

2021年 4月 26日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I

26 APR 2021

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-I  
表格第 S16-I 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 proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/748
	Date Received 收到日期	26 APR 2021

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

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Join Grand 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)

R-riches Property 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)	Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,097 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 216 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)	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	Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on  
09/04/2021 (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 09/04/2021 (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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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 ..... 216 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... 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 (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) (請用圖則顯示有關土地/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)
	(b) Intended use/development 有意進行的用途/發展 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度											
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)								
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										



**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

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

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... 216 ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... 0.1 ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... 10 ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... 1 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 ..... storeys 層
- ☐ include 包括 ..... storeys of basements 層地庫
- ☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... 3.5 ..... m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約  
 (please specify the number of rooms  
 請註明房間數目) .....  
☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)  
 .....  
 .....  
 .....

☒ other(s) 其他

(please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION STORAGE OF FARM TOOLS, WASHROOM AND CHANGING ROOM	216m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		216m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)  
☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
..	..	STRUCTURE	USE	BUILDING HEIGHT
..	..	B1	RECEPTION STORAGE OF FARM TOOLS, WASHROOM AND CHANGING ROOM	3.5m (ABOUT)(1-STOREY)
..	..	TOTAL	216m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space and manoeuvring space of vehicle .....

.....

.....

.....

.....



### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)  
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p><u>Accessible from Sha Tau Kok Road - Ma Mei Ha via a local access...</u></p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>5</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>          </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>          </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>          </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u>          </u></p> <p>Coach Spaces 旅遊巴車位 <u>          </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u>          </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><input type="checkbox"/></p>

**9. 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。

<p>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?</p>	<p>Yes 是           No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是           No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													



**10. 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。

The applicant seeks to use Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling' (proposed development) (**Plan P01**). As demand for recreational farming is growing recently, the applicant seeks to operate a new hobby farm business to promote sustainable and organic farming in New Territories.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/17 (**Plan P02**). According to the Notes of the OZP, 'place of recreation, sports or culture' is a column 2 use within the "AGR" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone.

The Site occupied an area of 2,097 sq.m (about) of private land (**Plan P03**). One structure is proposed at the Site for reception, agricultural learning room, storage of farm tools, washroom and change room with total GFA of 216 sq.m (about) (**Plan P04**). The Site involves of 216 sq.m filling of land of not more than 0.2m (about) in depth for site formation of structures (**Plan P05**). The applicant will reinstate the Site to an amenity area after the planning approval period.

The operation hours of the proposed development are 09:00 - 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 20 (about) on weekday and weekend. The estimated number of staff working at the Site is 5.

The Site is accessible from Sha Tau Kok Road - Ma Mei Ha via a local access (**Plan P01**). Five private car parking and one loading / unloading spaces for light goods vehicle are provided for the use of staff and visitor only. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. Medium or heavy goods vehicles, including container tractor/trailer are prohibited to parked/stored at the Site.

Large amount of space is reserved as farmland area for the use of visitor (**Plan P05**). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling'.

**11. Declaration 聲明**

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

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

Signature  
簽署

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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

21/04/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories		
Site area 地盤面積	2,097	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	216 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1	
	Composite 綜合用途	/	



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1  /  /	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	10 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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)	5 / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / 1 / / /

