

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

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:

Fax. 傳真:

E-mail 電郵:

Your Ref.: A/TM-SKW/114

Our Ref.: A9011/TL24450

27 August 2024

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

By Post and Email:
tpbpd@pland.gov.hk

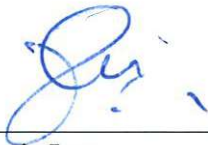
Dear Sir,

Notification of Class A Amendments**Renewal of Planning Approval 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 refer to our letter under reference A9011/TL24334 dated 16.8.2024. We would like to submit an updated Layout Plan (Plan 3a) for the captioned application for Class A Amendments.

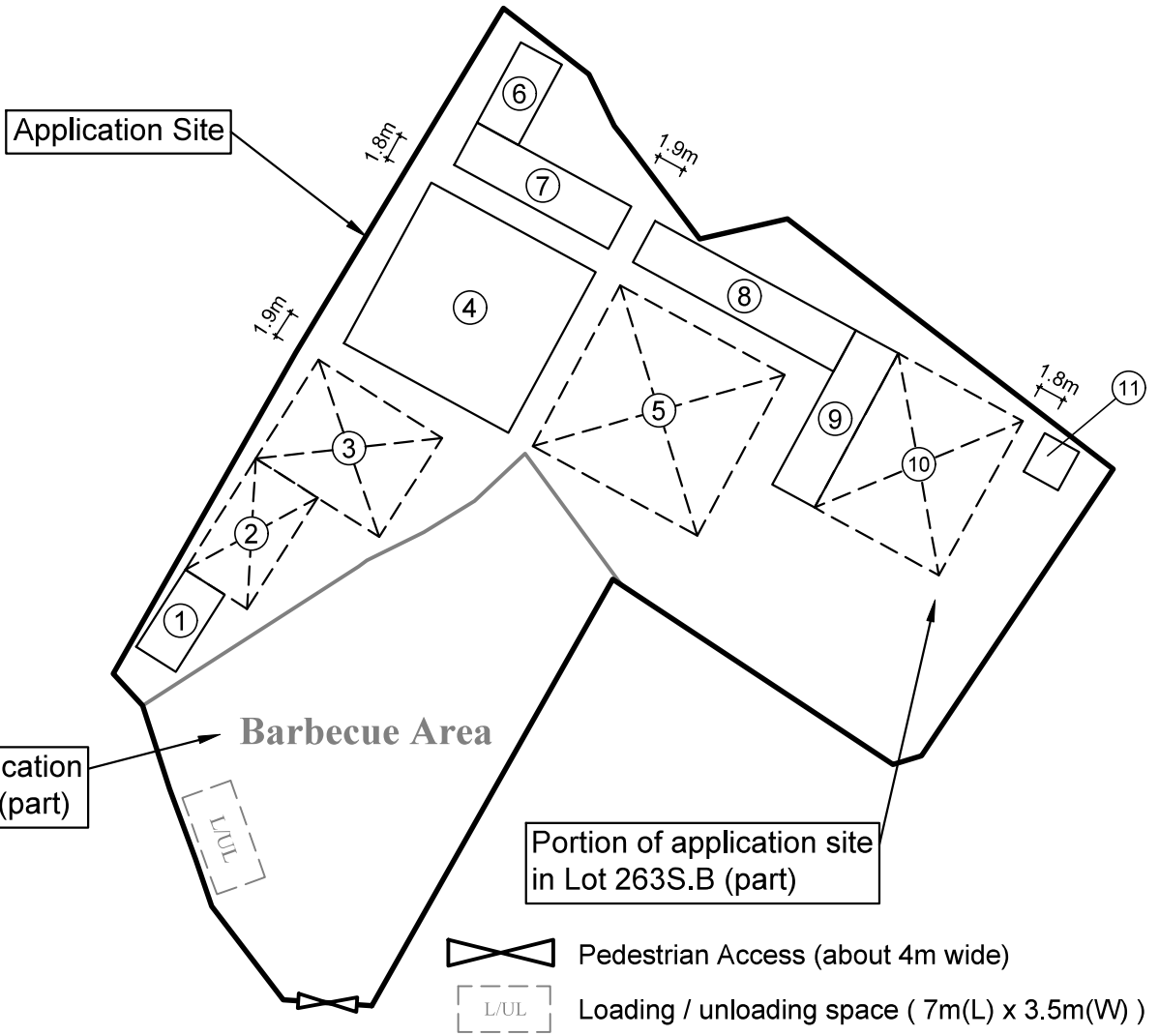
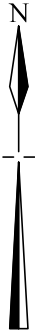
The height of some structures is revised to 3.12m. We clarify the toilets on site are portable toilets.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.



No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Reception	20 m ²	20 m ²	1	3.12m
2	Open Shed	45 m ²	45 m ²	1	3.12m
3	Open Shed	80 m ²	80 m ²	1	3.12m
4	Lounge	160 m ²	160 m ²	1	3.6m
5	Open Shed	160 m ²	160 m ²	1	3.12m
6	Kitchen	20 m ²	20 m ²	1	3.12m
7	Portable Toilets	40 m ²	40 m ²	1	3.12m
8	Kiosk	50 m ²	50 m ²	1	3.12m
9	Kitchen	40 m ²	40 m ²	1	3.12m
10	Open Shed	116.07 m ²	116.07 m ²	1	3.12m
11	Pump room	8 m ²	8 m ²	1	3.12m
Total		<u>739.07 m²</u>	<u>739.07 m²</u>		

1 : 500

Layout Plan

Goldrich Planners & Surveyors Ltd.

August 2024

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

**Plan 3a
(A 9011)**



Planning Application No. A/TM-SKW/114 - Notification of Class A Amendments

Anson Pui Yan YING/PLAND <apyying@pland.gov.hk>

2024年10月9日 中午12:25

收件者: [REDACTED]

副本: Ling Chi CHEUNG/PLAND <lccheung@pland.gov.hk>, tpbpd/PLAND <tpbpd@pland.gov.hk>

Dear Alan,

I refer to your pre-submission enquiry with updated layout plan forwarded to us on 28.8.2024 to seek our comments on the proposed Class A Amendments of the captioned application for renewal of planning approval of temporary barbeque area for a period of 3 years, which was approved by the Town Planning Board (the Board) on 20.5.2022. As spoken, we have the following observations on the updated proposal based on TPB PG-No. 36C (Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals):

(a) According to your updated layout plan, there is no change to the application site boundary, total gross floor area, location of the L/UL space and pedestrian access;

(b) The current scheme involves a reduction in the number of structures and changes in the form and disposition of these temporary structures as well as the internal layout. While these changes are not the subject of environment mitigation measures as confirmed by Environmental Protection Department, the above could be considered as Class A Amendments; and

(c) The building heights (BH) of the structures under the approved scheme range from 2.6m to 3m (i.e. not exceeding 3m) while the BHs of the structures under the updated layout plan increase to range from 3.12m to 3.6m. Since the maximum BHs are not specified as approval condition and the increased BHs do not exceed the BH restriction on the extant Outline Zoning Plan, the changes in BH could be considered as Class A amendment.

According to TPB PG-No. 36C, Class A Amendments do not require further planning application to the Town Planning Board. However, please consult Lands Department for relevant modification of the short term waiver.

Should you have any enquiries, please do not hesitate to contact the undersigned. Thank you.

Regards,
Anson Ying
ATP/TM1, PlanD

Tel.:2158 6298

[隱藏引用文字]