

2020年11月24日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資訊及文件後才正式接收收到
申請的日期。

24 NOV 2020

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LYT/739
	Date Received 收到日期	24 NOV 2020

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Anson Technology Limited 日盛科技有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Top Bright Consultants Limited	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,072 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 250 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)	Nil 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	Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant land (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
2/11/2020 (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 3/11/2020 (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**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary Golf Training Centre

(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 822sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 250sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 Nilsq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 250sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 250sq.m ☒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)

Temporary Structure for Indoor Golf Training and Practice (1-storey; Height: 2.7-4.3m)

Ancillary Site Office (1-storey; Height: 2.5m)

Washroom (1-storey; Height: 3m)

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 5 (2.5m x 5m)

Motorcycle Parking Spaces 電單車車位 Nil

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil

Others (Please Specify) 其他 (請列明) Nil

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

Taxi Spaces 的士車位 Nil

Coach Spaces 旅遊巴車位 Nil

Light Goods Vehicle Spaces 輕型貨車車位 Nil

Medium Goods Vehicle Spaces 中型貨車車位 Nil

Heavy Goods Vehicle Spaces 重型貨車車位 Nil

Others (Please Specify) 其他 (請列明) Nil

Proposed operating hours 擬議營運時間 2:00 pm to 7:00 pm on Mondays to Fridays 9:00 am to 7:00 pm on Saturdays, Sundays and Public Holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sha Tau Kok Road – Ma Mei Ha																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 The covered area of the existing structure will be reduced from 288 sq.m. to 229 sq.m.																															
	No 否	<input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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 checked="" 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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

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

Signature
簽署


Raymond Leung

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

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 RPP

on behalf of
代表

Top Bright Consultants Limited



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

Date 日期

4/11/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄) <i>A/NE-LYT/739</i>
Location/address 位置/地址	Lot No. 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories
Site area 地盤面積	1,072 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Golf Training Centre

(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	Nil <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	250 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	m 米 <input type="checkbox"/> (Not more than 不多於)
		Nil	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	2.5-4.3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	23 % <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		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil Nil Nil Nil Nil
(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 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) _____ _____		Nil Nil Nil Nil Nil Nil

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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, Extract from Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Golf Training Centre for a Period of Three
Years in “Agriculture” (“AGR”) zone at Lot 1828(Part)
in DD76, Ma Mei Ha, Fanling, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Anson Technology Limited

Planning Consultant:



Top Bright Consultants Ltd.

November, 2020

Executive Summary

This planning application is to seek planning permission for a temporary golf training centre (the "Proposed Development") at Lot 1828 (Part) in DD76, Ma Mei Ha, Fanling, New Territories (the "Application Site") for a period of 3 years.

The Application Site covers an area of about 1,072 square meters and is currently vacant. It is about 4 kilometres northeast of Fanling Town Centre and 700 metres southwest of the Heung Yuen Wai Highway/Shau Tau Kok Road Interchange. The proposed golf training center aims to provide an affordable, family-friendly recreational venue to serve the local community as well as providing training to enable more people to enjoy the sport.

The Application Site is zoned "Agriculture" ("AGR") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17. The Proposed Development is neither one of the Column 1 nor Column 2 uses under the OZP and temporary use of not more than 3 years at the Application Site requires planning permission from the Town Planning Board (the "Board").

The proposed golf training center comprises of a covered temporary structure for indoor golf training/practice, an outdoor practicing area with putting green and freestanding golf practice nets. Ancillary facilities such as outdoor seating area, washroom, site office and parking spaces for visitors and trainers will also be provided.

The justifications of this Application are: pressing demand for golf training venues in Hong Kong; would not jeopardize the planning intention; compatible with surrounding land uses; similar planning application has been approved by the Board within the same zone; more desirable and efficient use of land and, no adverse environmental, traffic and drainage impacts. The Applicant therefore seeks the Board's permission to continue using the Application Site for the Proposed Development for a period of 3 years.

行政摘要

這宗規劃申請擬議在新界馬尾下丈量約份第 76 約地段第 1828 號 (部份)(“申請地點”), 用作臨時高爾夫訓練中心(“擬議發展”), 為期三年。

申請地點現時空置, 佔地約 1,072 平方米。申請地點鄰接沙頭角公路馬尾下段, 位於粉嶺市中心東北約 4 公里以及香園圍公路/沙頭角交匯處西南 700 米。擬建的高爾夫訓練中心旨在提供一個一個康樂設施, 以服務當地社區, 並提供訓練使更多人能享受這項運動的樂趣。

申請地點座落龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/17 的“農業”地帶, 而根據該大綱圖的規定, 擬議發展並非屬第一欄或第二欄准許的用途, 臨時用途需向城規會提出申請。

擬建的高爾夫訓練中心包括一個用於高爾夫訓練/練習的臨時構築物, 備有戶外高爾夫推杆果嶺及練習網的區域。其他附設的設施包括戶外休息區、洗手間、附屬辦公室以及供訪客和教練使用的停車位。

這宗規劃申請的理由為: 本地對高爾夫訓練場的迫切需求; 城規會已在同一個分區計劃大綱核准圖中的“農業”地帶批准了其他類型的訓練場地; 更有效地運用閒置土地; 不會違背“農業”地帶的規劃意向; 與附近土地用途協調; 以及不會對附近的交通、環境及排水構成不良影響。因此, 申請人希望城規會批准為期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant: Anson Technology Limited

Applied Use: Temporary Golf Training Centre for a Period of 3 Years

Existing Use: Vacant land

Location: Lot No. 1828(Part) in DD76, Ma Mei Ha, Fanling, N.T.

Site Area: About 1,072 m²

Lease: Block Crown Lease and demised as agricultural land

Statutory Plan: Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17

Zoning: "Agriculture" ("AGR")

Previous Applications: A/NE-LYT/714 for Temporary Barbecue Site with Ancillary Office for a Period of 3 Years - withdrawn by the previous Applicant

A/NE-LYT/93 for Temporary Open Storage of Construction Materials for a Period of 12 months - rejected by the Town Planning Board on 10.5.1996

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Anson Technology Limited (the "Applicant") in support of an application at Lot 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories (the "Application Site") for a Temporary Golf Training Centre (the "Proposed Development") for a period of 3 years.
- 1.02 With the growing awareness in health and outdoor activities for all age groups, golfing has become one of the popular sports in Hong Kong. Due to the suspension of overseas travel as a result of the pandemic since early this year, local recreational/sports venues are in huge demand. It is anticipated that this demand will last for a long period of time in the pro-pandemic years. The purpose of the Proposed Development is to provide equitable opportunities for children, youth and adults to learn the basic skills of golfing and practice golfing skills on a regular basis.
- 1.03 The Application Site, with an area of about 1,072 square meters, is located in Ma Mei Ha in Fanling. It is zoned "Agriculture" ("AGR") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17. The Proposed Development is neither Column 1 nor 2 use under the OZP and temporary use of not more than 3 years at the Application Site requires planning permission from the Town Planning Board (the "Board").
- 1.04 In order to facilitate the Board's consideration of this application, the following sections will describe the Application Site and its surroundings, providing details of the proposed use and justifications to support the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated to the south of Sha Tau Kok Road – Ma Mei Ha about 4 kilometres northeast of Fanling Town Centre and 700 metres southwest of the Heung Yuen Wai Highway/Shau Tau Kok Road Interchange. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site, as shown in the plan at **Figure 2**, covers an area of approximately 1,072 square metres. The Application Site is mainly covered by grass and comprised of two single-storey structures which were erected for over thirteen years (see **Appendix A** for Aerial Photo taken on 2.11.2020). The Application Site is currently vacant and fenced off with corrugated metal sheets along the site boundary.

Surrounding Land Uses

- 2.03 The surrounding area is a mixture of scattered village settlements, abandoned farmlands and rural industries, including open storage yards and warehouses. To the north of the Application Site is the Sha Tau Kok Road - Ma Mei Ha. To the further north across Sha Tau Kok Road is Ma Mei Ha Public Toilet and a refuse collection point. To the immediate west is a storage site. To the immediate east is a local road. To the south is fallow agricultural land covered with wild grass and some temporary structures. To the east is dense vegetation and warehouse. To the further west are a number of shops and a Chinese restaurant that mainly serves the local community. **Figure 3** shows the location of the Application Site in the context of its local surroundings.

Access

- 2.04 The Application Site is accessible via a local road branching off from Sha Tau Kok Road – Ma Mei Ha, which is about 10 metres to the north. The ingress and egress points are provided to the north of the Application Site and is approximately 8 metres wide and hard paved. Sha Tau Kok Road links up Fanling/Sheung Shui New Towns and Sha Tau Kok, which form part of the strategic road network. A plan showing the access to the Application Site is provided at **Figure 3**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site, Lot 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories is demised as agricultural land. The location of the lot is illustrated on the Site Plan at **Figure 2**.
- 3.02 The subject lot is held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There is no user restriction in the lease apart from the standard non-offensive trade clause.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17 gazetted on 19.2.2016, the Application Site falls within an area zoned "Agriculture" ("AGR"). The planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. An extract of the OZP is at **Figure 4**.