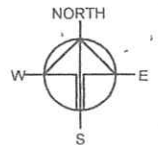
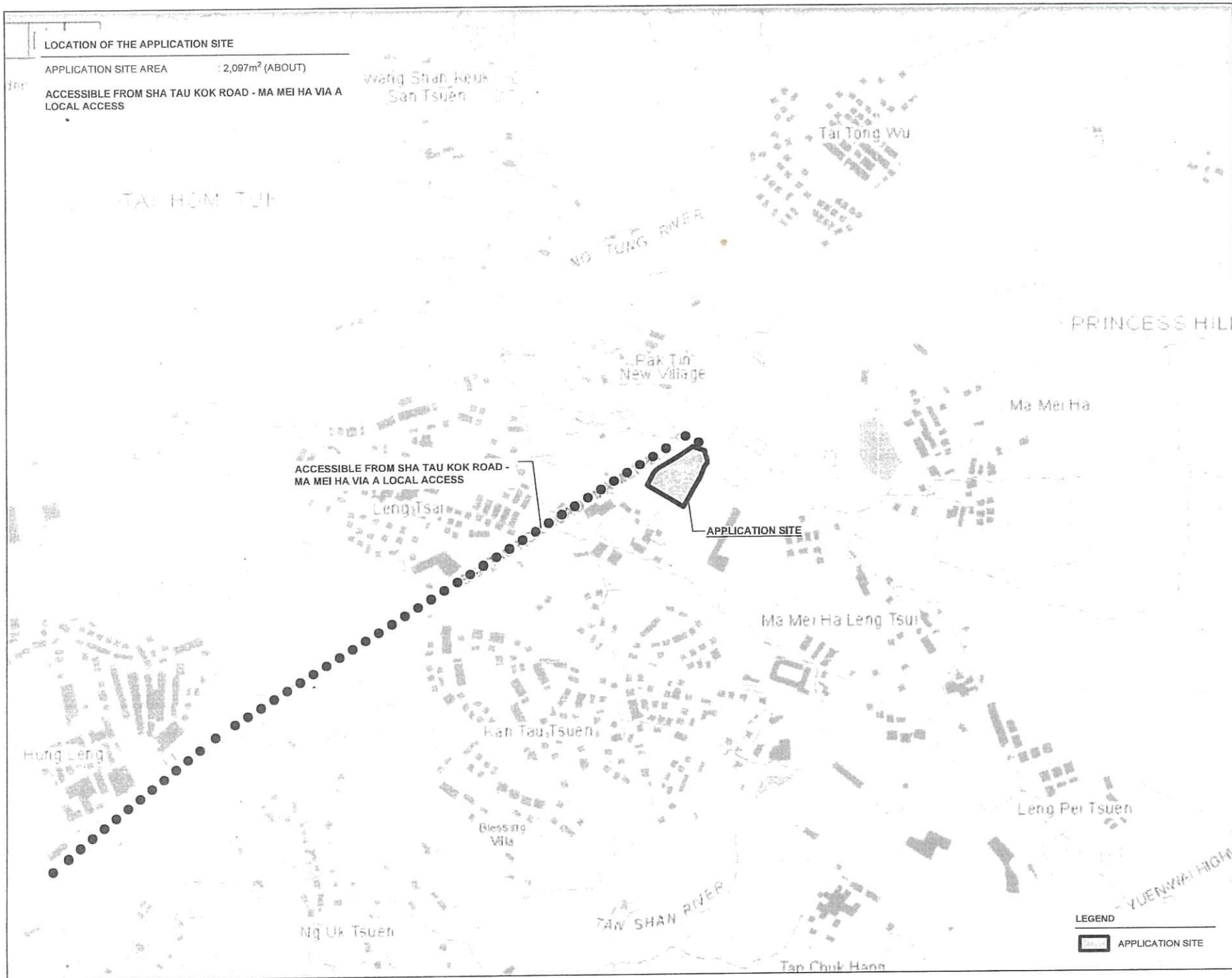
#### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



