

A/TM-SKW/133

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

STP/TM2
ATP/TM1
TPB/5
SSO/TM
STO/TM

2025年 4月 17日

此文件在 2025年 4月 17日 收到。
只有 城市規劃委員會 收到

This document is received on 17 APR 2025.
The Town Planning Board has received the document.
The date of receipt of this document is the date of receipt of all the required information for the application.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-SKW/133
	Date Received 收到日期	17 APR 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
李志倫	(Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
海願規劃發展公司	(Company 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)	新界屯門掃管笏丈量約份第375約地段第1386號及第1387號
(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 654 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 24 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

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「綠化地帶」及「鄉村式發展」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 (日/月/年) 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
12/03/2025 (DD/MM/YYYY)
於 12/03/2025 (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 26/03/2025 (DD/MM/YYYY)
於 26/03/2025 (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）

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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

擬議臨時康體文娛場所（休閒農場）及相關的填土工程（為期3年）

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

(b) Effective period of permission applied for
申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	630	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	24	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2		
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	24	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	24	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)
詳情請見附頁。

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	1
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

星期一至星期日及公眾假期，每日上午九時至晚上七時。

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

☒ 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))

掃管笏村路經地區小徑到達

☐ 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

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 _____																															
	No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 176 _____ sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 _____ m 米 <input checked="" 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			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 type="checkbox"/>
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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> <hr/>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="580 197 1396 477"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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： <div data-bbox="657 526 1046 537" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="654 831 981 902"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="657 943 1046 954" style="border-bottom: 1px solid black; height: 5px; margin-top: 5px;"></div> </div> <div data-bbox="654 981 1284 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="638 1308 1149 1344"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="638 1400 1149 1435"> <input type="checkbox"/> month(s) 個月 </div>

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）。

可參閱附頁申請理由

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature Signed with recognised
簽署 e-signature
 Signer: HUI HANG YU

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ 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

海顯規劃發展公司

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - 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 <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界屯門掃管笏丈量約份第 375 約地段第 1386 號及第 1387 號		
Site area 地盤面積	654 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	掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15		
Zoning 地帶	「綠化地帶」及「鄉村式發展」		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所（休閒農場）及相關的填土工程（為期 3 年）		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

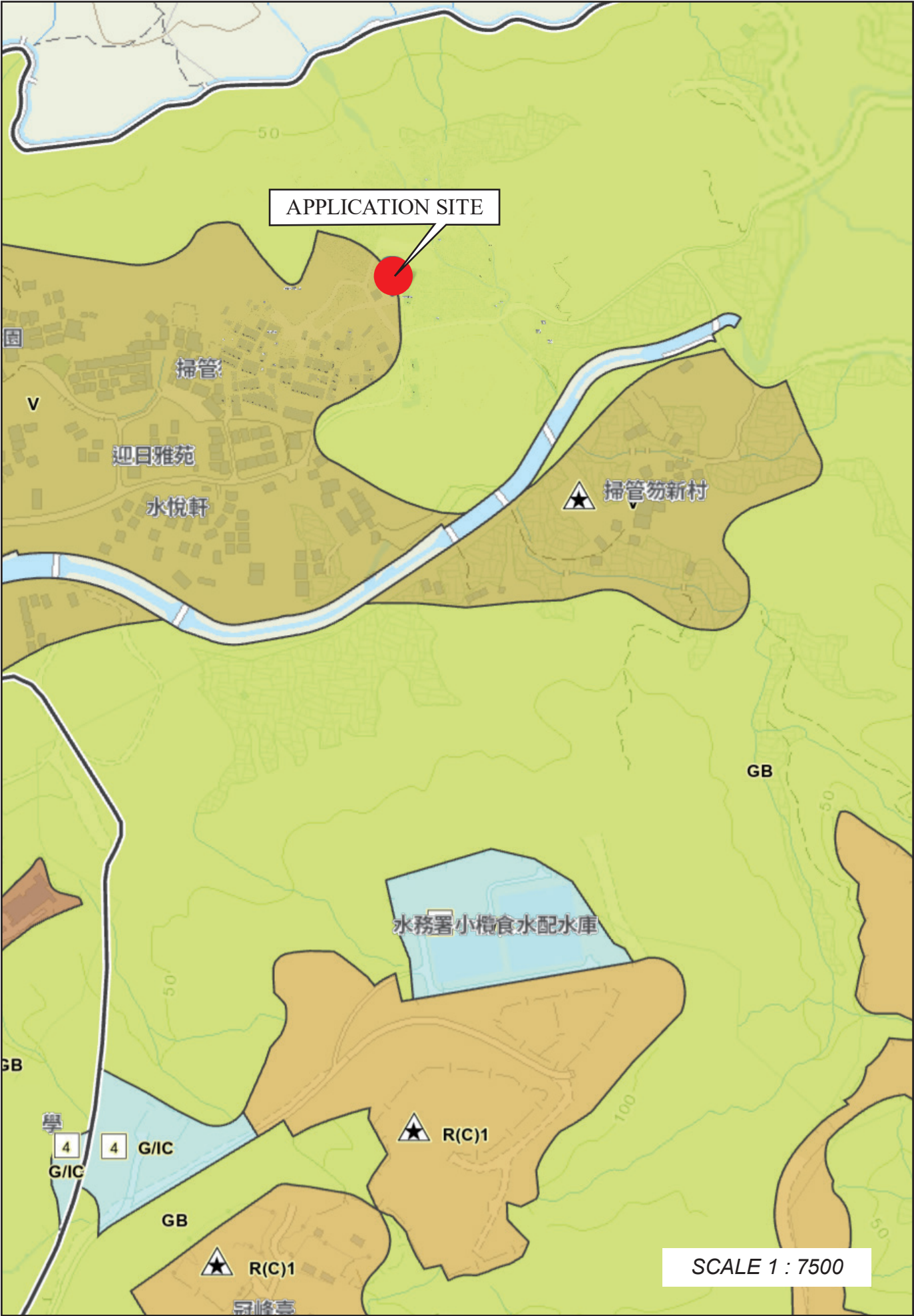
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 4 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 1 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	3.67 % <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 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、填土位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

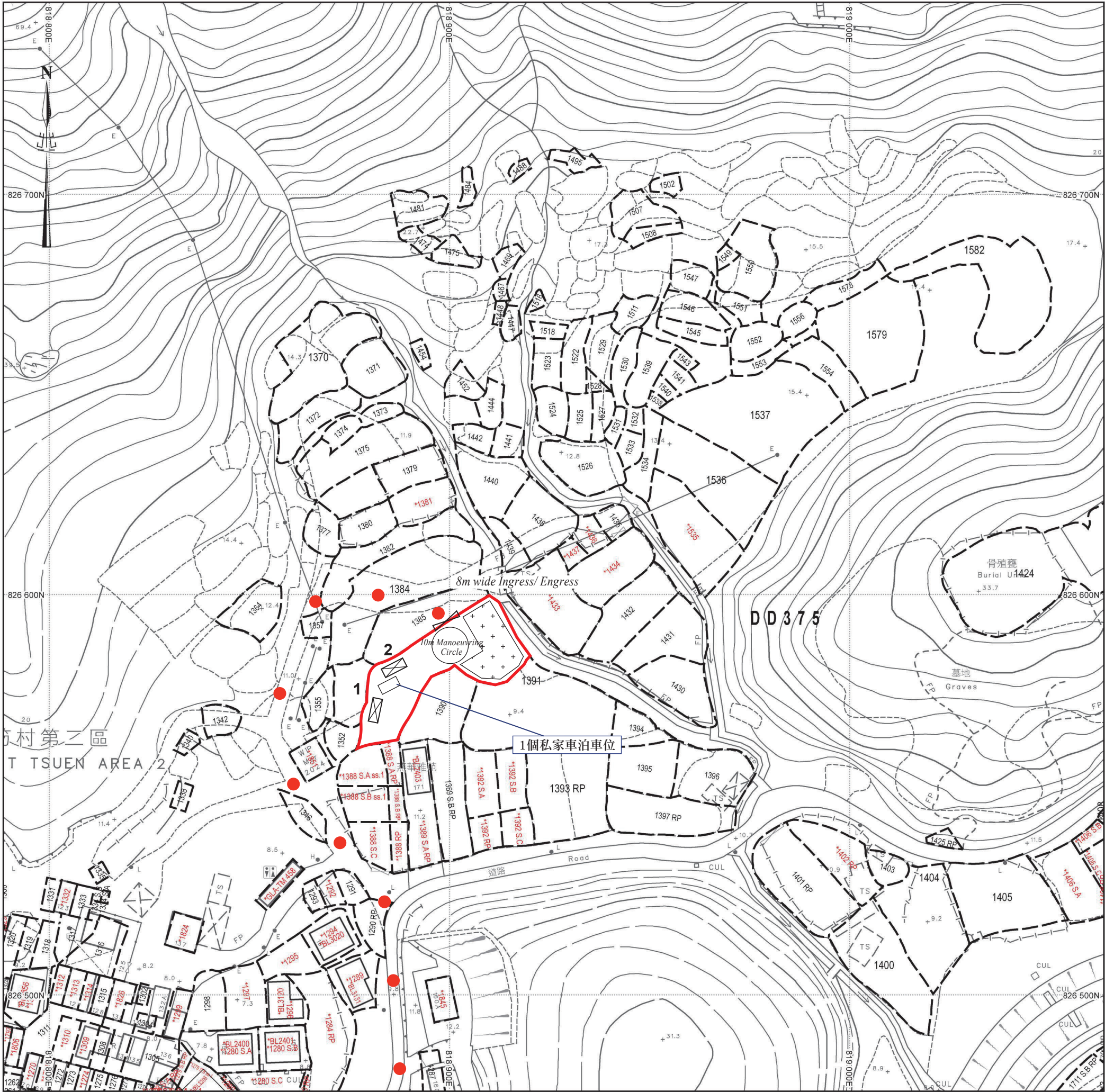
場地大綱圖





場地位置圖

SCALE 1 : 1000

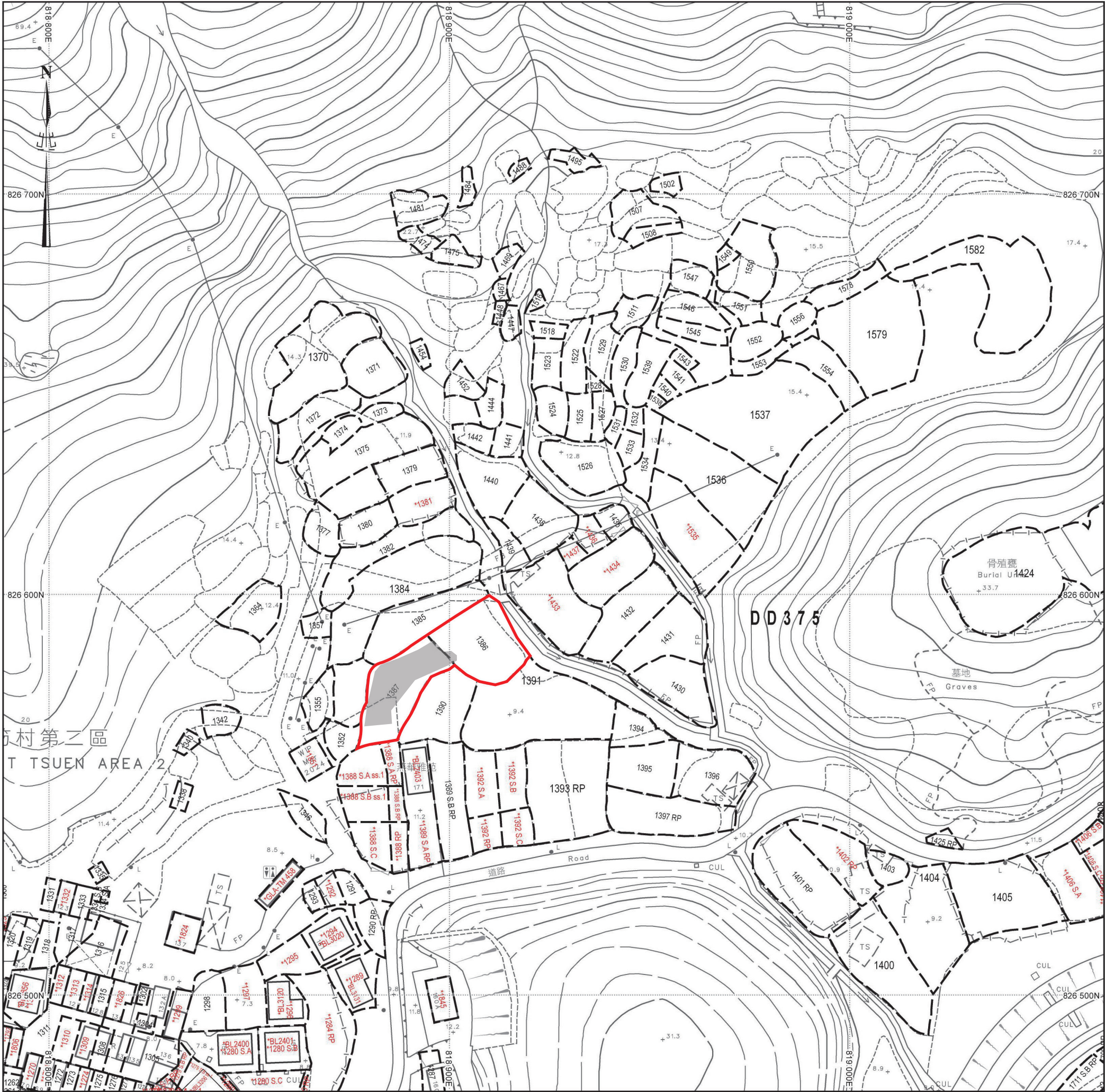


場地設計圖

構築物(1)
用途：水耕栽培
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約12平方米
總樓面面積：約12平方米

構築物(2)
用途：水耕栽培
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約12平方米
總樓面面積：約12平方米

耕作區
行車路線
SCALE 1 : 1000



填土位置圖

填土面積：約176平方米
厚度：約0.1米
填土物料：混凝土

填土位置
SCALE 1 : 1000

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

Tommy Ngo Chun MA/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年04月30日星期三 9:27
收件者: Anson Pui Yan YING/PLAND
副本: Ling Chi CHEUNG/PLAND; Tommy Ngo Chun MA/PLAND
主旨: 轉寄: A/TM-SKW/133補充資料
附件: Form No. S.16-III_Sep 2023.pdf; 申請理由.pdf; 場地設計圖.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, April 29, 2025 5:33 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyiu@pland.gov.hk>
Subject: Fw: A/TM-SKW/133補充資料

From: 陳灝然 <[REDACTED]>
Sent: Tuesday, April 29, 2025 5:20 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Anson Pui Yan YING/PLAND <apyying@pland.gov.hk>
Subject: A/TM-SKW/133補充資料

敬啟者

此電郵取代4月24日13:50 及13:54發 以及4月25日08:32出的電郵。

申請人現提交補充資料。

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時康體文娛場所(休閒農場)及相關的填土及挖土工程(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 .....3..... <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....630.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....24.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....2.....
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	.....24.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....24.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 詳情請見附頁。(可參閱：場地設計圖)	
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	.....1.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期日及公眾假期，每日上午九時至晚上七時。					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 掃管笏村路經地區小徑到達			
	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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情			
	No 否	<input checked="" type="checkbox"/>			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 176 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 33 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .. 0.3 m 米 <input checked="" 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 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"/>

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界屯門掃管笏丈量約份第375約地段第1386號及第1387號
Site area 地盤面積	654 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/TM-SKW/15
Zoning 地帶	「綠化地帶」及「鄉村式發展」
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所(休閒農場)及相關的填土及挖土工程(為期3年)

申請理由

申請地點位於新界屯門掃管笏丈量約份第375約地段第1386號及第1387號，面積約 654 平方米，由李志倫提出申請，作擬議臨時康體文娛場所（休閒農場）及相關的填土及挖土工程（為期3年）。申請地點位於掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 的「綠化地帶」及「鄉村式發展」地帶內，共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有兩個上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	12	12	4	1	金屬搭建	水耕栽培
TS2	12	12	4	1	金屬搭建	水耕栽培

場地設有耕作區，包括露天種植區及水耕耕作區。露天種植區面積約 220 平方米，佔申請地點約 33.64% 土地，主要種植士多啤梨。水耕耕作區面積約 173 平方米（面積已包括兩個作水耕栽培的構築物），佔申請地點約 26.45% 土地，主要種植蔬菜。耕作區面積合共約 393 平方米，佔申請地點約 60% 土地。場地主要由附近居民營運及進行耕作，並向周邊村民銷售有關農產品，以商業模式營運。場地每日有約有10個人次，最多可容納或招待約20人。餘下面積約 261 平方米的土地，佔申請地點約 39.91% 土地。這未有設定範圍會用作流動空間，可作緩衝及車輛迴旋處，以便車輛有足夠空間供轉動及進行人流管制。

填土及挖土工程方面，申請地點於年前已是混凝土及泥地，申請人希望把填土工程繼續規範化，故在此申請用途也包含了填土及挖土工程，此申請不會有額外的填土工程。填土方面，填土面積約 176 平方米，填土厚度約 0.1 米，填土物料為混凝土，以方便營運者車輛出入及行駛，例如物資補給及運送農產品。由於填土位置不能作露天種植，因此有部分位置會作水耕耕作區，即不使用泥土作為栽培介質的栽種法。申請人得悉場地附近有河道，由於場地已進行平整，往後也一直會保持現狀，因此申請不會對河道造成影響。

挖土工程方面，申請場地於前申請為了落實渠務工程而申請並展開了挖土工程，至今渠道仍在使用中，因此申請人希望把挖土工程繼續規範化。挖土面積約 33 平方米，挖土深度約 0.3 米，此申請不會有額外的挖土工程。

按規劃署記錄，在申請地點的同一地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/TM-SKW/113，臨時康體文娛場所(休閒農場)（為期 3 年）和相關挖土工程，於04/03/2022在有條件下批給臨時性質的許可。
- 檔案編號：A/TM-SKW/121，臨時康體文娛場所（休閒農場）（為期 3 年）及挖土工程，於08/12/2023在有條件下批給臨時性質的許可。

申請地點設有 1 個私家車泊車位（每個面積 5 米 x 2.5米），作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁掃管笏村路，透過掃管笏村路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

掃管笏村路實況照片



行車通道實況照片



基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供

車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對掃管笏及附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六		
	私家車		
	入	出	每小時車輛出入次數
09:00 - 10:00	1	0	1
10:00 - 11:00	0	0	0
11:00 - 12:00	0	1	1
12:00 - 13:00	1	0	1
13:00 - 14:00	0	0	0
14:00 - 15:00	0	0	0
15:00 - 16:00	0	0	0
16:00 - 17:00	0	0	0
17:00 - 18:00	0	0	0
18:00 - 19:00	0	1	1
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

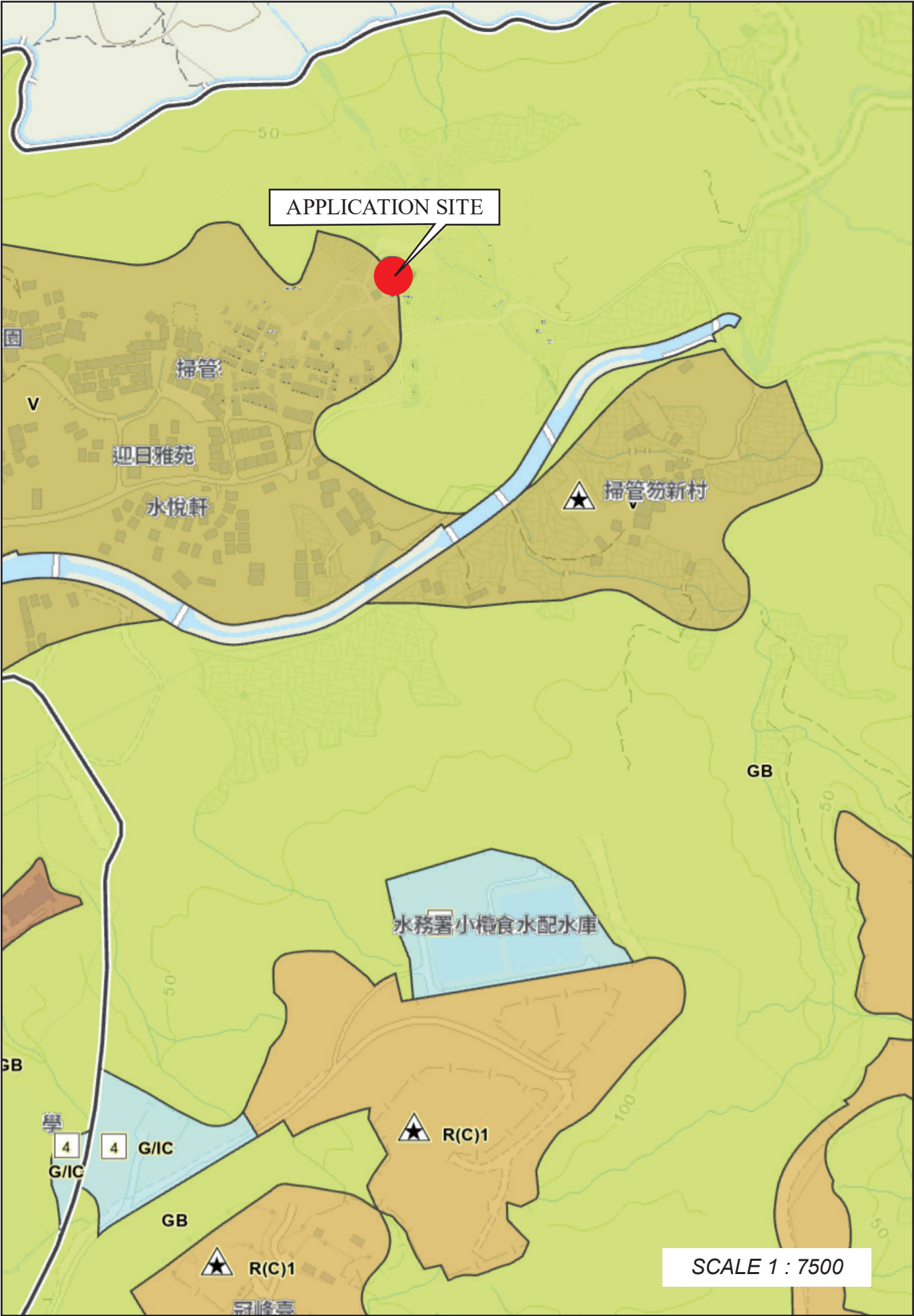
申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會設立工

場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。

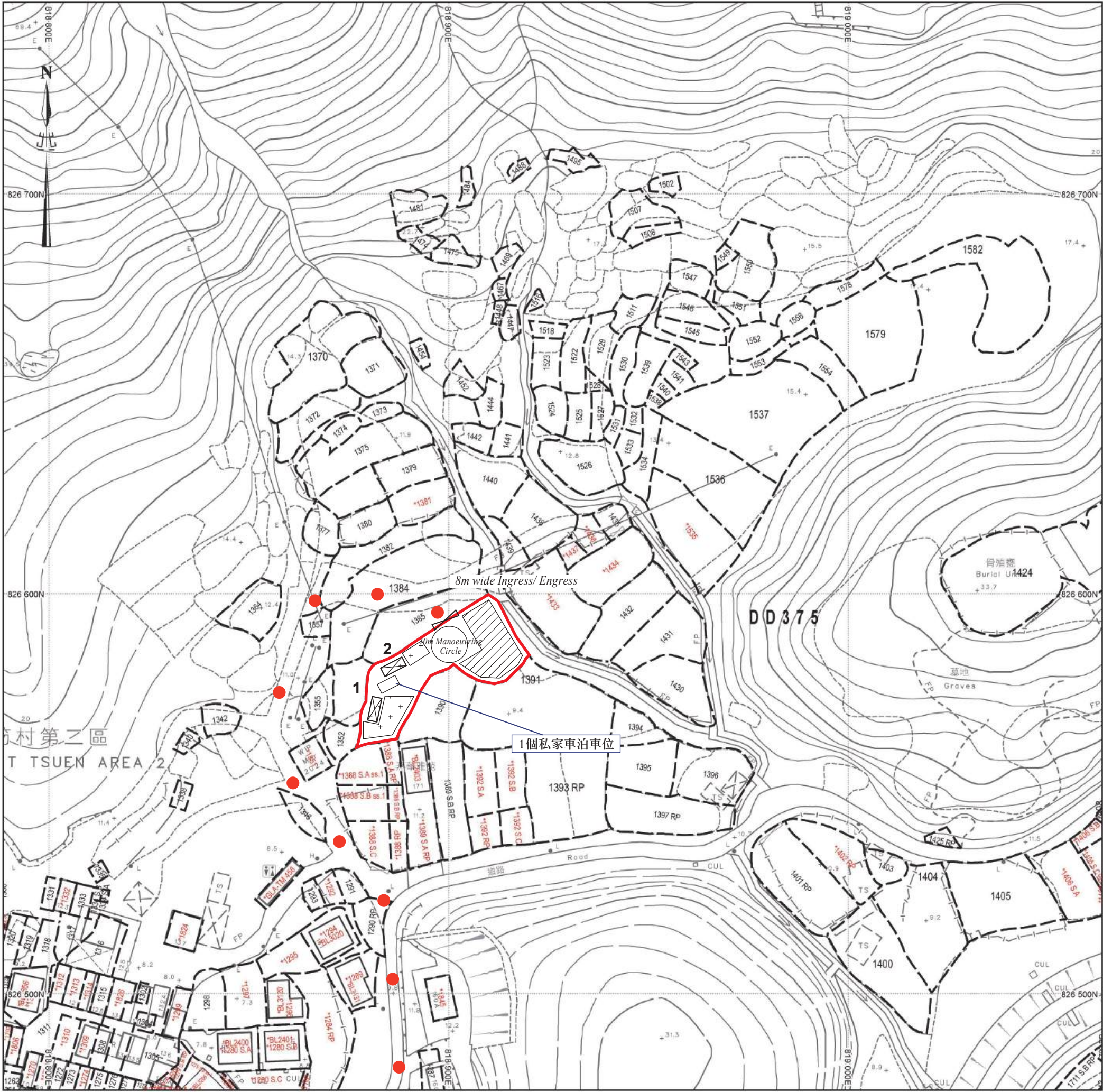
場地大綱圖





場地位置圖


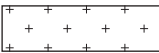

SCALE 1 : 1000

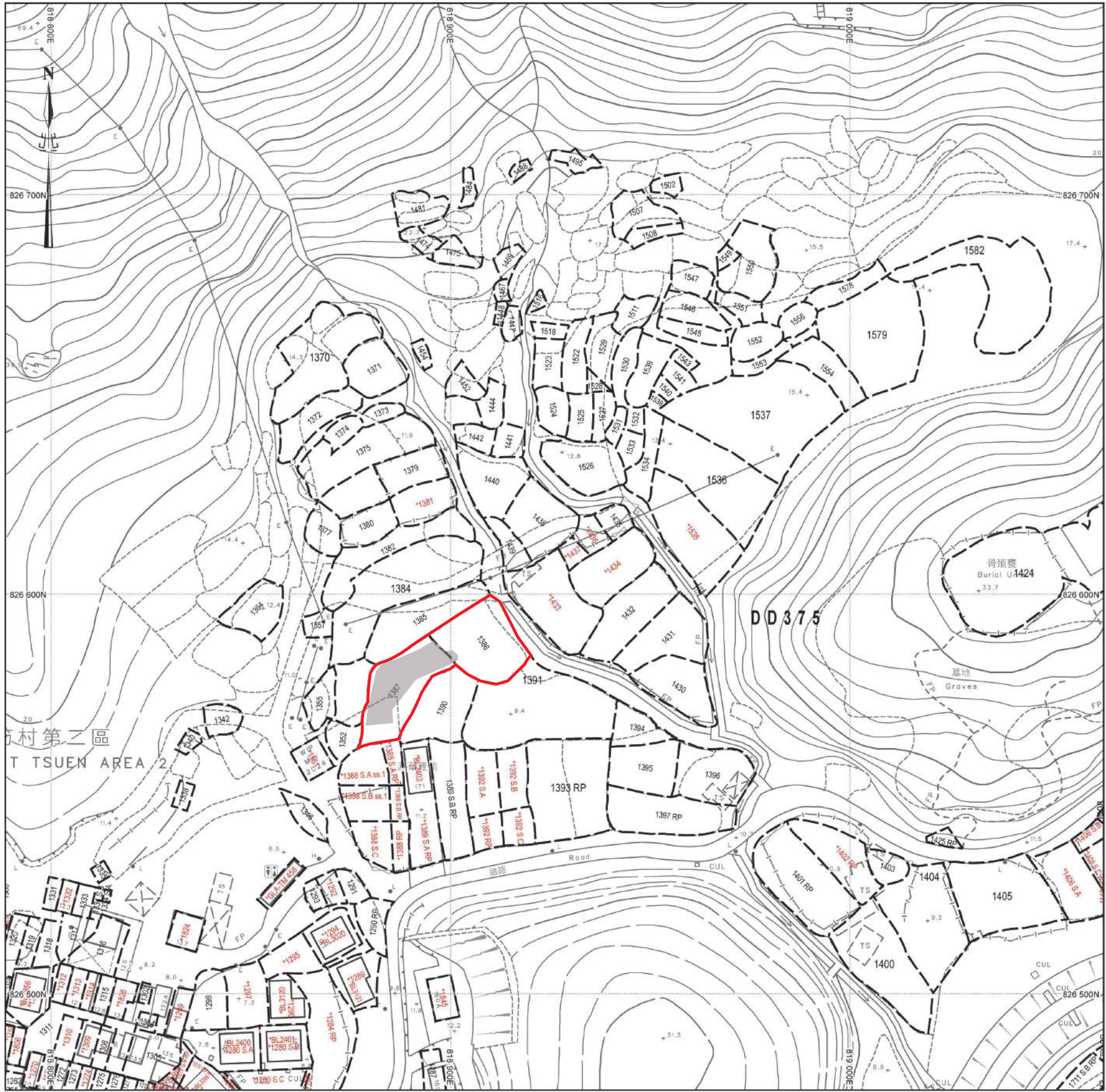


場地設計圖

構築物(1)
用途：水耕栽培
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約12平方米
總樓面面積：約12平方米

構築物(2)
用途：水耕栽培
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約12平方米
總樓面面積：約12平方米

-  露天種植區
-  水耕耕作區，已包括兩個構築物
-  行車路線
- SCALE 1 : 1000



填土位置圖

填土面積：約176平方米
厚度：約0.1米
填土物料：混凝土

填土位置
SCALE 1 : 1000



挖土位置圖

挖土面積：約33平方米
深度：約0.3米

挖土位置
SCALE 1 : 1000

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Anson Pui Yan YING/PLAND

寄件者: 陳灝然 <[REDACTED]>
寄件日期: 2025年05月26日星期一 13:18
收件者: tpbbpd/PLAND
副本: Anson Pui Yan YING/PLAND
主旨: A/TM-SKW/133補充資料
附件: 場地設計圖.pdf; 挖土位置圖.pdf; 填土位置圖.pdf; 美化環境建議圖.pdf; 申請理由.pdf
類別: Internet Email

敬啟者

此郵件取代 5 月 9 日 14:53，5 月 13 日 10: 02，5 月 19 日 08:05、14:24，5 月 20 日 09:58 發出的電郵。

申請人現提交補充資料及進一步回應部門意見。

水耕種植即利用水來提供植物生長所需的營養，而不依賴傳統的土壤高效，可以利用水資源，因為系統可以循環利用水，並且能夠減少病蟲害的風險。這些系統不僅能提高作物的生長速度和產量，還能在有限的空間內實現永續的農業生產，可參考有關照片。

露天種植區增加約 270 平方米，佔地申請地點約 41.28%土地，主要種植士多啤梨。水耕種植面積面積約 123 平方公尺（包括兩作水耕種植的構築物），申請地點約 18.81%土地，主要種植蔬菜。耕作區合共約 393 平方米，佔地申請地點約 60%土地。

場地位於「綠化地帶」及「鄉村式發展」地帶內，面積約 654 平方米。「鄉村式發展」佔場地約 30 平方米，即 4.81%。「綠化地帶」佔場地約 624 平方米，即 95.41%。

填土方面，填土總面積約 176 平方米，需申請及規範化的填土面積約 172 平方米，填土厚度約 0.1 米，填土物料為混凝土(可參閱附件：填土位置圖)。

挖土方面，挖土總面積約 33 平方米，需申請及規範化的挖土面積約 28.8 平方米，挖土深度約 0.3 米(可參閱附件：挖土位置圖)

規劃署 城市設計及園境組

The Site is already hard-paved and fenced off, there is no significant landscape resources/existing tree observed. However, by comparing the site photos and aerial photos in October 2024, clearance of vegetation had been carried out in the Site. Submission of landscape proposal with detailed information on proposed treatment/measures for mitigating the

申請人承諾會種植 4 棵中華杜英，以美化現場環境。(可參閱美化環境建議圖)

landscape impact arising from the application should be provided.	
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規劃署

1. 申請理由 – The planning intention of the “Green Belt” zone is to provide passive recreational outlets, please advise whether the current proposal can fulfill the Planning Intention of the zone.	此申請屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識水耕耕作，因此此規劃申請與綠化地帶的規劃意向不完全衝突。
2. 申請理由 – Please advise whether public announcement system would be used at the application site (the Site).	場地不會使用公共廣播系統。
3. 申請理由 – It is noted that “prior appointment system” will be implemented for vehicles in paragraph 7. Please advise whether the system would be applied for visitors.	訪客需提前預約登記才可進入申請範圍。
4. 挖土位置圖 – Please rectify the symbol indicating 挖土位置 in the legend to a line rather than a polygon to tally with the drawing.	已修改，可參閱附件挖土位置圖。
5. Site inspection revealed that part of the Site is currently covered with sand and gravels, please advise whether the sand and gravels at the Site would be replaced with soil suitable for cultivation as undertaken in the previous application.	現場土地有部分為沙石，申請人會以適合種植的泥土取代現場的沙石。
6. According to the scheme of A/TM-SKW/113, no site paving and site formation was proposed, however, our recent site inspection revealed that part of the Site is currently paved with concrete, please justify the discrepancy and the need for the land filling conducted.	<p>填土原因有三：</p> <p>首先方便車輛出入，物資補給及運送農產品時，填土可減少泥濘或積水，讓車輛更容易進出。</p> <p>第二，增加可用面積，此申請屬靜態康樂場地，其中會供公眾體驗耕作樂趣。透過填土，可以擴展活動空間，方便公眾活動。</p>

	第三，構築物建設，填土工程可為構築物提供穩固的基礎。
7. Please confirm if no additional filling and excavation works will be carried out at the Site.	場地不會進行額外的填土和挖土工程。

運輸署

(a) Please justify the adequacy of the loading/unloading spaces in the subject site.	<p>場地有足夠的裝卸空間，申請範圍約 654 平方米，扣除構築物及耕作範圍，餘下面積約 261 平方米的土地，佔申請地點約 39.91% 土地。</p> <p>這未有設定範圍會用作流動空間，可作裝卸空間、緩衝及車輛迴旋處。</p>
(b) Please review the traffic generation from and attraction to the site by including the trips for common logistic apart from visitor trips.	<p>申請地點的運輸工作並無迫切性，主要運輸工作是補給物資、用膳時間及運送耕作物。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。</p> <p>按實際經驗，每天 09:00-10:00，會有 1 駕次私家車的汽車流量補給物資；11:00-13:00 用膳時間，會有 2 駕次私家車的汽車流量；18:00-19:00，會有 1 駕次私家車的汽車流量運送耕作物。</p>
(c) The local access road (So Kwun Wat Tsuen Road) between So Kwun Wat Road and the application site is not managed by his department. The applicant should seek comments from the responsible party.	明白。

渠務署

(a) Notwithstanding there is no change to the site area compared with the last application no. A/TM-SKW/113, different ground surface characteristics were proposed by the applicant in the subject application. As such, should the application be approved, the applicant is requested to submit and implement a drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could	明白，申請人希
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make reference to DSD Technical Note to prepare a “Drainage Submission” in https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf .	望排水建議能納入附帶條件。
(b) The applicant is reminded that he 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 and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.	明白。
(c) The applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense.	明白。

地政署

(a) The application site (“the Site”) comprises Old Schedule Agricultural Lots, namely Lot No. 1386 and 1387 in D.D. 375 (“the 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.	明白。
(b) Our recent site inspection revealed that the Site was occupied but not vacant as stated in the Application Form for the subject s.16 planning application. As the Site was “locked and out”, no access to the Site could be gained by this office during the above inspection, hence, the size of the existing containers found within the Site and their uses could not be ascertained. This office reserves the rights to have further comments and the applicant should clarify the uses of the existing containers. Also, the applicant should clarify the meaning of a symbol with an “X” inside a rectangle on 場地設計圖 and whether the proposed parking space is covered or open.	明白。 場地設計圖中的矩形內有 X 符號，即代表是構築物的意思，即擬議有 2 個構築物是作水耕耕作用途。 擬議停車位是開放的，沒有任何上蓋於停車位的位置。
(c) According to the Land Registry records, the Lots were in different ownerships. If the planning application is approved, the Lots owners shall apply to this office for Short Term Waivers (STWs) to permit the structures erected within the Lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, if approved, will be subject to such terms	明白。

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and conditions including the payment of waiver fees and administrative fees as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	
(d) The Site is accessible via a local access on Government land and various private lots. This office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement.	明白。
(e) This office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the Lots or any unauthorized occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by this office or be in breach of the approval given.	明白。

申請理由

申請地點位於新界屯門掃管笏丈量約份第375約地段第1386號及第1387號，面積約654平方米，由李志倫提出申請，作擬議臨時康體文娛場所（休閒農場）及相關的填土及挖土工程（為期3年）。申請地點位於掃管笏分區計劃大綱核准圖編號S/TM-SKW/15的「綠化地帶」及「鄉村式發展」地帶內，「鄉村式發展」佔場地約30平方米，即4.81%。「綠化地帶」佔場地約624平方米，即95.41%。共涉及兩幅私人土地。申請地點地型不規則，地勢平坦。場地共有兩個上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	12	12	4	1	金屬搭建	水耕栽培
TS2	12	12	4	1	金屬搭建	水耕栽培

場地設有耕作區，包括露天種植區及水耕耕作區。露天種植區面積約270平方米，佔申請地點約41.28%土地，主要種植士多啤梨。水耕耕作區面積約123平方米（面積已包括兩個作水耕栽培的構築物），佔申請地點約18.81%土地，主要種植蔬菜。耕作區面積合共約393平方米，佔申請地點約60%土地。場地主要由附近居民營運及進行耕作，並向周邊村民銷售有關農產品，以商業模式營運。現場土地有部分為沙石，申請人會以適合種植的泥土取代現場的沙石。

此申請亦屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識水耕耕作，因此此規劃申請與綠化地帶的規劃意向不完全衝突。場地每日有約有10個人次，最多可容納或招待約20人。餘下面積約261平方米的土地，佔申請地點約39.91%土地。這未有設定範圍會用作流動空間，可作緩衝及車輛迴旋處，以便車輛有足夠空間供轉動及進行人流管制。

水耕種植即利用水溶液來提供植物生長所需的營養，而不依賴傳統的土壤，可以高效利用水資源，因為系統可以循環使用水，並且能夠減少病蟲害的風險。這些系統不僅能提高作物的生長速度和產量，還能在有限的空間內實現可持續的農業生產，可參考有關照片。



填土及挖土工程方面，申請地點於年前已是混凝土及泥地，申請人希望把填土工程繼續規範化，故在此申請用途也包含了填土及挖土工程，場地不會進行額外的填土和挖掘工程。

填土方面，填土總面積約 176 平方米，需申請及規範化的填土面積約 172 平方米，填土厚度約 0.1 米，填土物料為混凝土(可參閱附件：填土位置圖)。填土原因有三：首先方便車輛出入，物資補給及運送農產品時，填土可減少泥濘或積水，讓車輛更容易進出。第二，增加可用面積，此申請屬靜態康樂場地，其中會供公眾體驗耕作樂趣。透過填土，可以擴展活動空間，方便公眾活動。第三，構築物建設，填土工程可為構築物提供穩固的基礎。由於填土位置不能作露天種植，因此有部分位置會作水耕耕作區，即不使用泥土作為栽培介質的栽種法。申請人得悉場地附近有河道，由於場地已進行平整，往後也一直會保持現狀，因此申請不會對河道造成影響。

挖土工程方面，申請場地於前申請為了落實渠務工程而申請並展開了挖土工程，至今渠道仍在使用中，因此申請人希望把挖土工程繼續規範化。挖土總面積約33平方米，需申請及規範化的挖土面積約 28.8 平方米，挖土深度約 0.3 米(可參閱附件：挖土位置圖)。

另外，申請人會種植4棵中華杜英，以美化現場環境。(可參閱美化環境建議圖)

按規劃署記錄，在申請地點的同一地帶內，申請地點四周有類似申請獲通過。以下為獲通過之案件：

- 檔案編號：A/TM-SKW/113，臨時康體文娛場所(休閒農場)（為期 3 年）和相關挖土工程，於04/03/2022在有條件下批給臨時性質的許可。
- 檔案編號：A/TM-SKW/121，臨時康體文娛場所（休閒農場）（為期 3 年）及挖土工程，於08/12/2023在有條件下批給臨時性質的許可。

申請地點設有 1 個私家車泊車位（每個面積 5 米 x 2.5 米），作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口（閘門）設於場地北邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁掃管笏村路，透過掃管笏村路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

掃管笏村路實況照片



行車通道實況照片



基於保安考慮，申請地點不歡迎閒雜車輛進入，有關泊車位不是供訪客使用，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對掃管笏及附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

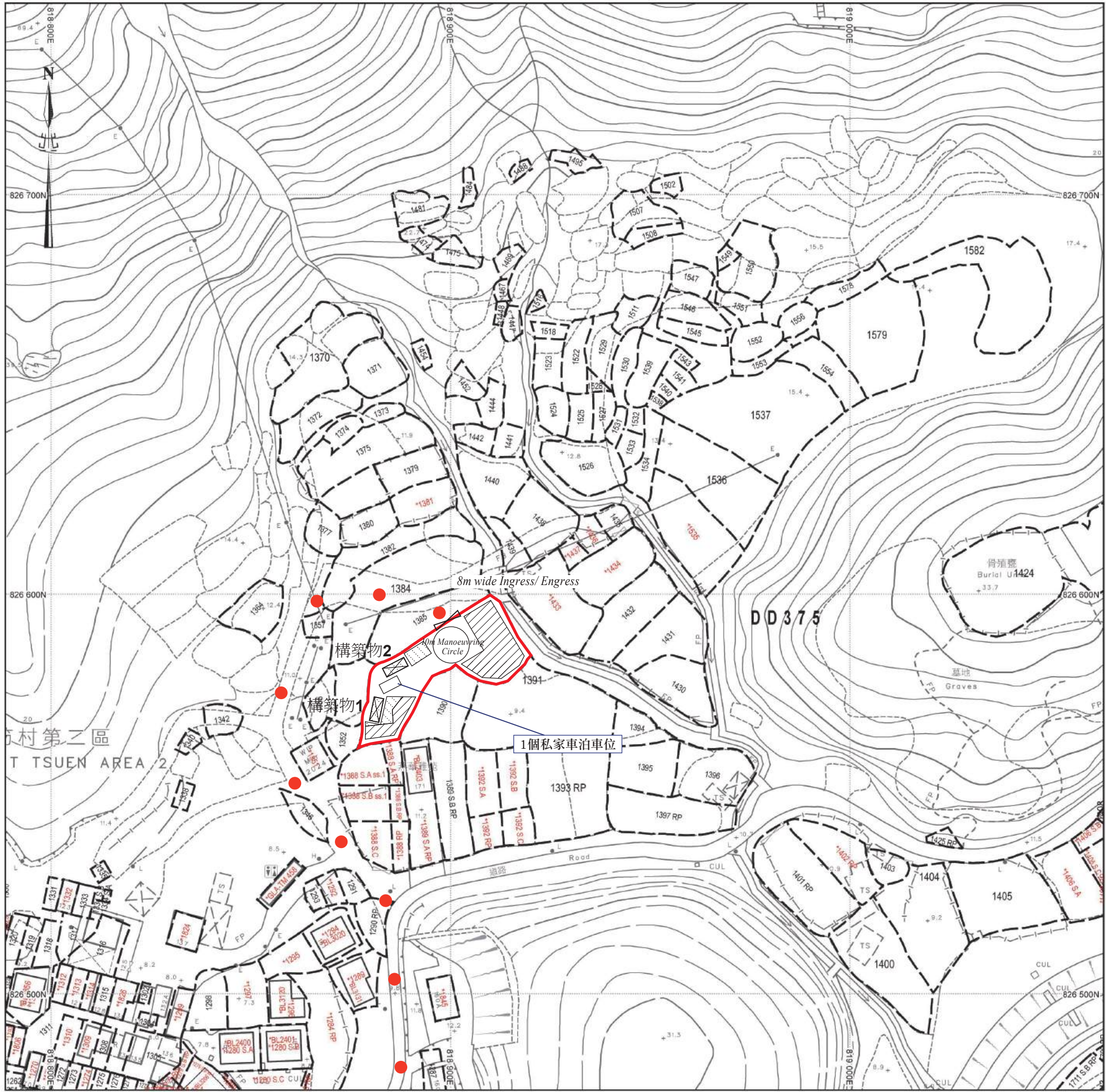
	星期一至六		
	私家車		
	入	出	每小時車輛出入次數
09:00 - 10:00	1	0	1
10:00 - 11:00	0	0	0
11:00 - 12:00	0	1	1
12:00 - 13:00	1	0	1
13:00 - 14:00	0	0	0
14:00 - 15:00	0	0	0
15:00 - 16:00	0	0	0
16:00 - 17:00	0	0	0
17:00 - 18:00	0	0	0
18:00 - 19:00	0	1	1
以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。			

申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會使用公共廣播系統、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，

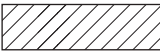
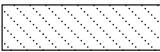

發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。

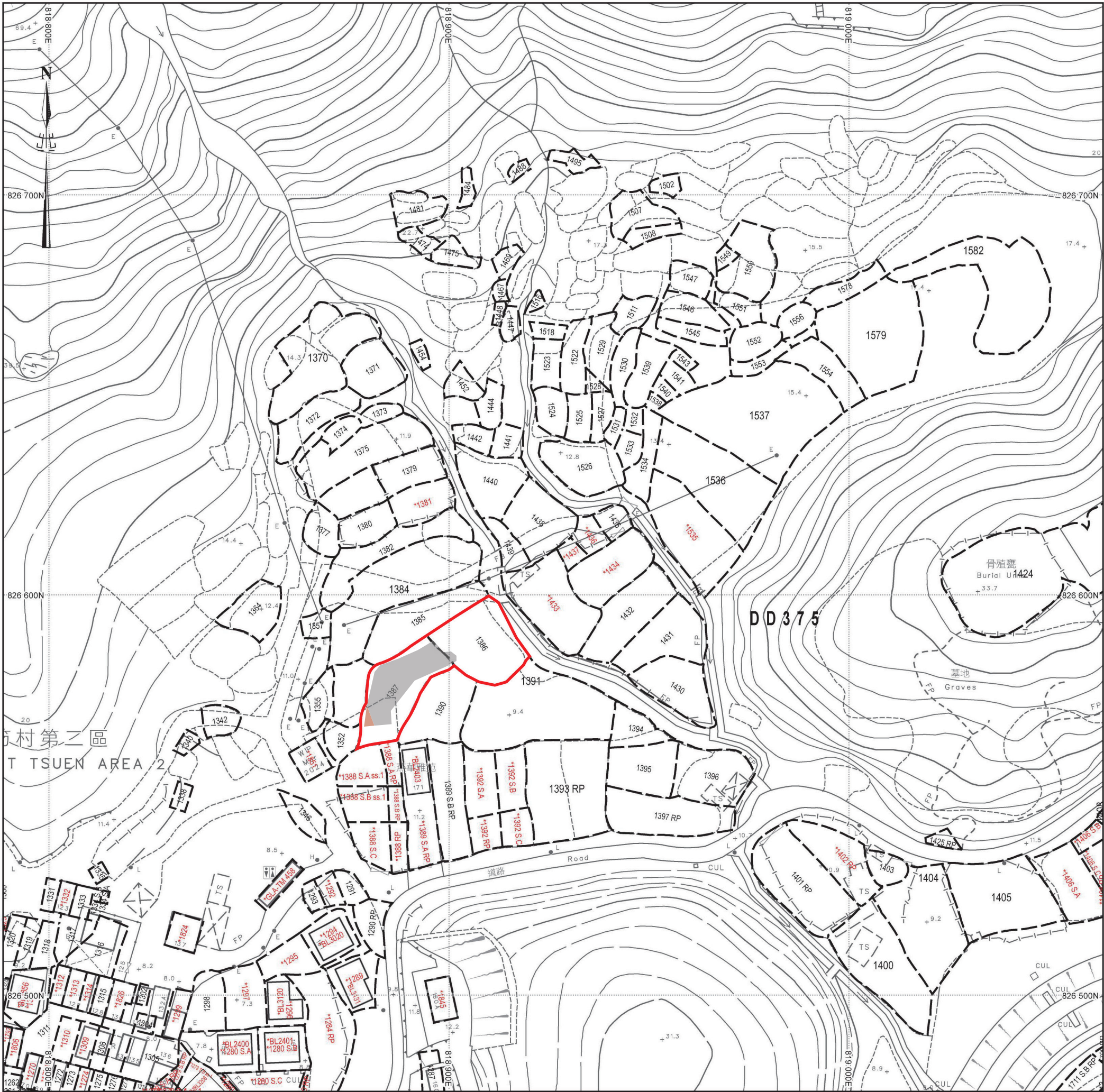


場地設計圖

構築物(1)
用途：水耕栽培
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約12平方米
總樓面面積：約12平方米

構築物(2)
用途：水耕栽培
建築物料：以金屬搭建
高度：約4米
層數：1層
面積：約12平方米
總樓面面積：約12平方米

-  露天種植區
-  水耕耕作區，已包括兩個構築物
-  行車路線
- SCALE 1 : 1000



填土位置圖

填土面積：約172平方米
厚度：約0.1米
填土物料：混凝土

於「鄉村式發展」地帶，
已填土範圍，面積約4平方米。

現申請填土位置

SCALE 1 : 1000



挖土位置圖

挖土面積：約28.8平方米
深度：約0.3米

於「鄉村式發展」地帶，
已挖土範圍，面積約4.2平方米，
深度約0.3米。

現申請挖土位置

SCALE 1 : 1000



美化環境建議圖

- 中華杜英(4棵)(新種樹木)
- ▨ 露天種植區
- ▩ 水耕耕作區，已包括兩個構築物

SCALE 1 : 1000

Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas.
- (c) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (d) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (e) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (f) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (g) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Approval
A/TM-SKW/113	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and associated Excavation of Land	“Green Belt” (“GB”) (95.4%) & “Village Type Development” (“V”) (4.6%)	4.3.2022 [Lapsed on 5.3.2025]

Rejected Application

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
A/TM-SKW/76	Temporary Open Storage of Construction Materials with Ancillary Offices for a Period of 1 Year	“V” (68.3%) & “GB” (37.1%)	20.7.2012

Similar s.16 Applications involving the Same “GB” Zone in the past five years

Approved Applications

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Approval
A/TM-SKW/121	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land	“GB”	8.12.2023 [revoked on 8.12.2024]
A/TM-SKW/127	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land	“GB”	28.2.2025

Government Departments' General Comments

1. Traffic

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

No comment on the application.

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

No comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no substantiated environmental complaints received pertaining the application site (the Site) in the past three years.

3. Landscaping

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

- the Site is situated in an area of miscellaneous rural fringe landscape character predominated by small houses and woodland. Several planning applications for similar use (No. A/TM-SKW/117, 121 and 127) were also approved in the same “Green Belt” zone in the recent years. The proposed use is considered not incompatible with the surrounding landscape character; and
- it is noted in the proposed planting plan that four new trees (中華杜英) will be provided within the Site, she has no adverse comment on the application.

4. Drainage

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

- no objection to the application; and
- should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

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

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

6. Nature Conservation and Agriculture

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

The Site is already disturbed and does not have any agricultural activity therein. His department has no comment on the subject application from nature conservation and agricultural perspectives.

7. Archaeological and Built Heritage Conservation

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

No objection in principle to the application.

8. District Officer's Comments

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

His office has not received any comment from the locals on the application.

9. Other Departments' Comments

The following government departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of the structures erected or to be erected within the Lots or any unauthorized occupation of Government Land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approvals given;
- (d) to note the comments of the Commissioner for Transport (C for T) that local access road between So Kwun Wat Tsuen Road and the Site is not managed by his 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. Loading / unloading activities should be confined within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should avoid the use of public announcement system or any form of audio amplification system on the Site to minimise the potential noise nuisance on the surrounding area;
 - (ii) the applicant should follow the relevant mitigation measures and recommendation in the “Revised Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses”;
 - (iii) the applicant should follow the relevant guidance in EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”; and
 - (iv) the applicant should observe and strictly comply with relevant environmental pollution control ordinances, including but not limited to Water Pollution Control Ordinance and Noise Control Ordinance, during operation;
- (f) to note the comments of the Chief Engineer/Mainland North of the Drainage Service Department (CE/MN, DSD) that:
 - (i) notwithstanding there is no change to the site area compared with the last application no. A/TM-SKW/113, different ground surface characteristics were proposed by the applicant in the subject application. As such, should the application be approved, the applicant is requested to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could make reference to DSD Technical Note to prepare a “Drainage Submission” in

https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf;

- (ii) the applicant is reminded that he 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 and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system; and
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) proposal are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs 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 proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, (ES(AM), AMO) that the Site falls within So Kwun Wat Site of Archaeological Interest. The applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works and the work period of the Site for AMO to conduct site inspections as and when required;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) 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;
 - (iv) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;

- (v) for UBWs erected on leased land, including the existing structures at the Site, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
 - (vi) if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (vii) details comments under BO will be provided during building plans submission; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings;
 - (ii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and
 - (iii) for any waste generated from the operations and works, the applicant should arrange its proper disposal at his own expenses.

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

參考編號
Reference Number: 250522-211801-49752

提交限期
Deadline for submission: 23/05/2025

提交日期及時間
Date and time of submission: 22/05/2025 21:18:01

有關的規劃申請編號
The application no. to which the comment relates: A/TM-SKW/133

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chris

意見詳情
Details of the Comment :

強烈反對建議：基於交通及土地權限問題

1. 行車通道安全隱患嚴重

單程路與對頭車問題：申請地點的行車通道由掃管笏路小巴總站開始，本身已是單程路，但經常出現對頭車情況，顯示該路段交通管理混亂，無法負荷額外車輛流量。

狹窄泥路不適合車輛進出：轉入燈柱 V 9019 後的路段更為狹窄，且為泥路，不利於貨車或消防車等大型車輛通行，可能導致：

交通堵塞：若場地車輛（如補給車、訪客車輛）進出頻繁，可能阻塞通道，影響周邊居民及小巴運作。

安全風險：泥路在雨天易濕滑，增加車輛失控或意外風險，尤其該路段缺乏正式路權管理。

2. 未獲私人土地通行權，法律風險高

申請人擬使用的行車通道涉及多幅私人土地（DD 375 Lot 1382、1384），但沒有土地擁有人同意書，可能構成非法佔用或侵權行為。

若土地擁有人日後反對或封路，將導致：

場地無法正常運作，影響農產品運輸及緊急車輛進出。

法律糾紛，甚至被迫討賠償，影響申請的穩定性。

3. 交通流量評估過於樂觀，缺乏現實考量

申請人提供的交通流量表（每日僅數輛車進出）與實際路況矛盾：

單程路+對頭車問題 未被納入評估，低估潛在堵塞風險。

若場地活動增加（如開放日、農產品銷售活動），車輛流量可能暴漲，超出預期。

4. 緊急車輛通行可行性存疑

申請書聲稱通道可供消防車進入，但：

狹窄泥路 不符合消防通道標準（如轉彎半徑、路面承重）。

若發生火災或意外，救援效率可能受嚴重影響。

此申請在交通及土地權限上存在重大缺陷，若強行通過，將對社區安全、居民權益及法律合規性造成負面影響，應予以否決或要求徹底改善。

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

參考編號

Reference Number:

250522-234821-15950

提交限期

Deadline for submission:

23/05/2025

提交日期及時間

Date and time of submission:

22/05/2025 23:48:21

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/133

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lai

意見詳情

Details of the Comment :

反對以上申請，因為平日及假日已多了行山人士，令到本村村民常因乘搭唯一的交通工具專線小巴，因排隊問題多爭拗。還有，自駕人士亂泊車，影響村民及其他駕駛者出入。因此作出反對！

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

參考編號

Reference Number:

250522-233849-61470

提交限期

Deadline for submission:

23/05/2025

提交日期及時間

Date and time of submission:

22/05/2025 23:38:49

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/133

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. John chan

意見詳情

Details of the Comment :

本人反對上述申請. 申請之前1年已經用挖泥機將附近的樹木砍伐.
另外要挖泥填土又要經過多幅私人土地.
又挖泥又填土, 圖則又沒有顯示排水系統, 擔心令到下大雨時水浸影響村民,

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

參考編號

250523-003459-62477

Reference Number:

提交限期

23/05/2025

Deadline for submission:

提交日期及時間

23/05/2025 00:34:59

Date and time of submission:

有關的規劃申請編號

A/TM-SKW/133

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Leo Cheung

Name of person making this comment:

意見詳情

Details of the Comment :

1. 環境影響疑慮

填土工程（176平方米，厚度0.1米）使用混凝土，可能對土壤透水性和周邊生態造成長期影響，尤其是在靠近河道的地區。雖然申請人聲稱不會影響河道，但缺乏獨立的環境評估報告支持此說法。

挖土工程（33平方米，深度0.3米）雖為延續現有渠道，但仍需確認其對地下水和地質穩定的潛在風險。

2. 交通管理問題

申請地點僅設1個私家車泊車位，但每日最多可容納20人，可能導致車輛停泊於周邊道路，影響掃管笏村路的交通流暢性。

儘管申請人聲稱會預約管理車輛進出，但缺乏具體的監管機制，難以確保執行效果。建議要求提供更嚴格的交通管理計劃，包括高峰時段的監控措施。

3. 商業運作與社區和諧

場地以商業模式營運，向周邊村民銷售農產品，可能引發噪音、垃圾及人流增加等問題，影響附近居民生活品質。

4. 臨時性質的潛在風險

申請為期3年，但「臨時」用途可能變相長期化（參考附近類似案例A/TM-SKW/113及A/TM-SKW/121）。若未來未能還原土地，可能導致綠化地帶逐步被侵蝕。

建議要求申請人提交具法律約束力的還原計劃，並繳納保證金以確保執行。

5. 缺乏公共諮詢

文件中未提及是否已徵詢周邊居民或鄉事委員會意見。建議城規會要求申請人進行公開諮詢，並提交社區反饋報告。

總結

此申請雖標榜「過渡性質」，但潛在的環境、交通及規劃問題不容忽視。建議城規會駁回申請，或要求申請人補齊上述缺失文件並修改計劃，以符合可持續發展原則。

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

參考編號
Reference Number: 250523-214917-21048

提交限期
Deadline for submission: 23/05/2025

提交日期及時間
Date and time of submission: 23/05/2025 21:49:17

有關的規劃申請編號
The application no. to which the comment relates: A/TM-SKW/133

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Izzac Chan

意見詳情
Details of the Comment :

1. 程序違擊：先破壞後申請的惡意操作
請您查看衛星影像/空拍圖對比，證明開發商以「挖泥機砟伐樹木」主動破壞原有生態，降低基地開發敏感度。
2. 法律缺陷：土地權屬與施工合法性
請調閱地籍圖資，標示施工所需經過的「祖堂地」位置，主張開發商未取得「土地所有權人同意書」前，依法不得進行填土工程。
3. 社區與環境衝擊：具體損害證據
掃掃笏近年市外人口遷入村內導致交通承載過高，再者由於早期道路規劃不善，因此村已經無法再次承擔更多交通工具及遊客到訪。

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

參考編號

Reference Number:

250522-212157-12313

提交限期

Deadline for submission:

23/05/2025

提交日期及時間

Date and time of submission:

22/05/2025 21:21:57

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/133

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss MM

意見詳情

Details of the Comment :

規劃署核實該地段部份地下污水渠、雨水渠及沙井有關的渠務工程。圖則上並沒有顯示有關渠務狀況，所以反對。