- 4.02 In this “AGR” zone, ‘Place of Recreation, Sports or Culture’ use is restricted to horse riding school, hobby farm and fishing ground uses only (i.e. Column 2 use). Although the Proposed Development is a “Place of Recreation, Sports or Culture”, it cannot be regarded as a Column 2 use under the OZP due to the said restriction.
- 4.03 There are two sites designated as “Recreation” (“REC”) zone on the OZP but both sites are at present occupied by some other open storage and car park uses. According to section 9.8 of the Explanatory Statement (“ES”) attached to the OZP, the “REC” zoning in this Planning Area is *“intended to phase out the existing open storage uses and improve the environmental quality of the areas.”* The ES attached to the OZP also specifies that “the recreational development in this area should be restricted to low-density development so as not to overload the infrastructure of the area and create nuisance to the villagers.”

Previous Applications

- 4.04 Part of the Application Site were the subject of two previous applications. Details of these applications are shown below:

Application No.	Applied Use	Decision
A/NE-LYT/714	Temporary Barbecue Site with Ancillary Office for a Period of 3 Years	Withdrawn by the Previous Applicant
A/NE-LYT/93	Temporary Open Storage of Construction Materials for a Period of 12 months	Rejected on 10.5.1996

Similar Applications

- 4.05 The Board has approved a similar application for an adventure training centre for 4 times within the same “AGR” zone on the OZP since 2010. A summary of these applications is shown below:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/NE-LYT/413	11.6.2010	Temporary Training Centre (Adventure Training Centre)	3 years
A/NE-LYT/504	3.5.2013	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre)	3 years
A/NE-LYT/591	13.5.2016	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre)	3 years

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/NE-LYT/692	3.5.2019	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre)	3 years

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks the Board's permission to use the Application Site for a Temporary Golf Training Centre for a period of 3 years. The Proposed Development will comprise of a covered temporary structure and an outdoor practicing area and other ancillary facilities such as washroom and site office.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. The single-storey structure at the southern part of the Application Site will be used for indoor golf training/practicing. The southeast corner is a garden and outdoor seating area. A practicing putting green and two freestanding golf hitting nets will be placed to the east of the site for practicing purposes (see **Appendix B**). An ancillary site office and a washroom will be provided near the site entrance. Five car parking spaces will be provided for staff/trainers and visitors.

The development parameters of the Application are summarized as follows:

Site Area	About 1,072m ²
No. of Structures	3
Floor Area	Temporary Structure for Indoor Golf Training and Practice: 229m ² Ancillary Site Office: 15m ² Washroom: 6m ² Total Floor Area: 250 m ²
Building Height	Not exceeding 4.3m (one-storey)
No. of Parking Spaces (for private car 2.5m x 5m each)	2 for Staff/Trainers 3 for Visitors
Ingress/Egress	About 8m wide
Fencing:	About 2.5m high

Site Operations

- 5.03 The Application Site, which mainly caters for golf players training and practicing, will have operational hours from 2pm - 7pm on weekdays and 9am to 7pm on Saturdays, Sundays and public holidays. The maximum number of trainers and trainees will be about 10-12 people at the same time. Due to the limitation of the size of the site, all training sessions will be provided by appointment only.

Landscape and Tree Preservation Proposal

- 5.04 As indicated in the Landscape and Tree Preservation Proposal (**Figure 6**), two existing trees at the Application Site will be retained and 4 new trees will be planted along the western boundary of the Application Site. The proposed tree species is *Ficus Microcarpa*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The proposed tree height is 2.75 metres when first planted in the ground. All proposed trees will be planted in area with 1.2m depth and secured by tree stakes. Kerbs will be installed in part of the Application Site to prevent any mechanical damages done to the proposed and existing trees. The proposed landscaping is intended to be of low maintenance and manual irrigation is considered adequate.

Drainage Proposal

- 5.05 A new drainage system will be constructed to collect surface runoff from the Application Site including periphery U-channels and catch pits, which will then be diverted to the existing drains. The drainage facilities will be designed and implemented in accordance with criteria set out by the Drainage Services Department.

Environmental Consideration

- 5.06 The training activities for the Proposed Development will mainly be conducted indoor so the noise associated with the proposed use would be minimal to the surrounding areas. In addition, the entire site will be fenced off and sufficient landscaping will be implemented to soften the possible visual intrusion to nearby developments.

6. JUSTIFICATIONS

Pressing Demand for Golf Training Venues in Hong Kong

- 6.01 There are a number of reasons that accounts for the recent increase of the popularity of golfing in Hong Kong. Firstly, the recent Coronavirus pandemic has raised community awareness on adopting a healthier lifestyle which is evidenced by the crowded sports venues and hiking trails these days. Secondly, the demand of venue for lifelong sports like golfing which can be enjoyed by players of all ages including kids and seniors in their 80's is increasing. The Applicant aims to provide the nearby residents an affordable golf venue to explore and learn golfing so that they do not have to travel long to other similar facilities.
- 6.02 Golfing is a sport that requires basic skill training. Many golfers need several months of learning/training before they can enjoy an eighteen holes golf game. In Hong Kong, golf driving ranges are good for practicing golf and group teaching (some schools/organizations will book a section of the driving range for teaching purposes) but not for individual coaching especially slow learners like kids and elderly people as most driving ranges have teaching restrictions. The Proposed Development will provide more opportunities for those people who need more intense training for basic techniques and frequent practicing to keep up the level of skills.

Will Not Jeopardize the Planning Intention

- 6.03 The existing site condition and its surrounding context may not be favorable for agricultural activities due to the size of the Application Site and the proximity to the main road. It is evidenced that a great number of agriculture land in the vicinity (or along Sha Tau Kok Road) is left abandoned or has been converted to other uses. Temporary use of the Application Site for the Proposed Development allows a better utilization of scarce land resources and meeting the needs of the general public by providing the much needed recreational venue.
- 6.04 According to Section 9.8 of the Explanatory Statement attached to the OZP, recreation activities in this planning area should be restricted to low-density development so as not to overload the infrastructure of the area and create nuisance to the villagers. With the Proposed Development not closed to any sensitive receivers, most of the training activities will be indoor and no more than 10-12 people gathering at one time. It is similar to recreational uses like holiday camp with sporting facilities which is always regarded as "low-density development".

Compatible with Surrounding Land Uses

- 6.05 The Application Site is not incompatible with the surrounding land uses which mainly comprise vacant land, open storage, warehouse and some agricultural land. The proposed training centre would be a friendly recreational venue with no adverse impact to the surrounding area. The Proposed Development is compatible with other land uses in the adjacent areas in terms of nature and scale of use. Approval of the application would therefore not result in any interface problems with the surrounding areas.

Similar Planning Application has been approved by the Board

- 6.06 A similar planning application for temporary training centre (adventure training centre) within the same "AGR" zone on the OZP had been approved by the Board for 4 times (Application Nos. A/NE-LYT/413, 504, 591, 692 between 2010 and 2019). Taking into consideration the use and scale of development of this application are of similar nature as of the Proposed Development, it warrants the same consideration by the Board.

More Desirable and Efficient Use of Land

- 6.07 The Proposed Development could result in a more efficient use of the land resource. Better utilization of scarce land resources and recreational facilities can be provided to the local community. The Proposed Development is considered to bring positive effect in upgrading and improving the environmental quality of the area and would not cause the surrounding areas to be susceptible to adverse environmental impacts.

No Adverse Environmental Impact

- 6.08 The Application Site will be kept clean and well-maintained by the Applicant. Landscaping will be provided to minimize the visual intrusion of the Proposed Development and improve the general local environment. As the major training activities will be conducted indoor and the operation hours will be restricted, no adverse environmental impact is anticipated.

No Adverse Traffic Impact

- 6.09 The Proposed Development consists of 5 parking spaces (including 2 parking spaces for staff/trainers) for private vehicles. The ingress/egress to the Application Site is about 8 meters wide. There will be sufficient spaces within the Application Site for vehicles manoeuvring without the need of queuing, parking, or reverse movement onto Sha Tau Kok Road - Ma Mei Ha. The Application Site will only be used by about 10-12 people at the same time, each training section spans for around one hour and prior appointment for training is required. The vehicular trip rate is estimated to be not more than 3

trips per hour. As a result, the traffic generated from the Application Site is not expected to be significant and no adverse traffic impact is anticipated.

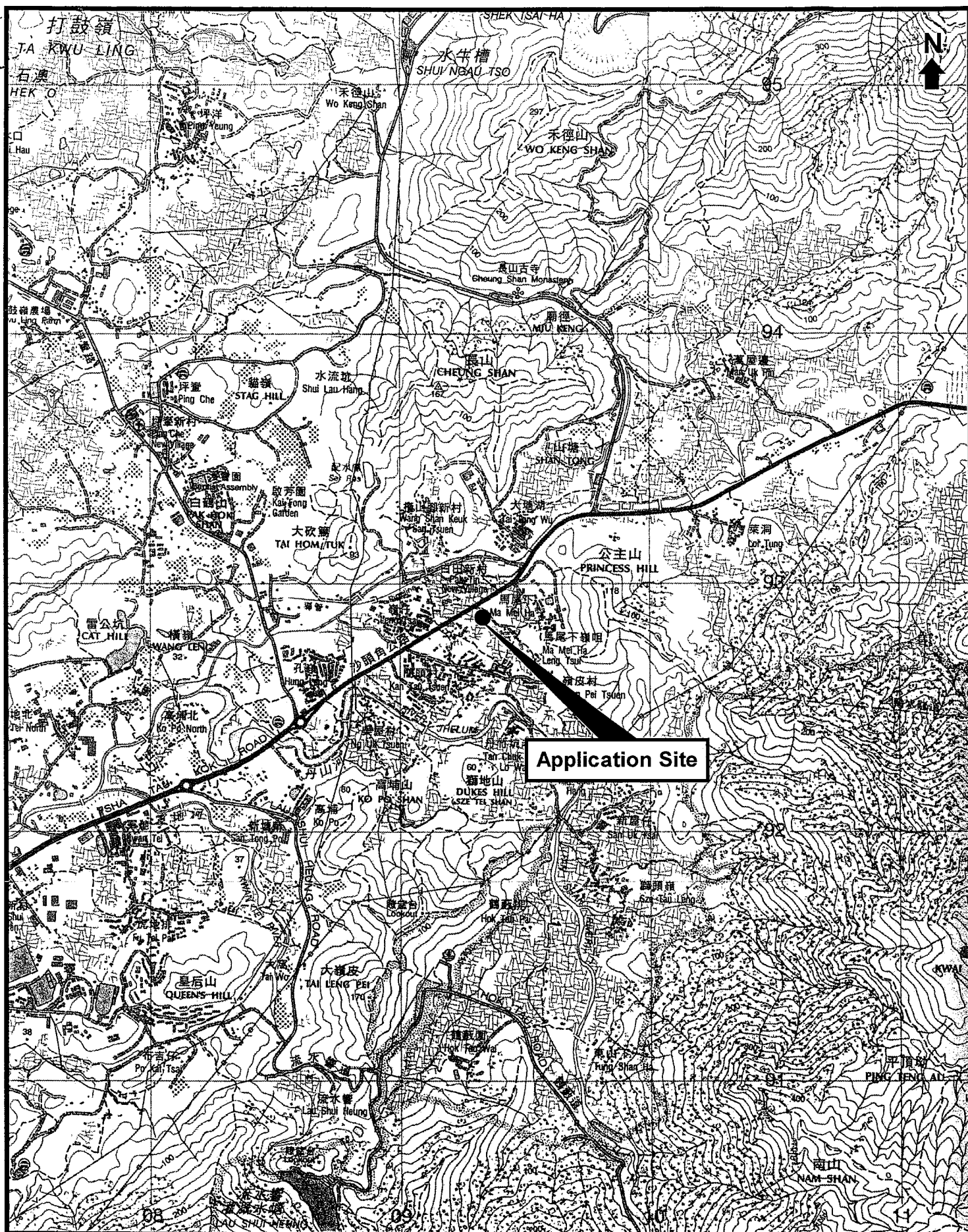
No Adverse Drainage Impact

- 6.10 A peripheral surface channel will be proposed to collect and divert surface runoff away from the Application Site. Details of the drainage proposal will be submitted to the Drainage Services Department upon receipt of planning approval. The Applicant will comply with all rules and regulations to ensure that there are minimal adverse drainage impact on the surrounding area.

7. CONCLUSION

- 7.01 The Applicant submits this application to seek the Board's permission to use the Application Site for a Temporary Golf Training Centre for a period of 3 years. With continuous demand of recreational/sports facilities, the Proposed Development is intended to provide a suitable venue for golf beginners/players to learn and acquire the basic skills of golfing.
- 7.02 The Application Site falls within "AGR" zone on the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17. Since the existing surrounding land uses are characterized by fallow agricultural land, open storage, warehouse and some temporary structures, the Proposed Development is considered compatible with the surrounding areas. The proposed temporary use will not jeopardize the long-term planning intention of the "AGR" zone.
- 7.03 A similar planning application for adventure training centre had been approved by the Board within the same "AGR" zone on the OZP. The proposed golf training centre does not involve any visually intrusive, polluting or environmentally detrimental activities. Should this application be approved, proper landscaping, drainage facilities and fire service installations will be provided at the Application Site to the satisfaction of relevant Government departments. The Applicant commits to take significant steps forward regarding the improvement of the environment through the implementation of a series of mitigation measures and good site management practice. It is anticipated that the proposed use will not generate any adverse traffic, drainage or environmental impacts on the surrounding areas.
- 7.04 In view of the reasons stated above, the Applicant respectfully requests the Board to give favorable consideration to this application.

Top Bright Consultants Ltd.
November 2020



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 3

Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 2.11.2020



Top Bright Consultants Ltd.

Extracted from Lot Index
Plan Nos. 3-NW-24D & 25C,
3-SW-4B & 5A

Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 2.11.2020



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet Nos.
3-NW-D & 3-SW-B

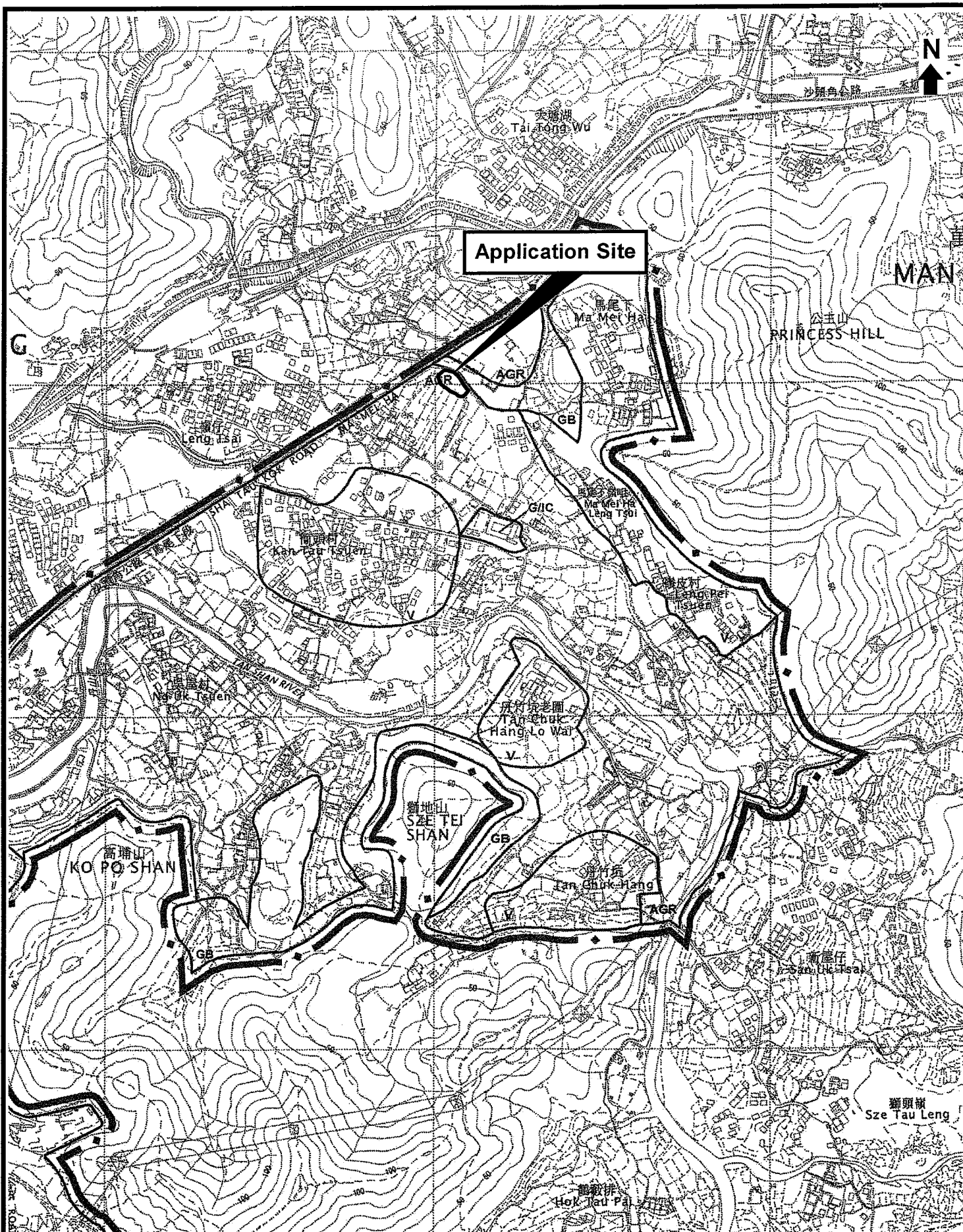
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 2.11.2020



Extract from Lung Yeuk Tau & Kwan Tei South
Outline Zoning Plan No. S/NE-LYT/17 gazetted on
19.2.2016

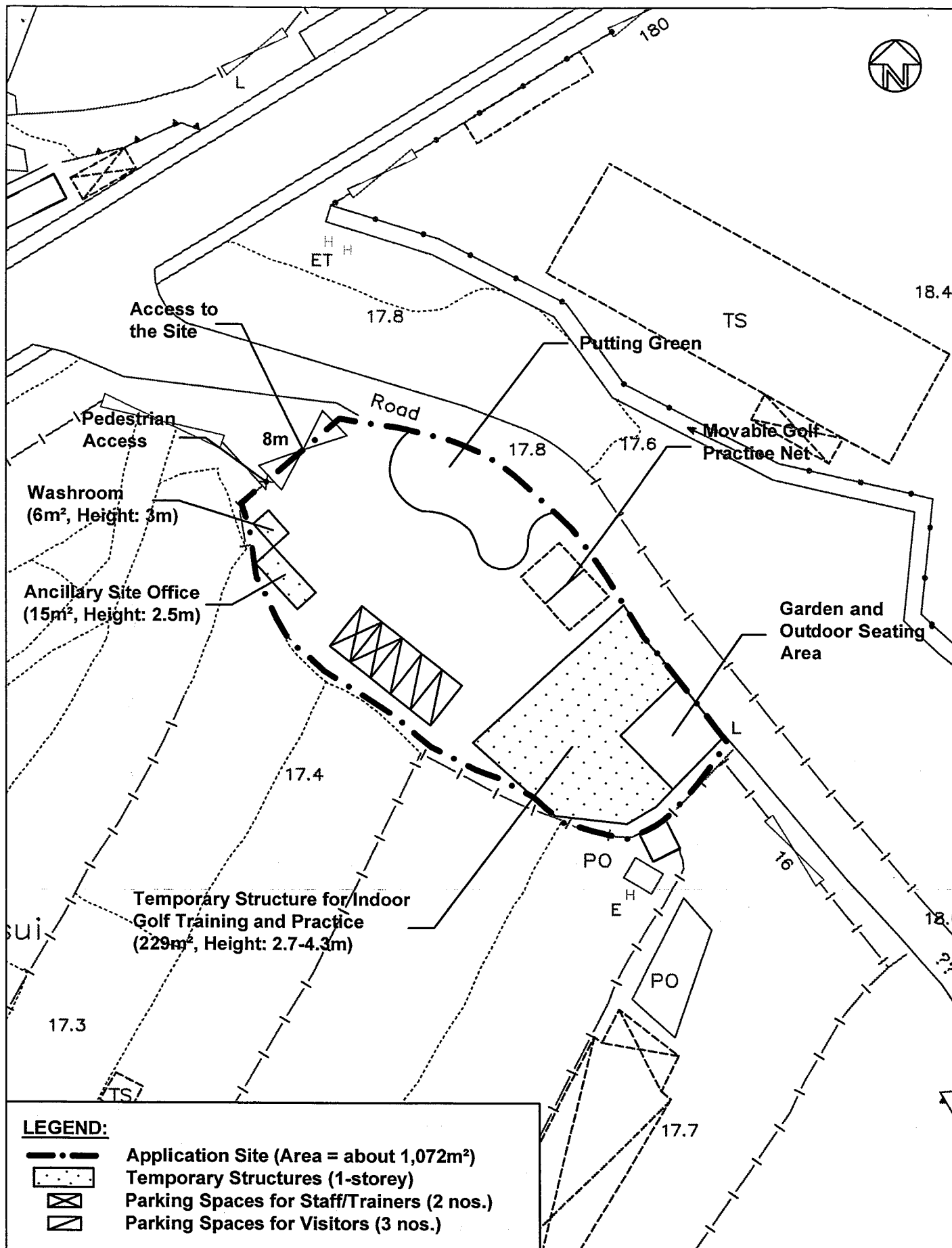
 Top Bright Consultants Ltd.

Scale 1 : 7 500

FIGURE 4

For Identification Purpose

Date: 2.11.2020



Top Bright Consultants Ltd.

Drawing No. :TB/20/677/05

Layout Plan

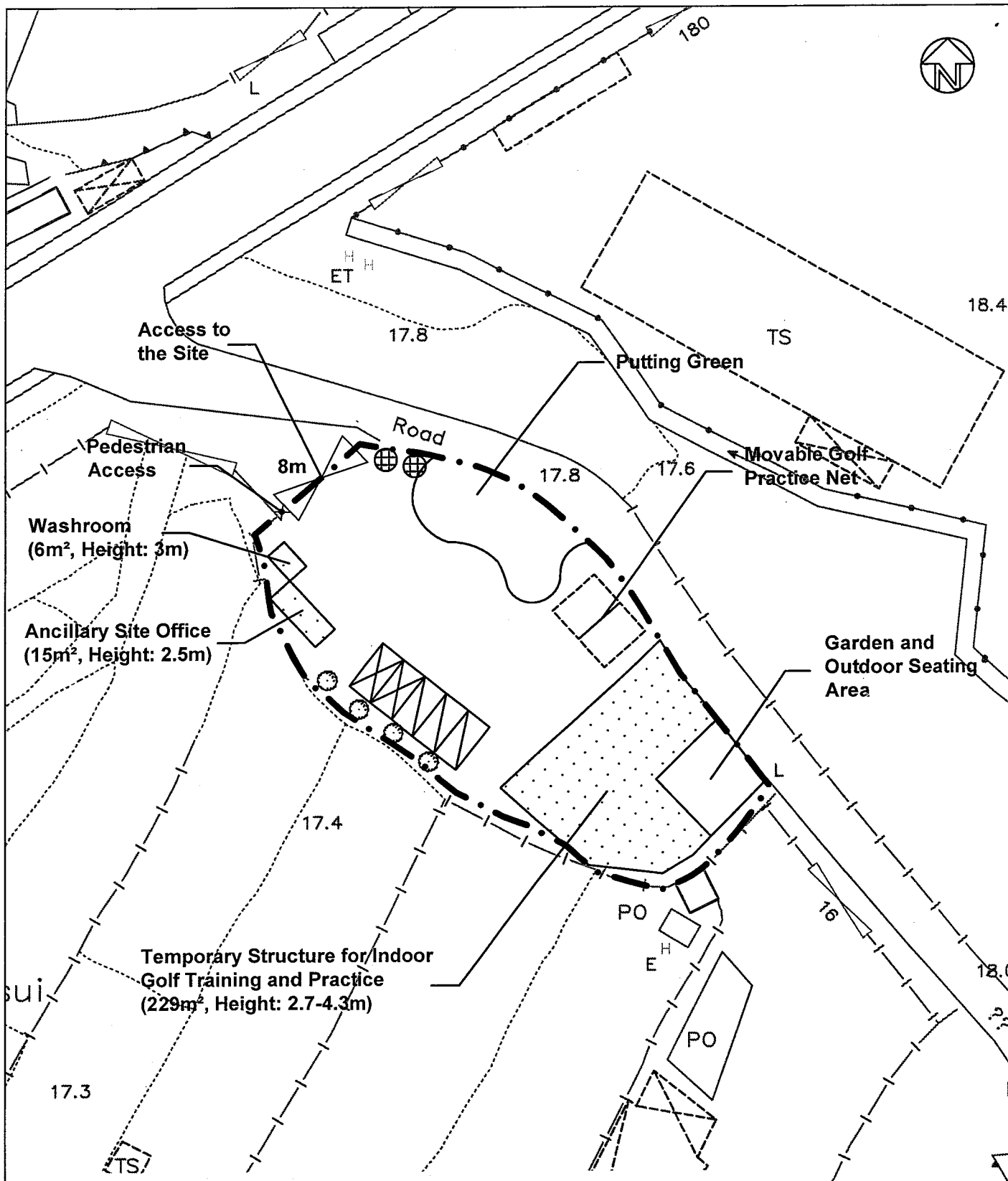
Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 2.11.2020

Scale: 1 : 500 (A4)



Plant Schedule		Spacing (centre to centre)	Size (height / span)	Quantity
Existing Trees to be Preserved	⊕	—	—	2
Proposed Trees: Ficus Microcarpa	⊙	3000-4000mm	2750-3750mm	4



Top Bright Consultants Ltd.

Drawing No. :TB/20/677/06

Landscape and Tree Preservation Proposal

Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, N.T.

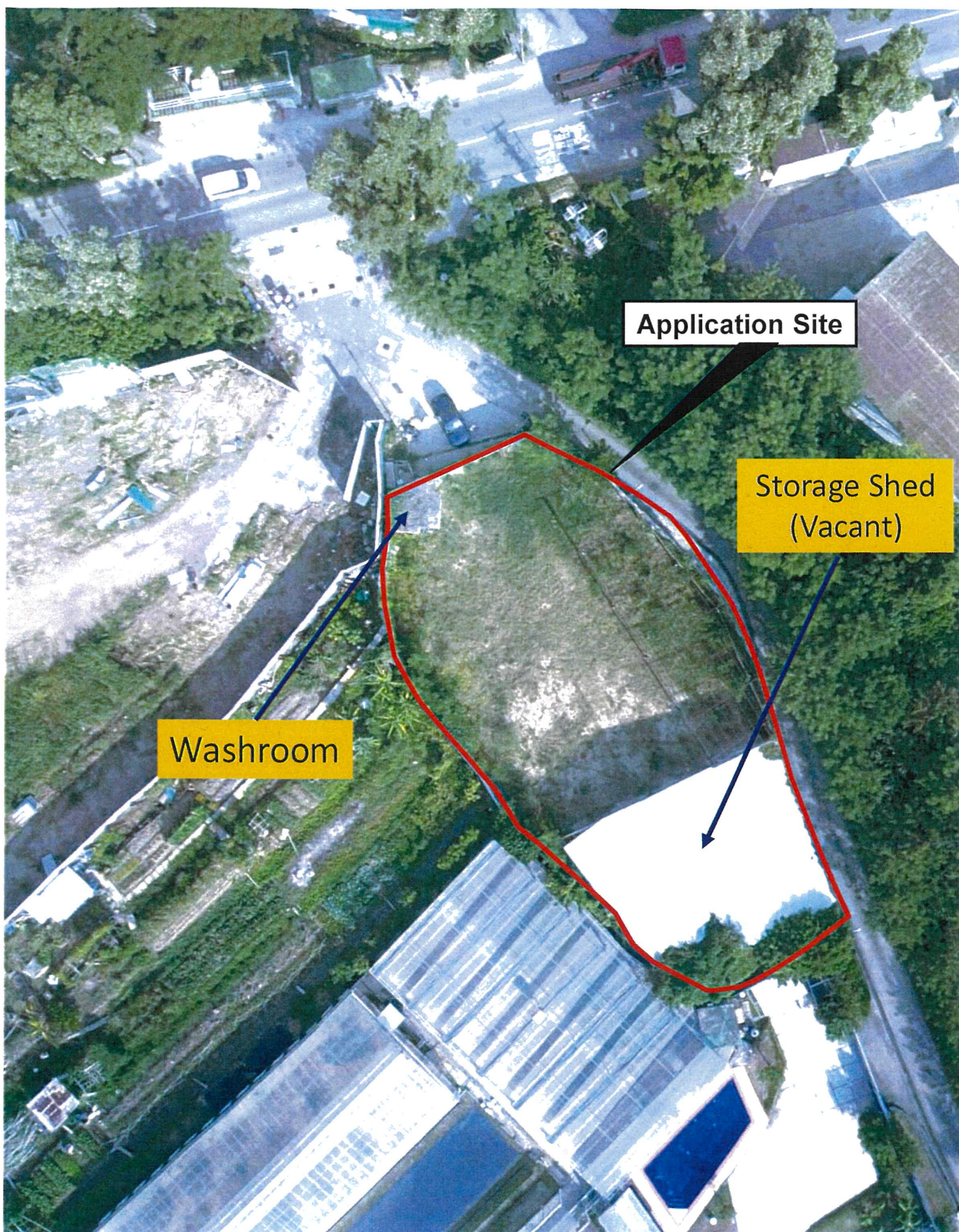
FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 2.11.2020

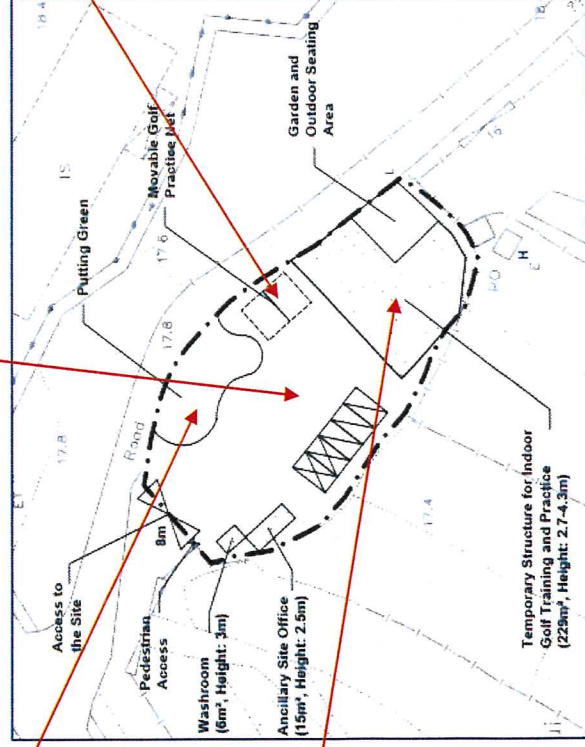
Scale: 1 : 500 (A4)

Existing Structures at the Application Site (as at 2.11.2020)





Outdoor Golf Practice Net



Indoor Golf Practice Bay



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/NE- LYT/739

Our Ref.: 20/677/L02

November 27, 2020

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

By Email and Post

Dear Sir/Madam,

**Temporary Golf Training Centre for a Period of 3 Years
in "Agriculture" ("AGR") Zone at Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, New Territories
(Application No. A/NE-LYT/739)**

In response to the comments from the Planning Department, we submit herewith the Supplementary Information as below for your consideration.

a. Operator	The Premises will be operated by International Outdoor Training Association Ltd. ("IOTA"), a company by limited guarantee incorporated in Hong Kong. IOTA comprises of a group of outdoor activity enthusiasts with years of experience in different outdoor activities and leadership training.
b. Operation model of the Premises	It will be opened to the public, by appointment only.
c. Revised layout plan	Please see Appendix 1
d. Timeslot/Traffic Distribution	Please see Appendix 2

Should you have any queries or require further information, please feel free to contact the undersigned at

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

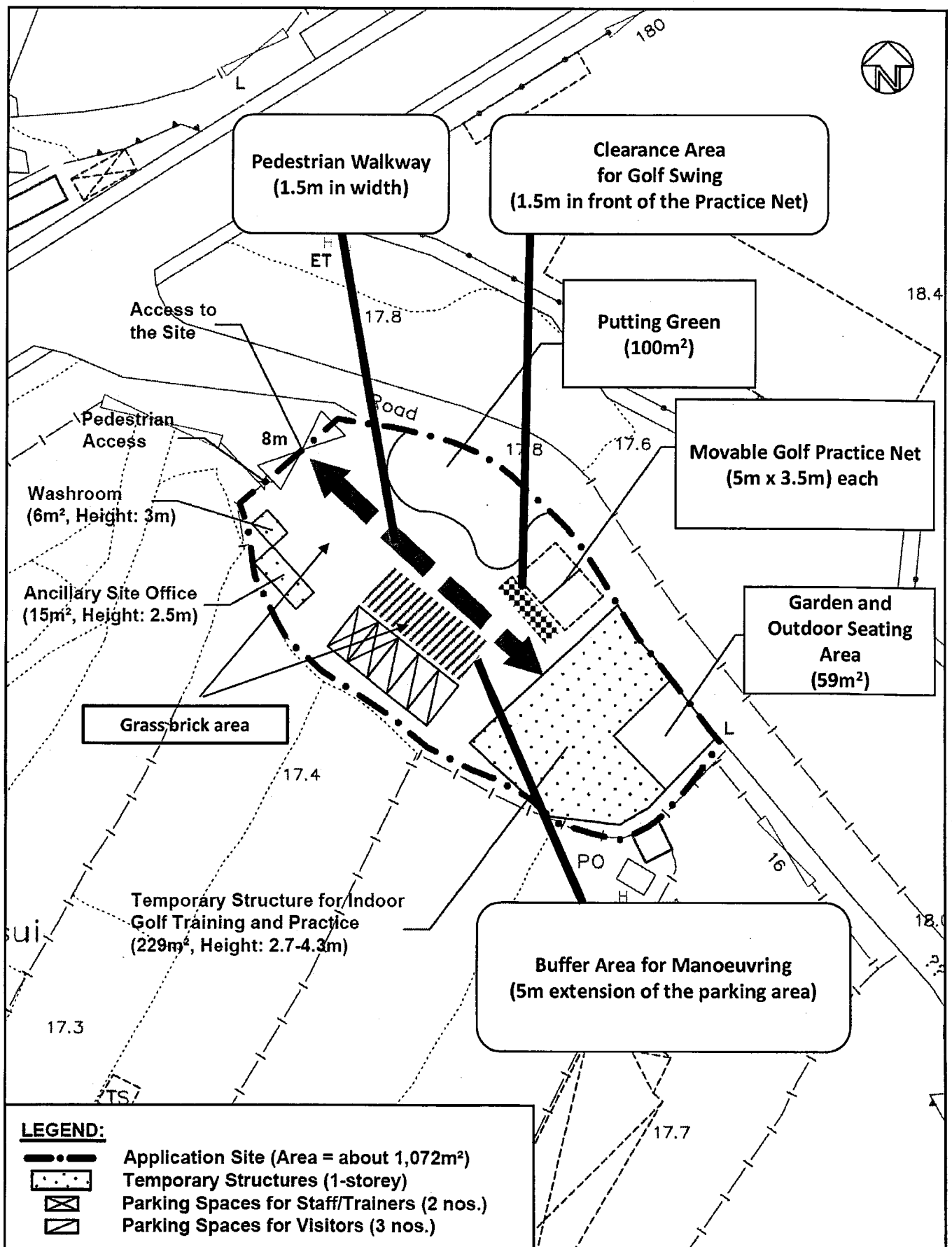
Lo Ming Kong

Encl.

c.c.

DPO/Shu Tin, Tai Po and North - Attn: Ms. Yik Shuk Yee, Sandy (By Email - ssyyik@pland.gov.hk)
Anson Technology Limited (the Applicant)

Appendix 1: Revised Layout Plan



Appendix 2: Traffic Generation and No. of Visitors

Weekdays – Operating hours from 2pm-7pm

Time	No. of Trips (Private Cars)	No. of Trips (Private Cars) For Staff	No. of Visitor	No. of Staff
13:30- 14:00	0	2	0	2
14:00- 16:00	2	0	3	2
16:00- 18:00	2	0	3	2
18:00- 19:00	3	0	4	2
19:00- 20:00	0	2	0	2

Weekend and Public Holiday – Operating hours from 9am -7pm

Time	No. of Trips (Private Cars)	No. of Trips (Private Cars) For Staff	No. of Visitor	No. of Staff
08:30- 09:00	0	2	0	2
09:00- 11:00	3	0	7	2
11:00- 13:00	3	0	7	2
13:00- 15:00	3	0	7	2
15:00- 17:00	3	0	7	2
17:00- 19:00	3	0	6	2
19:00- 19:30	0	2	0	2

*More family visitors in Weekend and Public Holiday



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Appendix Ic

Your Ref.: TPB/A/NE- LYT/739
Our Ref.: 20/677/L05

By Email

January 13, 2021

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

Dear Sir/Madam,


**Temporary Golf Training Centre for a Period of 3 Years
in "Agriculture" ("AGR") Zone at Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, New Territories
(Application No. A/NE-LYT/739)**

Refer to the captioned application, we write to apply for a 2 months deferment as more time would be required for the Applicant to prepare further information to address departmental comments.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

c.c.

DPO/Shia Tin, Tai Po and North - Attn: Ms. Yik Shuk Yee, Sandy (By Email - ssyyik@pland.gov.hk)
Anson Technology Limited (the Applicant)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/NE- LYT/739

By Email

Our Ref.: 20/677/L06

January 29, 2021

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

Dear Sir/Madam,

**Temporary Golf Training Centre for a Period of 3 Years
in "Agriculture" ("AGR") Zone at Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, New Territories
(Application No. A/NE-LYT/739)**

We would like to supersede our previous letter to respond the departmental comments of the captioned application dated on 11.1.2021 [Our Ref.: 20/677/L03], please refer to Annex 1 and 2 for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at :

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.

Lo Ming Kong

c.c.

DPO/Shia Tin, Tai Po and North - Attn: Ms. Yik Shuk Yee, Sandy (By Email - ssyyik@pland.gov.hk)
Anson Technology Limited (the Applicant)

Responses to Comments from Various Government Department on Planning Application No. A/NE-LYT/739

COMMENTS		RESPONSES
1. Agriculture, Fisheries and Conservation Department		
(i) The Site currently comprises of abandoned land and a temporary structure. Agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.	(i)	<p>Noted from the agricultural perspective, the Site is considered to have potential for agricultural rehabilitation. Nevertheless, the Site is a piece of flat abandoned land. Given its small size, slightly larger than 1,000m², the site is considered not commercially viable for any meaningful agricultural use in the prevailing market. As such, the intended temporary use is considered a better alternative to utilise the valuable land resources until a more attractive agricultural use is identified. At the present moment, the land owner could not identify a potential tenant that could utilize the land in a financially viable manner.</p> <p>Since the proposed period of the application is 3 years, the Town Planning Board has the full authority to consider any new proposed use at the site, including any renewal application of the present one. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of "AGR" zone.</p> <p>From nature conservation point of view, the Applicant will minimize the paved area and large proportion of the Application Site will be covered with grasses and grasscrete. It is believed that the Site can be reinstated to agricultural use in the future upon the expiry of the planning approval period.</p>


COMMENTS		RESPONSES
2. Environmental Protection Department		
(i) the applicant should provide further details of the proposed development, including the size of the training field and turfgrass within the temporary structure, whether any chemicals would be adopted to manage the turfgrass (e.g. fertilizers, herbicides, fungicides, insecticides etc.), and expected water requirement on Site (with reference to frequency of watering); and	(i)	As indicated in Figure 5A attached, the size of the training field is shown as follows: Temporary structure for indoor golf training and practice: 229m ² Moveable Gold Practice Net (Outdoor): 35m ² Putting Green (Outdoor): 112m ² There will be no turfgrass within the temporary structure as artificial turf (astroturf) will only be used for both indoor and outdoor training/practicing areas (i.e. the hitting bays and putting green etc.)
	(ii) the applicant should also propose effective handling and/or treatment and disposal of wastewater to comply with Water Pollution Control Ordinance, and specifically state the relevant standard for effluent discharged that can be achieved.	(ii) The major source of sewerage/wastewater during operation phase would be sewage and grey water from washroom and washing basin. Septic tank will be installed to treat the sewage from the washroom if connection to public sewer is not feasible. To avoid any potential impact from the proposed development to the surroundings, the Applicant will follow ProPECC PB 5/93 to prevent water pollution and install devices such as gully grates and silt removal facilities to prevent rubbish/silt from entering the nearby stream.

COMMENTS		RESPONSES																																									
3. Transport Department																																											
The applicant should provide the following information/measures for her consideration:																																											
(i) the applicant should substantiate the traffic generation and attraction from and to the Site and advise the traffic impact to the nearby road links and junctions;		(i) <div><div>Table 1: Traffic Generation and No. of Visitors (Weekdays – Operating hours from 2pm -7pm)</div><table><tr><th>Time</th><th>No. of Trips (Private Cars)</th><th>No. of Trips (Private Cars) Staff</th><th>No. of Visitors</th><th>No. of Staff</th></tr><tr><td>13:30-14:00</td><td>0</td><td>2</td><td>0</td><td>2</td></tr><tr><td>14:00-16:00</td><td>2</td><td>0</td><td>3</td><td>2</td></tr><tr><td>16:00-18:00</td><td>2</td><td>0</td><td>3</td><td>2</td></tr><tr><td>18:00-19:00</td><td>3</td><td>0</td><td>4</td><td>2</td></tr><tr><td>19:00-20:00</td><td>0</td><td>2</td><td>0</td><td>2</td></tr></table></div>		Time	No. of Trips (Private Cars)	No. of Trips (Private Cars) Staff	No. of Visitors	No. of Staff	13:30-14:00	0	2	0	2	14:00-16:00	2	0	3	2	16:00-18:00	2	0	3	2	18:00-19:00	3	0	4	2	19:00-20:00	0	2	0	2										
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19:00-20:00	0	2	0	2																																							
		<div><div>Table 2: Traffic Generation and No. of Visitors (Weekends and Public Holidays – Operating hours from 9am -7pm)</div><table><tr><th>Time</th><th>No. of Trips (Private Cars)</th><th>No. of Trips (Private Cars) Staff</th><th>No. of Visitors</th><th>No. of Staff</th></tr><tr><td>08:30-09:00</td><td>0</td><td>2</td><td>0</td><td>2</td></tr><tr><td>09:00-11:00</td><td>3</td><td>0</td><td>7</td><td>2</td></tr><tr><td>11:00-13:00</td><td>3</td><td>0</td><td>7</td><td>2</td></tr><tr><td>13:00-15:00</td><td>3</td><td>0</td><td>7</td><td>2</td></tr><tr><td>15:00-17:00</td><td>3</td><td>0</td><td>7</td><td>2</td></tr><tr><td>17:00-19:00</td><td>3</td><td>0</td><td>6</td><td>2</td></tr><tr><td>19:00-19:30</td><td>0</td><td>2</td><td>0</td><td>2</td></tr></table></div> <div>* More family visitors in weekends and public holidays</div> <div>The highest generation and attraction rate is about 3 pcu per hour during weekdays and weekends/public holidays. In view of the low traffic</div>		Time	No. of Trips (Private Cars)	No. of Trips (Private Cars) Staff	No. of Visitors	No. of Staff	08:30-09:00	0	2	0	2	09:00-11:00	3	0	7	2	11:00-13:00	3	0	7	2	13:00-15:00	3	0	7	2	15:00-17:00	3	0	7	2	17:00-19:00	3	0	6	2	19:00-19:30	0	2	0	2
Time	No. of Trips (Private Cars)	No. of Trips (Private Cars) Staff	No. of Visitors	No. of Staff																																							
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17:00-19:00	3	0	6	2																																							
19:00-19:30	0	2	0	2																																							

COMMENTS	RESPONSES
(ii) the applicant shall justify the adequacy of the parking spaces and loading/unloading spaces in the Site relating to the number of vehicles visiting the Site;	(ii) generation from the development, it is considered insignificant to existing road network and junctions. As no further extension of the scale of development is proposed, no additional traffic flows will be generated in the future.
(iii) the applicant should demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the Site, manoeuvring within the Site, preferably using the swept path analysis;	(ii) With reference to Tables 1 and 2 shown above, there will be 2 parking spaces for staff and 3 parking spaces for visitors which are adequate to meet the operational needs (the centre will provide 5 outdoor and indoor hitting bays for golfers/trainers and each hitting bay can only be used by 1 person at a time).
(iv) the applicant should advise the measures in preventing illegal parking by the visitors;	(iii) As indicated in Figure 5B attached, the swept path of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site is provided. The drawing shows that sufficient spaces are reserved within the Application Site for manoeuvring of private vehicles.
(v) the applicant should advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site; and	(iv) Due to the small scale of the development, prior appointment will be required for visiting the Site and walk-in visitors will not be entertained.
(vi) the applicant should advise the provision and management	(v) Prior appointment will be required and the parking spaces will be reserved for designated visitors. The on-site staff will manage the in and out traffic flow during the operations hours. Sufficient parking spaces will be provided within the Site. Vehicles entering the Site would be directed to the parking spaces to prevent the blocking of the ingress/egress.
	(vi) A pedestrian access is provided to separate the vehicular and pedestrian

COMMENTS	RESPONSES
<p>of pedestrian facilities to ensure pedestrian safety; and</p> <p>(vii) the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by Transport Department. The applicant should seek comment from the responsible party.</p>	<p>traffic. The on-site staff will direct the pedestrian to ensure pedestrian safety. Revolving warning lights are proposed to be added at the site access to warn the staff and nearby pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety.</p> <p>(vii) Noted.</p>



 Application Site (Area = about 1,072m²)
 Temporary Structures (1-storey)
 Parking Spaces for Staff/Trainers (2 nos.)
 Parking Spaces for Visitors (3 nos.)



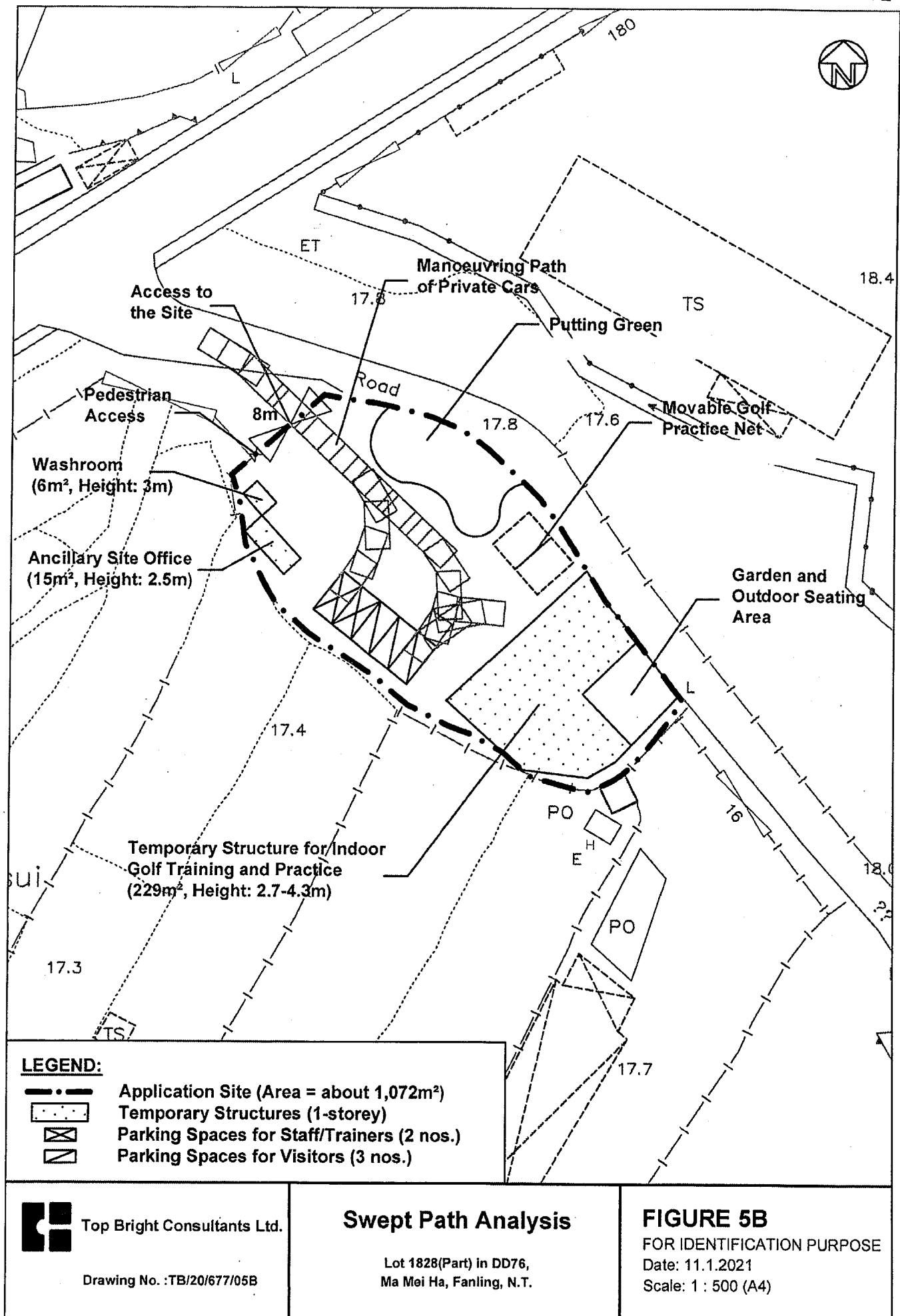
Drawing No. :TB/20/677/05A

Layout Plan

**Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, N.T.**

FIGURE 5A

Scale: 1 : 500 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/20/677/05B

Swept Path Analysis

Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, N.T.



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/NE- LYT/739
Our Ref.: 20/677/L07

By Email

March 10, 2021

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

Dear Sir/Madam,

**Temporary Golf Training Centre for a Period of 3 Years
in "Agriculture" ("AGR") Zone at Lot 1828(Part) in DD76,
Ma Mei Ha, Fanling, New Territories
(Application No. A/NE-LYT/739)**

In response to the comments from the Planning Department, we submit herewith the Supplementary Information as below for your consideration.

- 1) Public Announcement System and Portable Loudspeaker are prohibited at the Application Site.
- 2) All training sessions held at the Application Site will be charged on an hourly basis and by appointment only.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

c.c.

DPO/Shai Tin, Tai Po and North - Attn: Ms. Yik Shuk Yee, Sandy (By Email - ssyyik@pland.gov.hk)
Anson Technology Limited (the Applicant)

Previous S.16 Application

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/93	Temporary Open Storage of Construction Materials for a Period of 12 Months	11.10.1996 (on review)	R1 - R3

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” zone for the area which was to retain and safeguard good agricultural land for agricultural purposes. In this regard, there was no strong justification to merit a departure from such planning intention even on a temporary basis.
- R2 The proposed development was not compatible with the surrounding land uses which were predominantly rural and agricultural in character.
- R3 The approval of the application would set an undesirable precedent for other similar applications.

**Similar S.16 Applications for Temporary Place of Recreation, Sports or Culture
within the "Agriculture" zone in the vicinity of the Site in the
Lung Yeuk Tau and Kwan Tei South Area**

Approved Applications

Application No.	Uses/Development	Date of Consideration	Approval Conditions
A/NE-LYT/413*	Proposed Temporary Place of Recreation, Sports or Culture (Adventure Training Centre) for a Period of 3 Years	11.6.2010	A1 to A3, A5 to A9
A/NE-LYT/504*	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Adventure Training Centre) for a Period of 3 Years	3.5.2013	A1 to A3, A6 to A9
A/NE-LYT/591*	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Adventure Training Centre) for a Period of 3 Years	13.5.2016	A1, A2, A4 to A10
A/NE-LYT/692*	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Adventure Training Centre) for a Period of 3 Years	3.5.2019	A1, A2, A4, A6, A7, A9 & A10

Remarks

* The applications No. A/NE-LYT/413, 504, A/NE-LYT/591 and A/NE-LYT/692 involve the same site

Approval Conditions

- A1 No night time operation between 7:00 p.m. and 7:00 a.m. was allowed
- A2 No parking, loading/unloading and picking up/setting down were allowed
- A3 The submission and the implementation of drainage proposal
- A4 The existing drainage facilities should be maintained
- A5 The submission of a condition record of the existing drainage facilities
- A6 The submission of proposals for water supplies for fire fighting and fire service installations

- A7 The provision of water supplies for fire fighting and fire service installations
- A8 The submission and the implementation of tree preservation proposal
- A9 Revocation clause
- A10 Reinstatement clause

5-1



致：城規會主席

由：龍緯汶

關於：A/NE-LYT/739

日期：2020年12月4日

敬啟者：

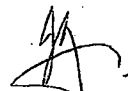
<新界粉嶺馬尾下大量約份第76約地段第1828號(部份)－
擬議臨時高爾夫球訓練中心(為期3年)>

本人不反對在上述地段設臨時高爾夫球訓練中心(為期3年)，如果該中心考慮接納下列4點：

- ① 該中心會對公眾開放；
- ② 該中心收取的費用是市民大眾負擔得起；
- ③ 有指定的開放時間，避免在開放時間以外對附近的居民及野生動物造成噪音滋擾。
- ④ 要考慮該區的交通配套，避免令該區造成嚴重擠塞。

尚函奉達，佇候示覆！如需進一步資料，請聯絡本人：

龍緯汶


(龍緯汶)

5-2
8.2/4

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/739

新界粉嶺馬尾下丈量約份第76約地段第1828號（部分）

擬議臨時高爾夫球訓練中心（為期3年）

（申請編號：A/NE-LYT/739）

本會接獲該區村民對上述申請提出強烈反對，村民甚表關注，其主要原因：

- 1) 該地段太接近民居，不宜批作高爾夫球訓練中心場地。
- 2) 會引至大量車輛出入村口，交通配套未能配合，對村民造成危險。
- 3) 上述高爾夫球訓練中心地段，沒有足夠泊車場地，違泊會阻礙居民出入，危及安全。
- 4) 會引來太多閒雜人往來，對居民造成不便，影響村內寧靜生活環境。

本會懇請 貴署慎重考慮村民憂慮及強烈反對，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



李國鳳 敬上
(李國鳳)

2020年12月11日

5-3 P.3/4

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/739

新界粉嶺馬尾下丈量約份第76約地段第1828號（部分）

擬議臨時高爾夫球訓練中心（為期3年）

（申請編號：A/NE-LYT/739）

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本會懇請 貴署慎重考慮村民憂慮及強烈反對，敬祈亮鑒，至感德便！

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席

劉永安
(劉永安)

敬上

2020年12月11日

5-4 4/4

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/739

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擬議臨時高爾夫球訓練中心（為期3年）

（申請編號：A/NE-LYT/739）

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- 3) 上述高爾夫球訓練中心地段，沒有足夠泊車場地，違泊會阻礙居民出入，危及安全。
- 4) 會引來太多閒雜人往來，對居民造成不便，影響村內寧靜生活環境。

本會懇請 貴署慎重考慮村民憂慮及強烈反對，敬祈亮鑒，至感德便！

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



（李廣明）

敬上

2020年12月11日

• tpbpd@pland.gov.hk

5-5

寄件者: Tobi Lau (Local Biodiversity) <tlau@wwf.org.hk>
寄件日期: 2020年12月17日星期四 12:13
收件者: tpbpd@pland.gov.hk
主旨: s16 Ma Mei Ha A_NE_LYT_739_2020 WWF
附件: A_NE_LYT_739_2020 12(Dec)_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned town planning application. See attached file:

A_NE_LYT_739_2020 12(Dec)_WWF

Thank you for your attention.

Yours faithfully,

Tobi LAU

Manager, Conservation Policy

World Wide Fund For Nature Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號
萬泰中心15樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

17 Dec 2020

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**RE: Proposed Temporary Golf Training Centre for a Period of 3 Years in
"Agriculture" zone in Ma Mei Ha in Lung Yeuk Tau (A/NE-LYT/739)**

WWF would like to lodge objection to the captioned.

Not in line with the planning intention of the "Agriculture" zone

The proposed development, even on temporary basis, is not in line with the planning intention of the "Agricultural" zone for the area which is to retain and safeguard good agricultural land for agricultural purpose. It also intends to retain fallow arable land with good potential for rehabilitation. Although the site has been hard paved, we consider that the land could be used for any usage related to agriculture activities such as green house or nursery.

We would be grateful if our comment could be considered by the Town Planning Board.

Sincerely yours,

Tobi Lau (Mr.)

Manager, Conservation Policy

together possible™

贊助入： 香港特別行政區行政長官
梁振英先生, GBM, GBS, JP
主席： 何國建先生
行政總裁： 江偉智先生

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM, GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Comthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立之擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Fig 1 Aerial view of the application site in Dec 2019



Image source: Google Earth. Accessed on 17 Dec 2020.

tpbpd@pland.gov.hk

5-6

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2020年12月21日星期一 16:25
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on seven planning applications
附件: 201221 s16 NSW 275.pdf; 201221 s16 PN 64.pdf; 201221 s16 LFS 386.pdf; 201221 s16 KTS 869.pdf; 201221 s16 LK 135.pdf; 201221 s16 LYT 740.pdf; 201221 s16 LYT 739.pdf

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are seven pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

21st December, 2020.

By email only

Dear Sir/ Madam,

Proposed Temporary Golf Training Centre for a Period of 3 Years
(A/NE-LYT/739)

1. We refer to the captioned.
2. We object to the application as it is not in line with the planning intention of Agriculture zone. We also urge the Board to consider the potential cumulative impact of approving this application as the approval would set a precedent for other similar applications.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

5-7

寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2020年12月21日星期一 17:29
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on A/NE-LYT/739
附件: 20201222 A_NE-LYT_739 Ma Mei Ha Temp Golf Training Centre in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-LYT/739

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

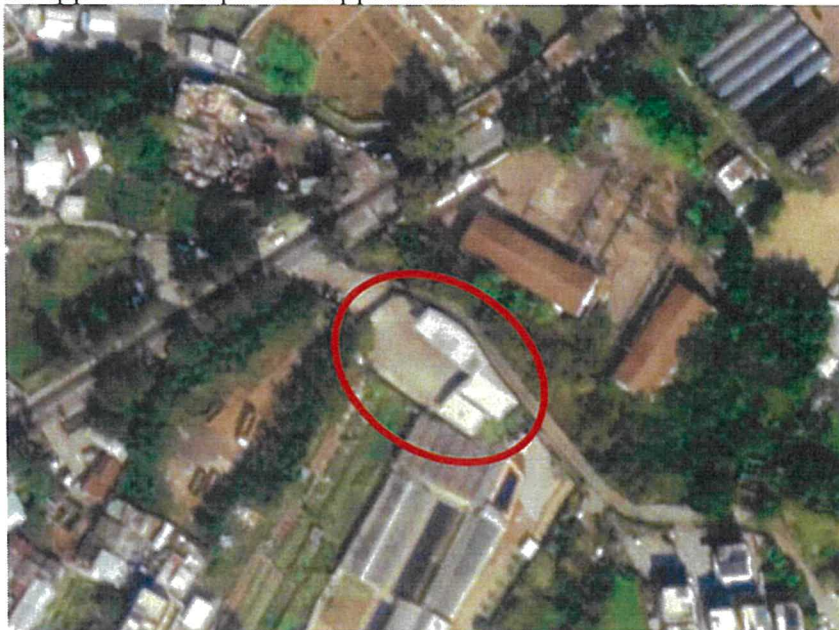
21 December 2020
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Propose Temporary Golf Training Centre for a Period of 3 Years (Application No. A/NE-LYT/739)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- From the Google Earth's aerial image, the proposed site has been filled without any previous planning approval by the Town Planning Board . We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



December 2019

創建 Designing Hong Kong 香港 .com

- It is noted that an **enforcement notices** (Case No. E/NE-LYT/233) has been issued for illegal storage use on 23 July 2019. The approval of the application will further legitimize unauthorized use of land and set an undesirable precedent to regularize unlawful activities through planning application.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

5-8

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/NE-LYT/739 DD 76 Ma Mei Ha Leng Tsui
22/12/2020 04:16

From:

To:

FileRef:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/NE-LYT/739

Lot 1828 (Part) in D.D. 76, Ma Mei Ha Leng Tsui

Site area : About 1,072m²

Zoning : "Agriculture"

Applied Use : Golf Training Centre / 5 Vehicle Parking

Dear TPB Members,

Application 714 was withdrawn.

This is agriculture land that should be used for growing crops.

Last week President Xi decreed that as the sustainability of food production is critical, good quality agricultural land must be reserved and protected for cultivation.

As China faces potential food shortages, it is time for HK to recognize that the territory must follow national policy to avoid supply issues going forward.

The amount of land devoted to golf per capita is far greater than that allocated for activities that appeal to the majority of the community, like basketball courts.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, October 4, 2019 2:44:14 AM
Subject: A/NE-LYT/714 DD 76 Ma Mei Ha Leng Tsui
A/NE-LYT/714
Lot 1828 (Part) in D.D. 76, Ma Mei Ha Leng Tsui
Site area : About 1,025m²
Zoning : "Agriculture"
Applied Use : BBQ / 5 Vehicle Parking

Dear TPB Members,

The site has obviously been paved over for some time with some warehouses.
Application is obviously to legitimize existing brownfield use.

The area to the left of the site is green and behind there is ongoing agricultural activity. It is clear that this site should be cleared and returned to some form of farming activity.

Members should reject the application.

Mary Mulvihill

5-9

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-LYT/739

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature: 侯志強

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

簽署 Signature

Handwritten signature

日期 Date 2020.12.3

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
 - (i) the Site comprises a private lot which is an Old Schedule Lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access to the Site for the proposed use;
 - (ii) there is an existing structure erected at the Site without approval from his office. The total built-over area of the existing structure on the Site may exceed the proposed development parameters. Such structure is not acceptable under the Lease concerned and his office reserves the right to take necessary lease enforcement actions against the aforesaid structure;
 - (iii) it is noted that 3 structures including a washroom are planned to be erected at the Site. The applicant should note that the proposed washroom or any toilet facility should meet the current health requirements; and
 - (iv) if the application is approved, the owner(s) of the lot concerned shall apply to his office for a Short Term Waiver (STW) covering all the actual occupation area and structure concerned. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of the occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office; and
- (b) to note the comments of Commissioner for Transport that the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by Transport Department. The applicant should seek comment from the responsible party;
- (c) to note the following comments from the Director of Environmental Protection:
 - (i) should the application be approved, the applicant is reminded to strictly observe (i) all relevant pollution control / environmental protection ordinances, (ii) EPD's latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" (COP), (iii) Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and (iv) ProPECC PN 1/94 "Construction Site Drainage" etc. and implement appropriate mitigation measures during construction and operation phases to avoid adverse environmental impacts;
 - (ii) there are residential premises in the vicinity of the Site, the applicant is advised to minimise noise impact/ nuisance from the proposed use by prohibiting use of any form of audio amplification system on Site;
 - (iii) the applicant's attention is brought to the watercourse to the north and the pond to

the southeast of the Site, and appropriate mitigation measures should be implemented to avoid adverse water quality impacts during construction and operation phases;

- (iv) the applicant is reminded that all effluent discharges from the Site, including that from the sewage from the washroom, are subject to control under the Water Pollution Control Ordinance, and should be properly treated and disposed of to prevent adverse water quality impacts. Besides, in case wastewater is generated due to watering and general lawn care, as mentioned in response-to-comment, it should be directed to the public sewer as well; and
 - (v) there is existing public sewer with available capacity in the vicinity of the Site. The applicant is reminded to explore the feasibility of directing all wastewater generated on Site to the public sewer. If connection to public sewer is not feasible, feasibility of tankering away the wastewater should be explored, and septic tank and soakaway system (STS) can be adopted as a last resort. If a STS is adopted, its design, construction, operation and maintenance of the STS should follow EPD's requirements of ProPECC PN 5/93, including the percolation test and minimum clearance distance requirements, and be duly certified by the Authorised Person(s).
- (d) to note the comments of Chief Engineer/Mainland North, Drainage Services Department that the Site is within an area where connection to existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed drainage systems to DSD's networks, they shall furnish his office with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon the acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant;
- (e) to note the following comments of the Chief Building Surveyor/ New Territories West, Buildings Department:
- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
 - (ii) 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 unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (iv) any temporary shelters or converted containers for storage/washroom/first-aid room/site office or other use are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of B(P)Rs and emergency vehicular access shall be provided under Regulation 41D of B(P)Rs;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
 - (vii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage; and
- (f) to note the following comments of the Director of Fire Services:
- (i) in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.