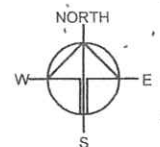
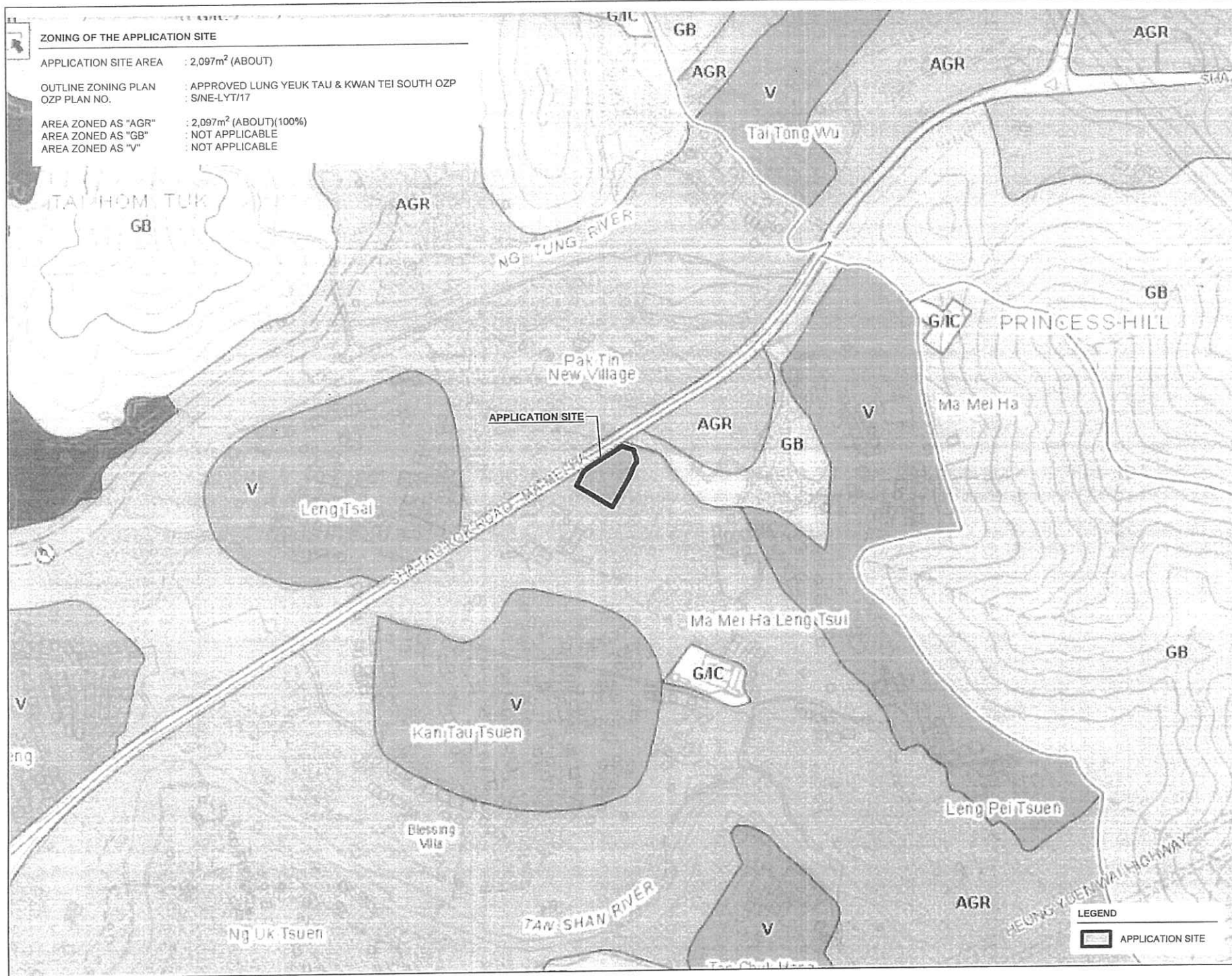
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



Drawing No.	Ver.
P01	01
Project	
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOTS 1813 S.A AND 1829 S.B SS.3 (PART) IN D.D. 76	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 5000	
Drawn	Date
	31.3.2021
Revised	Date





