyD;

- (e) to note the comments of the Director of Environmental Protection (DEP) that all wastewater from the Site shall be properly collected, treated and disposed in compliance with the requirements under the Water Pollution Control Ordinance as the Site is not served by public sewer;
- (f) to note the comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage facilities located outside the Site and the proposed connections to existing drainage facilities are not being maintained by DSD. The applicant shall seek consent from the relevant owners or parties who are responsible for the maintenance of these drainage facilities;
  - (ii) the wastewater proposal for the application involved the use of septic tank and soakaway system and his office is not in the position to comment on the proposal. The applicant shall meet the full satisfaction of Environmental Protection Department; and
  - (iii) the applicant is required to maintain his drainage facilities/ system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for all indemnity claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/ system;
- (g) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the section 16 application does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) fire service installations (FSI) proposal with relevant layout plans should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (iii) the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iv) if the proposed structure(s) is required to comply with the Buildings Ordinance, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that proper licence/ permit issued by his Department is required if there is any catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance and other relevant legislation for the public and the operation of any business should not cause any obstruction; and the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations

and works, the project proponent should arrange its proper disposal at their own expenses;

- (j) to note the comments from the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM) AMO) that the applicant is required to inform AMO (Mr. Lleyton Lee, tel: 2655 0825 and email: [letianlee@amo.gov.hk](mailto:letianlee@amo.gov.hk)) immediately when any antiquities or supposed antiquities are discovered in the course of works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
  - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise, they are Unauthorized Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (iii) all drainage works for the proposed toilets shall be carried out to satisfaction of the Building Authority and in compliance with regulations;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD 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 construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application 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;
  - (vi) 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;
  - (vii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
  - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage.