

2020年12月08日

此文件為
只
必要的資料及文件後才正式
中

This application is received on 2025-12-08
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or 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](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](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

2502686

25/11 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1193
	Date Received 收到日期	2025-12-08

1. 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」)秘書處。
2. 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。
3. 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)

文明環球有限公司 WENMING GLOBAL LIMITED

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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)	元朗錦田北丈量約份第109約地段多個地段 Various Lots in D.D. 109, Kam Tin North, Yuen Long (請看附件一的詳細地址)
(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 4000 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 500 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

is the sole "current land owner" # & (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 # & (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners" # & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 # & (請夾附業權證明文件)。

is not a "current land owner" #.
並不是「現行土地擁有人」 #。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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
_____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

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	<p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所（休閒農場）及相關填土工程（為期3年）</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>	
(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	3,700 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	300 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	0 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	500 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	500 sq.m <input checked="" type="checkbox"/> About 約

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

Please refer to List of Structure

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	3個客貨車停車位

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
星期一至星期日上午九時至下午六時，包括公眾假期。			
(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)) 從治河路轉入	
	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 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 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 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？	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"/>	
<hr/> <hr/>			

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... </p>
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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	
	<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： _____ _____ _____
(e) Approval conditions 附帶條件	_____ _____ _____ <p>Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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）。

請參考附件的申請報告書及擬議發展的計劃細節

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
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

Ms Hermose Chong

Name in Block Letters
姓名（請以正楷填寫）

Manager

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 Allgain Land Planning Limited
代表

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



Date 日期 27/11/2025
..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	元朗錦田北丈量約份第109約地段多個地段 Various Lots in D. D. 109, Kam Tin North, Yuen Long (請看附件一的詳細地址)
Site area 地盤面積	4000 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	Agriculture 「農業」
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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所 (休閒農場) 及相關填土工程 (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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
(ii)	No. of blocks 幢數	Non-domestic 非住用	500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.125 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
		Domestic 住用		0	
(iii)	Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		6	
		Domestic 住用	0 <input type="checkbox"/> (Not more than 不多於)	m 米	
(iv)	Site coverage 上蓋面積	Non-domestic 非住用	0 <input type="checkbox"/> (Not more than 不多於)	Storeys(s) 層	
		Domestic 住用	7 <input checked="" type="checkbox"/> (Not more than 不多於)	m 米	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Non-domestic 非住用	2 <input checked="" type="checkbox"/> (Not more than 不多於)	Storeys(s) 層	
				<input checked="" type="checkbox"/> About 約	
Total no. of vehicle parking spaces 停車位總數				3	
Private Car Parking Spaces 私家車車位				0	
Motorcycle Parking Spaces 電單車車位				0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位				0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位				0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位				0	
Others (Please Specify) 其他 (請列明)				3	
3個客貨車停車位					
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數				0	
Taxi Spaces 的士車位				0	
Coach Spaces 旅遊巴車位				0	
Light Goods Vehicle Spaces 輕型貨車車位				0	
Medium Goods Vehicle Spaces 中型貨車位				0	
Heavy Goods Vehicle Spaces 重型貨車車位				0	
Others (Please Specify) 其他 (請列明)					

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
<u>Plans and Drawings 圖則及繪圖</u>		
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/>		
<u>Site Plan , Location Plan , Land Filling Plan</u>		
<hr/>		
<u>Reports 報告書</u>		
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"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
預計車輛進出流量報告		
<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。

附件一

申請地點

新界元朗錦田北丈量約份第 109 約地段第 1143 號 A 分段第 1 小分段、第 1143 號 A 分段第 2 小分段、第 1143 號 A 分段第 3 小分段(部分)、1143 號 A 分段第 4 小分段、1143 號 G 分段第 1 小分段、1143 號 G 分段第 2 小分段、1143 號 G 分段第 3 小分段、1143 號 G 分段第 4 小分段、1143 號 G 分段第 5 小分段、1143 號 G 分段第 6 小分段、1143 號 G 分段第 7 小分段、1143 號 G 分段第 8 小分段、1143 號 G 分段第 9 小分段、1143 號 G 分段第 10 小分段、1143 號 G 分段第 11 小分段、1143 號 G 分段第 12 小分段、1143 號 G 分段第 13 小分段、1143 號 G 分段第 14 小分段、1143 號 H 分段第 1 小分段、1143 號 H 分段第 2 小分段、1143 號 H 分段第 3 小分段、1143 號 H 分段第 4 小分段、1143 號 H 分段第 5 小分段、1143 號 H 分段第 6 小分段、1143 號 H 分段第 7 小分段、1143 號 H 分段第 8 小分段、1143 號 H 分段第 9 小分段、1143 號 H 分段第 10 小分段、1143 號 H 分段第 11 小分段、1143 號 H 分段第 12 小分段、1143 號 H 分段第 13 小分段、1143 號 H 分段第 14 小分段、1143 號 H 分段第 15 小分段、1143 號 I 分段第 1 小分段、1143 號 I 分段第 2 小分段、1143 號 I 分段第 3 小分段、1143 號 I 分段第 4 小分段、1143 號 I 分段第 5 小分段、1143 號 I 分段第 6 小分段、1143 號 I 分段第 7 小分段、1143 號 I 分段第 8 小分段、1143 號 I 分段第 9 小分段、1143 號 I 分段第 10 小分段、1143 號 I 分段第 11 小分段、1143 號 I 分段第 12 小分段、1143 號 I 分段第 13 小分段、1143 號 I 分段第 14 小分段、1143 號 I 分段第 15 小分段、1143 號 I 分段第 16 小分段、1143 號 I 分段第 17 小分段、1143 號 I 分段第 18 小分段、1143 號 J 分段、1143 號 K 分段、1143 號 L 分段、1143 號 M 分段、1143 號 N 分段、1143 號 O 分段、1143 號 P 分段、1143 號 Q 分段、1143 號 R 分段、1143 號 S 分段、1143 號 T 分段、1143 號 U 分段及 1143 號餘段(部分)

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗錦田北丈量約份第 109 約地段多個地段

臨時康體文娛場所 (休閒農場) 及相關填土工程 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 休閒農莊的營運說明-----P.3
4. 擬議發展計劃的各方面影響-----P.4-5

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界元朗錦田北丈量約份第 109 約地段多個地段規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所 (休閒農場) 及相關填土工程。
2. 申請地點位於治河路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」用途。
3. 申請地盤面積為約 4000 平方米，上蓋面積為 300 平方米，露天地方面積為 3700 平方米，上蓋覆蓋率為 7.5% 。
4. 擬議發展涉及的耕種面積約 2500 平方米，佔申請範圍約 62.5% 。
5. 申請地點將設有 6 個構築物，用途及面積請參考 List Of Structure 。
6. 申請地點涉及 3 個客貨車停車位，主要給職員/訪客停泊。
7. 擬議發展的農場預計每天最多 4 名職員及 30 名訪客。
8. 擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
4. 擬議發展涉及部份填土範圍，用作固定構築物，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段多個地段作為期不超過三年的臨時康體文娛場所(休閒農場) 及相關填土工程。

休閒農莊的營運說明

1. 擬議休閒農莊是涉及商業營運和收費的。
2. 擬議休閒農莊的營運模式：把土地分成不同的部份，然後租給不同的訪客，每月收取一個固定費用，讓他們在自己租用的「小農田」內進行耕種和農業活動，包括舉辦不同的農業工作坊、定期撒種子、淋水，施肥等，待農作物收成期時，他們可以收回自己的農作物，而他們主要是種植時令蔬菜及水果。
3. 擬議休閒農莊涉及少許填土工程。
4. 擬議休閒農莊的上蓋將會由臨時物料搭建。
5. 擬議休閒農莊預計每天最多 4 名職員及 30 名訪客。
6. 申請人預計訪客會元朗市從坐新界區專線小巴路線 602 號，在江大路下車，然後步行前來（約 5 分鐘距離），訪客在前往農場時需預先致電預約，每天預計不會多於 40 名訪客，同一時段不會多於 12 名訪客。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 6 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從從治河路前往，入口設有約 5 米闊的大閘讓訪客步行到農場。

3. 擬議發展的交通安排

申請地點涉及 3 個客貨車停車位。

擬議農場將會採用預約模式運作，客人需要提前電話預約才能駕車前往申請地點。

申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知訪客可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。

申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

4. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時休閒農場，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時休閒農場，不會有重大的噪音影響。

7. 排污方面

申請用途涉及臨時洗手間，位於構築物 5 內，申請人會租用流動洗手間，並定期找清潔公司來清理。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。

懇請城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段多個地段作為期不超過三年的臨時康體文娛場所（休閒農場）及相關填土工程。

附件一

申請地點

新界元朗錦田北丈量約份第 109 約地段第 1143 號 A 分段第 1 小分段、第 1143 號 A 分段第 2 小分段、第 1143 號 A 分段第 3 小分段(部分)、1143 號 A 分段第 4 小分段、1143 號 G 分段第 1 小分段、1143 號 G 分段第 2 小分段、1143 號 G 分段第 3 小分段、1143 號 G 分段第 4 小分段、1143 號 G 分段第 5 小分段、1143 號 G 分段第 6 小分段、1143 號 G 分段第 7 小分段、1143 號 G 分段第 8 小分段、1143 號 G 分段第 9 小分段、1143 號 G 分段第 10 小分段、1143 號 G 分段第 11 小分段、1143 號 G 分段第 12 小分段、1143 號 G 分段第 13 小分段、1143 號 G 分段第 14 小分段、1143 號 H 分段第 1 小分段、1143 號 H 分段第 2 小分段、1143 號 H 分段第 3 小分段、1143 號 H 分段第 4 小分段、1143 號 H 分段第 5 小分段、1143 號 H 分段第 6 小分段、1143 號 H 分段第 7 小分段、1143 號 H 分段第 8 小分段、1143 號 H 分段第 9 小分段、1143 號 H 分段第 10 小分段、1143 號 H 分段第 11 小分段、1143 號 H 分段第 12 小分段、1143 號 H 分段第 13 小分段、1143 號 H 分段第 14 小分段、1143 號 H 分段第 15 小分段、1143 號 I 分段第 1 小分段、1143 號 I 分段第 2 小分段、1143 號 I 分段第 3 小分段、1143 號 I 分段第 4 小分段、1143 號 I 分段第 5 小分段、1143 號 I 分段第 6 小分段、1143 號 I 分段第 7 小分段、1143 號 I 分段第 8 小分段、1143 號 I 分段第 9 小分段、1143 號 I 分段第 10 小分段、1143 號 I 分段第 11 小分段、1143 號 I 分段第 12 小分段、1143 號 I 分段第 13 小分段、1143 號 I 分段第 14 小分段、1143 號 I 分段第 15 小分段、1143 號 I 分段第 16 小分段、1143 號 I 分段第 17 小分段、1143 號 I 分段第 18 小分段、1143 號 J 分段、1143 號 K 分段、1143 號 L 分段、1143 號 M 分段、1143 號 N 分段、1143 號 O 分段、1143 號 P 分段、1143 號 Q 分段、1143 號 R 分段、1143 號 S 分段、1143 號 T 分段、1143 號 U 分段及 1143 號餘段(部分)

有關第 16 條規劃申請編號

擬議申請用途：臨時康體文娛場所（休閒農場）及相關填土工程（為期 3 年）

丈量和地段編號：元朗錦田北丈量約份第 109 約地段多個地段

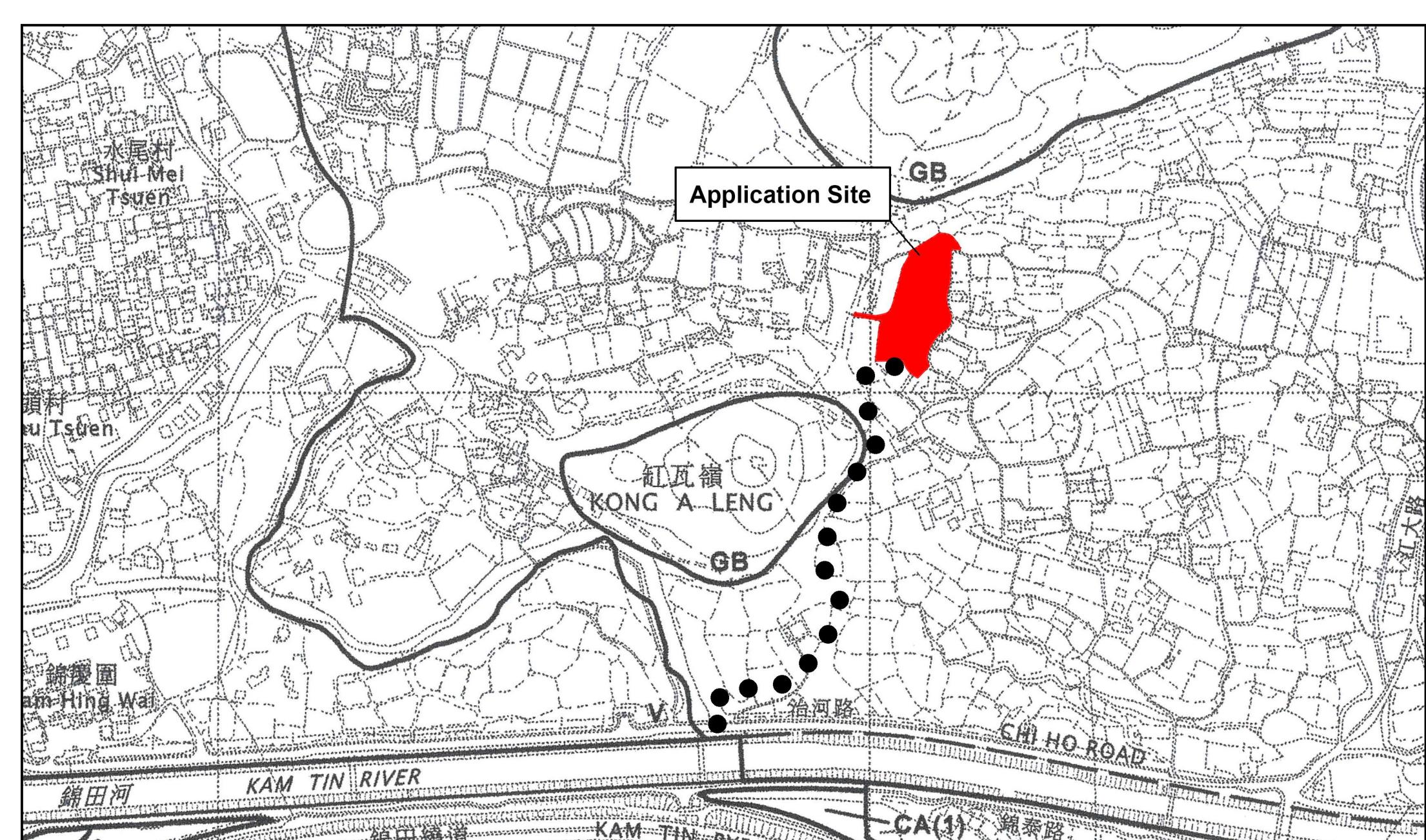
預計 私家車 進出流量報告 (星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

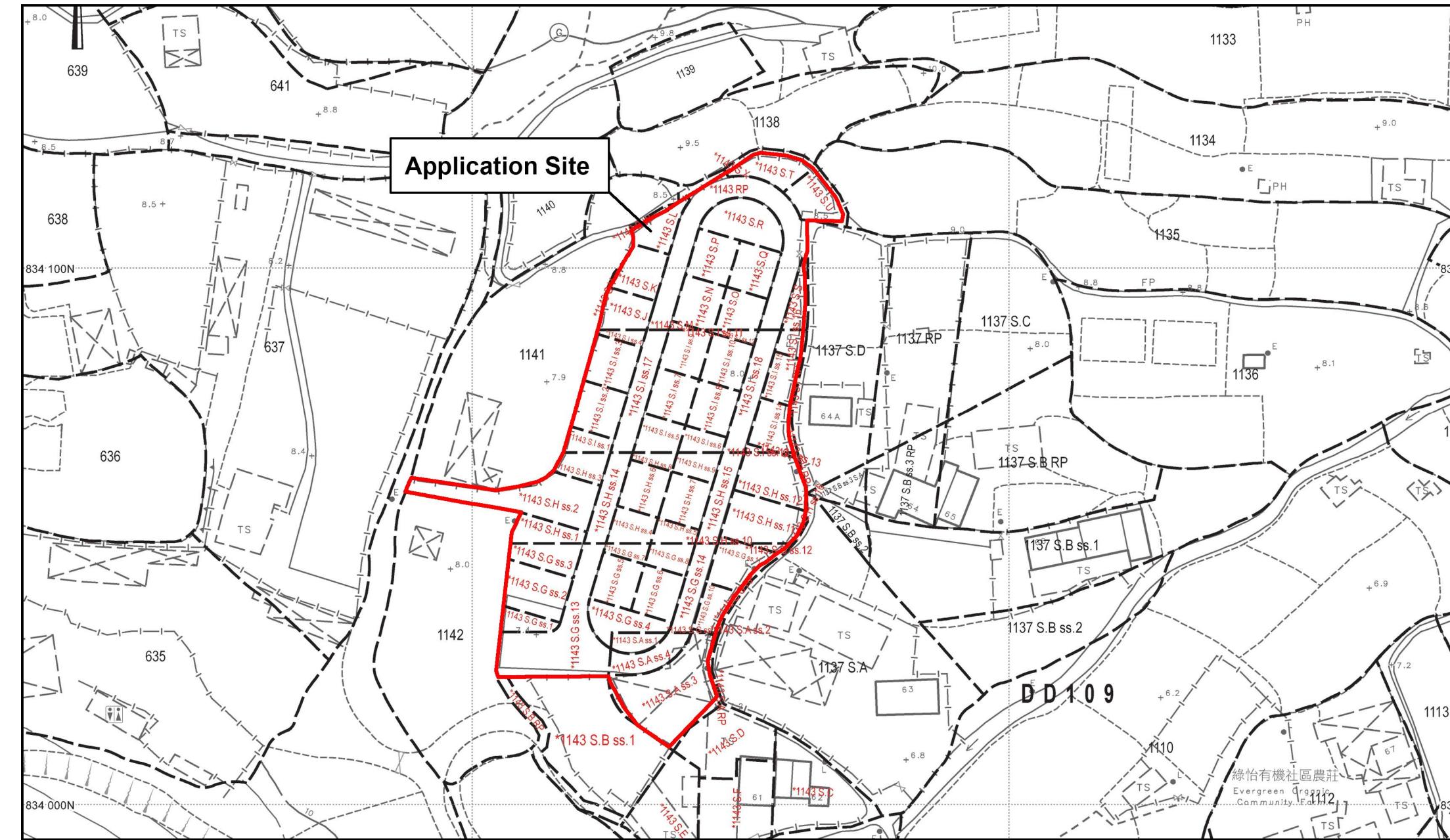
申請地點尚未發展，以上數字為預算車輛進出場地記錄。

List of Structures

Structure No.	Usage	Covered Area (m ²)	GFA (m ²)	Proposed Height
1	Storage & CCTV Room	40	80	Not Exceeding 7 m ; 2 Storey
2	Agriculture Education Room	40	80	Not Exceeding 7 m ; 2 Storey
3	Agriculture Education Room	40	80	Not Exceeding 7 m ; 2 Storey
4	Agriculture Education Room	40	80	Not Exceeding 7 m ; 2 Storey
5	Changing Room & Toilet	40	80	Not Exceeding 7 m ; 2 Storey
6	Site office & Reception	100	100	Not Exceeding 4 m ; 1 Storey
Total		300	500	



AC Allgain Land Planning 全堅土地規劃	Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 109, Kam Tin North, Yuen Long	Drawing Title 圖紙標題: Location Plan	Remarks 備註: ●●● Vehicular access leading from Chi Ho Road
		Drawing No. 圖號: 20251120	



Project 項目名稱:

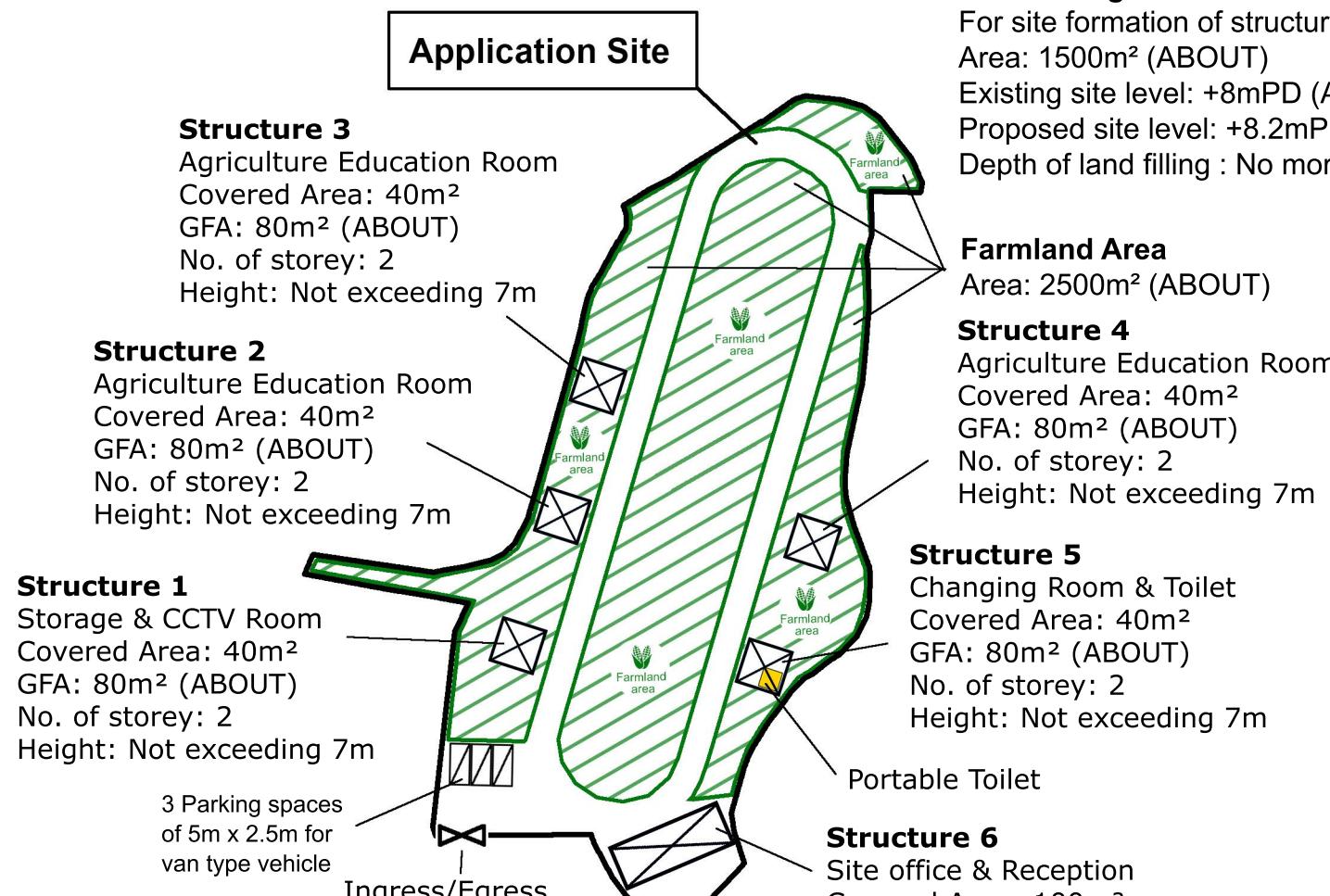
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 109, Kam Tin North, Yuen Long

Drawing Title 圖紙標題

Site Plan

Drawing No. 圖號:
20251120

Remarks 備註



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 109, Kam Tin North, Yuen Long

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:
20251123

Remarks 備註:



Van Type Vehicle

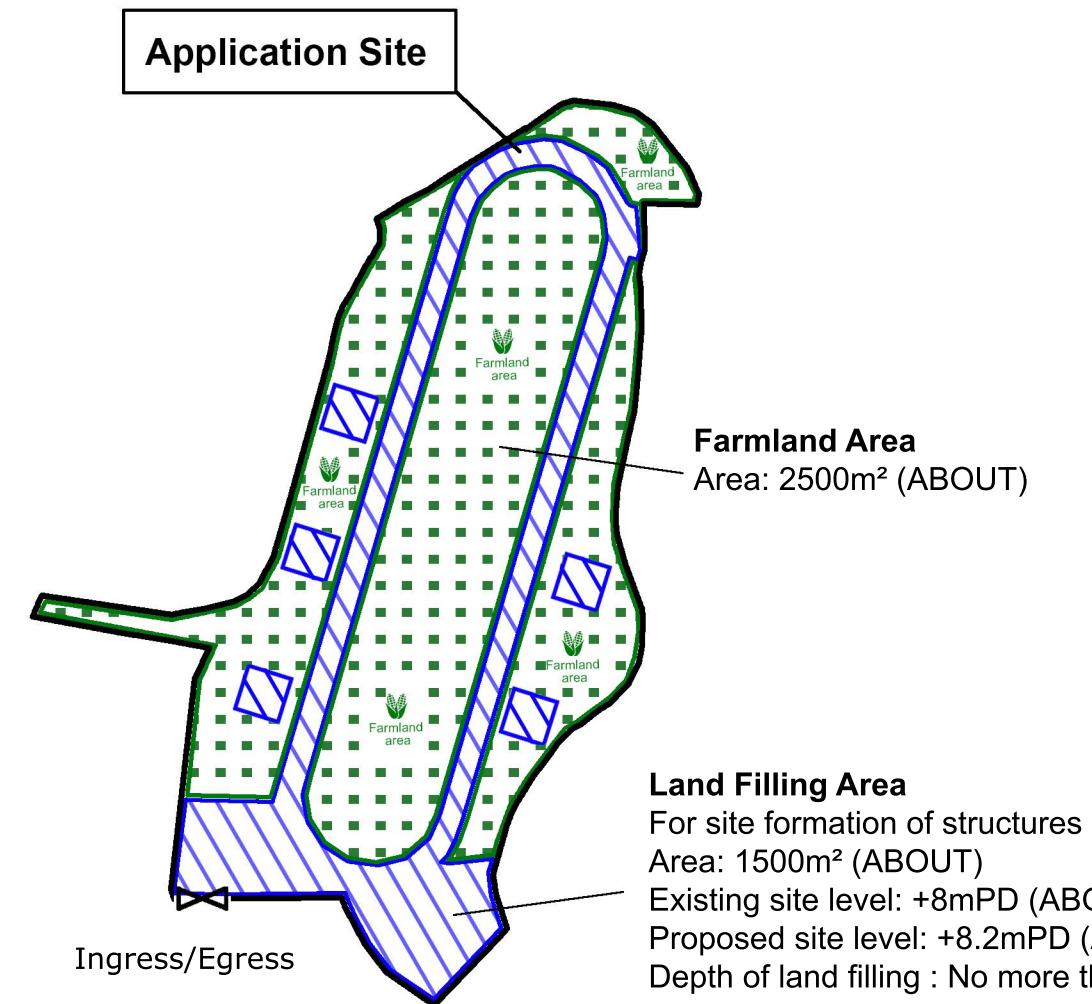


Structure



The logo for Farmland, featuring a stylized green and yellow checkered pattern with a small green sprout in the center.

Farmland



Project 項目名稱:
Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm) and Associated Filling of Land for a Period of
3 Years at Various Lots in D.D. 109, Kam Tin North,
Yuen Long

Drawing Title 圖紙標題:
Land Filing Plan
Drawing No. 圖號:
20251201

Remarks 備註:

- Van Type Vehicle
- Structure
- Farmland
- Land Filling Area

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2025年12月15日星期一 11:10
收件者: tpbpd/PLAND
主旨: 申請文件
附件: P5 & P10.pdf
類別: Internet Email

規劃處

你好。

現附上更改過的表格，請查收。

莊小姐上

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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所（休閒農場）連附屬設施及相關填土工程（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	<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	3,700 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	300 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	0 sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	500 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	500 sq.m <input checked="" type="checkbox"/> About 約

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

Please refer to List of Structure

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	3個客貨車停車位

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	元朗錦田北丈量約份第109約地段多個地段 Various Lots in D. D. 109, Kam Tin North, Yuen Long (請看附件一的詳細地址)
Site area 地盤面積	4000 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	Agriculture 「農業」
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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所（休閒農場）連附屬設施及相關填土工程（為期3年）

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2026年01月22日星期四 11:13
收件者: tpbpd/PLAND
副本: Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1193 : 回應部門意見
附件: A_YL-KTN_1193_回應部門意見.pdf; KTN_1193_List of Structures.pdf; KTN_1193_Planning Statement.pdf; KTN_1193_Revised Land Filling Plan.pdf; KTN_1193_Revised Layout Plan.pdf; 申請表格_P.5.pdf; 申請表格_P.11.pdf
類別: Internet Email

城規會 / 規劃處：

您好。

有關規劃申請編號 A/YL-KTN/1193，現附上申請人回應部門意見，請查收。

這電郵將取代 2026 年 1 月 21 日上午 10:13 的電郵，謝謝。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
([REDACTED])

Planning Application No. A/YL-KTN/1193

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
Comments from Agriculture, Fisheries and Conservation Department		
1	<p>The subject site falls within the “Agriculture” zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site and justify the need for land filling for Town Planning Board’s consideration.</p>	<p>申請人擬議按照不同季節種植各時令蔬果，冬季（9月至2月）會種植葉菜類如生菜、芥蘭、菠菜等；夏季（2月至8月）會種植瓜類，如絲瓜、苦瓜、南瓜等，還有番茄、辣椒、茄子等。</p> <p>收成後，蔬果會送到各菜販或和網上超市合作，轉售給香港各市民。</p> <p>擬議申請的填土（約1500平方米，佔申請範圍的37.5%），主要是用作固定構築物及用作車輛停泊通道，以及行人路之用。</p>

	Departmental Comments	Responses
Comments from Water Supplies Department		
1	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	申請人知悉。 申請人會盡力保護該水管，不會影響現有供水管。
2	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	申請人知悉，並會全力配合水務處或其工作人員檢查或維修水管。
3	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	申請人知悉，沒有打算種植樹木。
4	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	申請人知悉。

	Departmental Comments	Responses
	Comments from Environmental Protection Department	
1	The applicant should advise whether public announcement system, portable loudspeaker, or any form of audio amplification system will be used at the application site.	申請人不會使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。

	Departmental Comments	Responses
	Comments from Lands Department	
1	<p>I must point out that the following irregularities included by the subject planning application have been detected by this office:</p> <p>Unauthorised structure(s) within the said private lot(s) included by the planning application</p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot Nos. 1143 S.A ss.3 and 1143 S.L in D.D. 109 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD.</p> <p>Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>申請人知悉。</p> <p>申請人已更改 Layout Plan，將那電錶也顯示在 Layout Plan 上。</p> <p>(位於 1143 S.L in D.D. 109 上的)</p> <p>請看附件 1 : Revised Layout Plan</p> <p>如申請獲城規會批準，申請人會向地政處申請短期豁免書 (STW)，並會繳交相關費用。</p>

	Departmental Comments	Responses
	Comments from Planning Department	
1	Please clarify on whether the 'van-type' parking is LGV. If affirmative, please revise the layout plan.	申請人已更正 Layout Plan 及申請文件。現時申請地點會設置 3 個私家車停車位，呎吋為 5 米 x 2.5 米。
2	What are 'agriculture education room' and whether they are shelter shed structures serving general ancillary purposes including teaching of farming skills/knowledge and resting. If affirmative, please revise the layout plan to indicate 'shelter shed for teaching farming skills and resting'.	農業教育室，主要用作教授訪客一些簡單的農業知識和基本耕種步驟及方法，會在密封的構築物內進行，導師會用簡報、投影片或短片示範給訪客看，因此需在密封的構築物內進行。

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界元朗錦田北丈量約份第 109 約地段多個地段規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所 (休閒農場) 及相關填土工程。
2. 申請地點位於治河路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」用途。
3. 申請地盤面積為約 4000 平方米，上蓋面積為 300 平方米，露天地方面積為 3700 平方米，上蓋覆蓋率為 7.5% 。
4. 擬議發展涉及的耕種面積約 2500 平方米，佔申請範圍約 62.5% 。
5. 申請地點將設有 7 個構築物，用途及面積請參考 List Of Structure 。
6. 申請地點涉及 3 個私家車停車位，主要給職員/訪客停泊，和運送簡單物料 (包括泥土/種子/種植工具等) 。
7. 擬議發展的農場預計每天最多 4 名職員及 30 名訪客。
8. 擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
4. 擬議發展涉及部份填土範圍，用作固定構築物，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段多個地段作為期不超過三年的臨時康體文娛場所(休閒農場) 及相關填土工程。

休閒農莊的營運說明

1. 擬議休閒農莊是涉及商業營運和收費的。
2. 擬議休閒農莊的營運模式：把土地分成不同的部份，然後租給不同的訪客，每月收取一個固定費用，讓他們在自己租用的「小農田」內進行耕種和農業活動，包括舉辦不同的農業工作坊、定期撒種子、淋水，施肥等，待農作物收成期時，他們可以收回自己的農作物，而他們主要是種植時令蔬菜及水果。
3. 擬議休閒農莊涉及少許填土工程。
4. 擬議休閒農莊的上蓋將會由臨時物料搭建。
5. 擬議休閒農莊預計每天最多 4 名職員及 30 名訪客。
6. 申請人預計訪客會元朗市從坐新界區專線小巴路線 602 號，在江大路下車，然後步行前來（約 5 分鐘距離），訪客在前往農場時需預先致電預約，每天預計不會多於 40 名訪客，同一時段不會多於 12 名訪客。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 7 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從從治河路前往，入口設有約 5 米闊的大閘讓訪客步行到農場。

3. 擬議發展的交通安排

申請地點涉及 3 個私家車停車位。

擬議農場將會採用預約模式運作，客人需要提前電話預約才能駕車前往申請地點。

申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛或送貨車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知訪客可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。

申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

4. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時休閒農場，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時休閒農場，不會有重大的噪音影響。

7. 排污方面

申請用途涉及臨時洗手間，位於構築物 5 內，申請人會租用流動洗手間，並定期找清潔公司來清理。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。

懇請城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段多個地段作為期不超過三年的臨時康體文娛場所（休閒農場）及相關填土工程。

List of Structures

Structure No.	Usage	Covered Area (m ²)	GFA (m ²)	Proposed Height
1	Storage & CCTV Room	40	80	Not Exceeding 7 m ; 2 Storey
2	Agriculture Education Room	40	80	Not Exceeding 7 m ; 2 Storey
3	Agriculture Education Room	40	80	Not Exceeding 7 m ; 2 Storey
4	Agriculture Education Room	40	80	Not Exceeding 7 m ; 2 Storey
5	Changing Room & Toilet	40	80	Not Exceeding 7 m ; 2 Storey
6	Site office & Reception	96	96	Not Exceeding 4 m ; 1 Storey
7	Electricity Room	4	4	Not Exceeding 3 m ; 1 Storey
Total		300	500	

Agriculture Education Room
Usage: Teaching Farming Skills and Resting

Structure 7
Electricity Room
Covered Area: 4m²
GFA: 4m² (ABOUT)
No. of storey: 1
Height: Not exceeding 3m

Structure 3
Agriculture Education Room
Covered Area: 40m²
GFA: 80m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

Structure 2
Agriculture Education Room
Covered Area: 40m²
GFA: 80m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

Structure 1
Storage & CCTV Room
Covered Area: 40m²
GFA: 80m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

3 Parking spaces
of 5m x 2.5m for
private vehicle

Ingress/Egress

Application Site

Land Filling Area

For site formation of structures and circulation path
Area: 1500m² (ABOUT)
Existing site level: +8mPD (ABOUT)
Proposed site level: +8.2mPD (ABOUT)
Depth of land filling : No more than 0.2m

Farmland Area

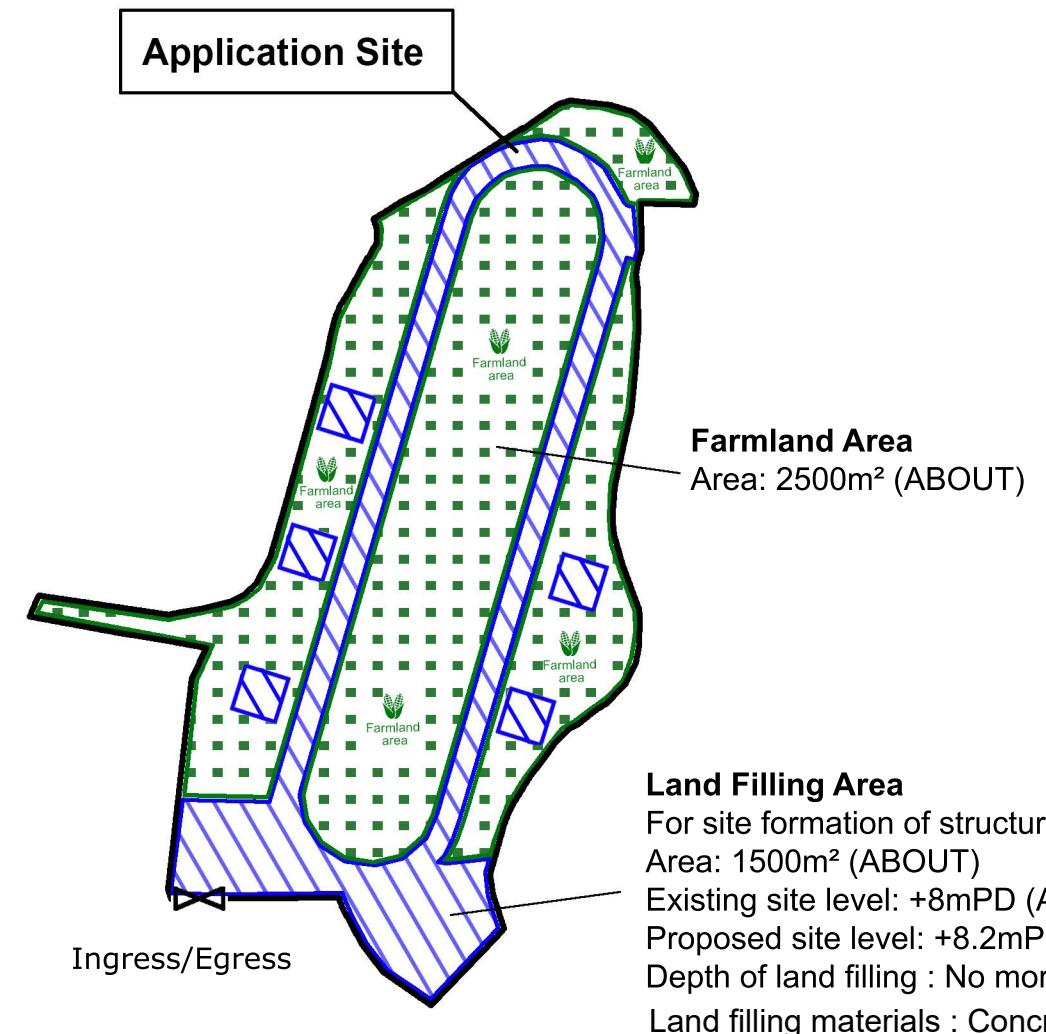
Area: 2500m² (ABOUT)

Structure 4
Agriculture Education Room
Covered Area: 40m²
GFA: 80m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

Structure 5
Changing Room & Toilet
Covered Area: 40m²
GFA: 80m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m

Structure 6
Site office & Reception
Covered Area: 100m²
GFA: 96m² (ABOUT)
No. of storey: 1
Height: Not exceeding 4m

Agriculture Education Room
Usage: Teaching Farming Skills and Resting



Project 項目名稱:
Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm) and Associated Filling of Land for a Period of
3 Years at Various Lots in D.D. 109, Kam Tin North,
Yuen Long

Drawing Title 圖紙標題:
Land Filing Plan
Drawing No. 圖號:
20251201

Remarks 備註:
 Van Type Vehicle
 Structure
 Farmland
 Land Filling Area

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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所（休閒農場）及相關填土工程（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	<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	3,700	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	300	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7	.....
Proposed domestic floor area 擬議住用樓面面積	0	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	500	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	500	.....sq.m	<input checked="" type="checkbox"/> About 約

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

Please refer to List of Structure

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	3
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.125 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	m 米 <input type="checkbox"/> (Not more than 不多於)
		0	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	7.5 %		<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		3
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	<hr/> <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位		0
Coach Spaces 旅遊巴車位		0	
Light Goods Vehicle Spaces 輕型貨車車位		0	
Medium Goods Vehicle Spaces 中型貨車位		0	
Heavy Goods Vehicle Spaces 重型貨車車位		0	
Others (Please Specify) 其他 (請列明)			
<hr/> <hr/>			

Similar s.16 Applications within/straddle the Same “Agriculture” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	6.11.2020 [revoked on 6.2.2023]
2.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	28.5.2021 [revoked on 28.11.2022]
3.	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	6.5.2022 [revoked on 6.8.2022]
4.	A/YL-KTN/812	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	18.2.2022 [revoked on 18.11.2023]
5.	A/YL-KTN/823	Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	1.6.2022 [revoked on 1.12.2023]
6.	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Ancillary Supporting Facilities for a Period of Three Years	9.9.2022
7.	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]
8.	A/YL-KTN/857	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	3.2.2023 [revoked on 3.8.2024]
9.	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	3.2.2023 [revoked on 3.11.2024]
10.	A/YL-KTN/891	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	24.11.2023

	Application No.	Use/Development	Date of Consideration
11.	A/YL-KTN/977	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Associated Filling of Land	16.2.2024
12.	A/YL-KTN/1141	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of Five Years	24.10.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction; and
- advisory comments are at **Appendix IV**.

3. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- The application site (the Site) falls within the “Agriculture” zone and possesses potential for agricultural rehabilitation. He has no strong view on the application from agricultural perspective on the understanding that agricultural activities are involved in the proposed use; and
- no comment on the application from nature conservation perspective;

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant’s submission, the proposed use would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the Site;

- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the FSIs proposal to his department for approval.; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in an area of rural inland plains landscape character comprising farmland, vacant land, temporary structures and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- according to the site photos, the Site is generally vacant with some overgrown vegetation/trees. Significant adverse landscape impact on landscape resources within the Site is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority at the Site; and
- advisory comments are at **Appendix IV**.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment and he has no comment on the application.

9. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (b) failure to reinstate the application site (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/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) there is/are unauthorized structures and/or use(s) on the private lot(s) included by the application which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport 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) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) 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 Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Chi Ho Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, i.e. Chi Ho Road and the local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use;
 - (iv) the applicant shall adopt suitable mitigation measures to prevent pesticides from entering the surface runoff and nearby sensitive receivers in the event that pesticide will be used for the proposed use; and
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation, particularly the Waste Disposal Ordinance (Cap. 354) and Water Pollution Control Ordinance (Cap. 358);
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall rectify the drainage system 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 damage or nuisance caused by a failure of the drainage system;
 - (ii) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iii) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services 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:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;

- (ii) proper licence/permit issued by his department is required if there are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
- (iii) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk, etc). Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) (including wholesale and retail) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and Planning Department (PlanD) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- (iv) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, on-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- (v) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste

generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, PlanD that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
 - (i) it is noted that structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage; and
 - (iv) if the existing structure is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the captioned application.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月05日星期一 2:11
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1193 DD 109, Konga A Leng, Kam Tin North
類別: Internet Email

A/YL-KTN/1193

Various Lots in D.D. 109, Kam Tin North, Yuen Long

Site area: About 4,000sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site is an existing farm, Siu Kong Po.

Object to additional construction. 1.500sq.ft fill in is disproportionate. What is the purpose of so many 2-storey "Education Rooms"?

A genuine farming operation would maximize the area under cultivation.

The application should be rejected.

Mary Mulvihill