Drawing No.  
P02

Ver.  
01

Project  
PROPOSED PLACE OF  
RECREATION, SPORTS OR  
CULTURE (HOBBY FARM)  
FOR A PERIOD OF 5 YEARS  
AND LAND FILLING

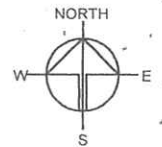
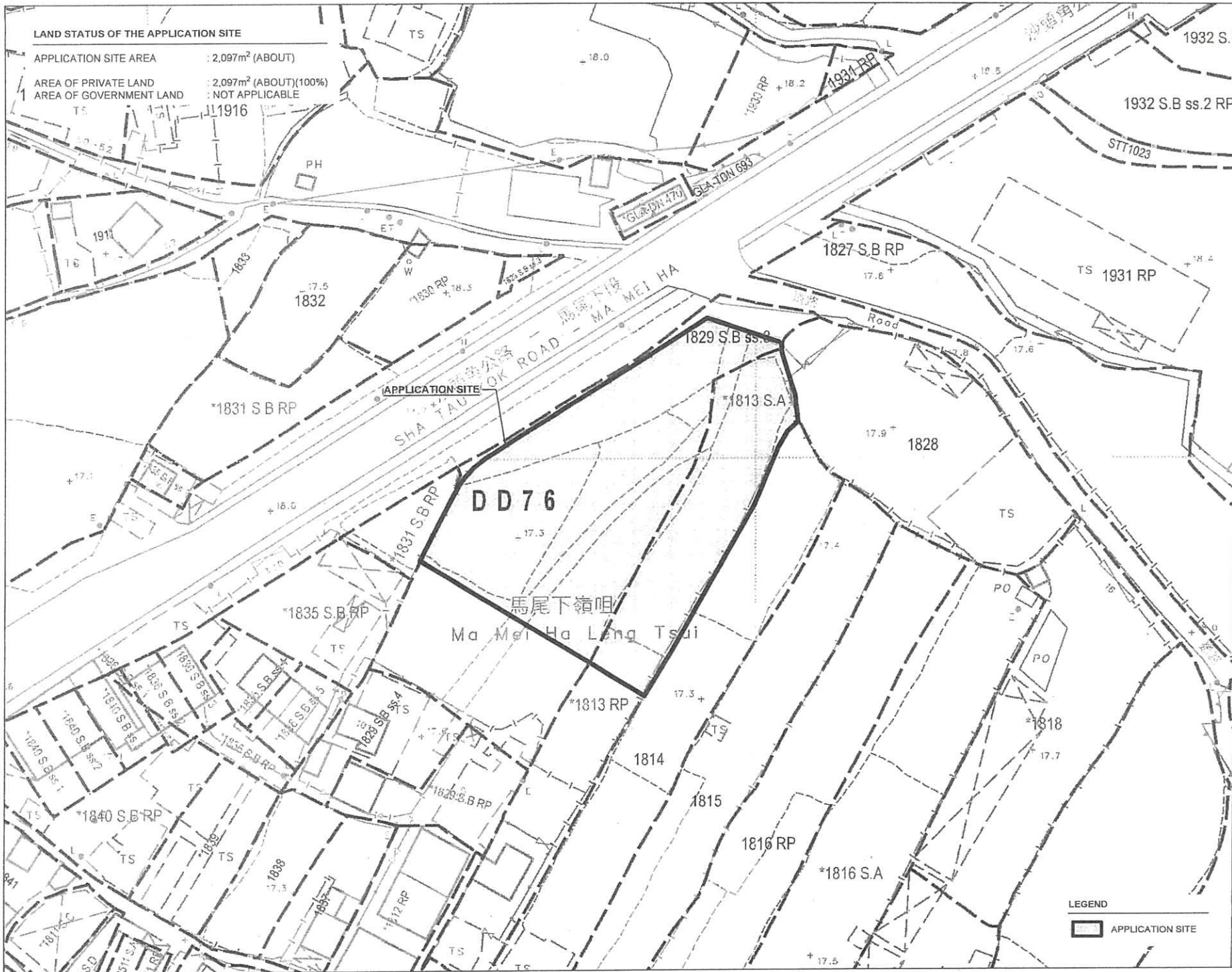
LOTS 1813 S.A AND 1829 S.B  
SS.3 (PART) IN D.D. 76

Drawing Title  
ZONING OF THE SITE

Scale of A4  
1 : 2000

Drawn  
Date  
31.3.2021

Revised  
Date



Drawing No. P03  
Project

Ver. 01

PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOTS 1813 S.A AND 1829 S.B SS.3 (PART) IN D.D. 76

Drawing Title  
LAND STATUS OF THE SITE

Scale of A4  
1 : 800

Drawn  
Revised

Date  
31.3.2021



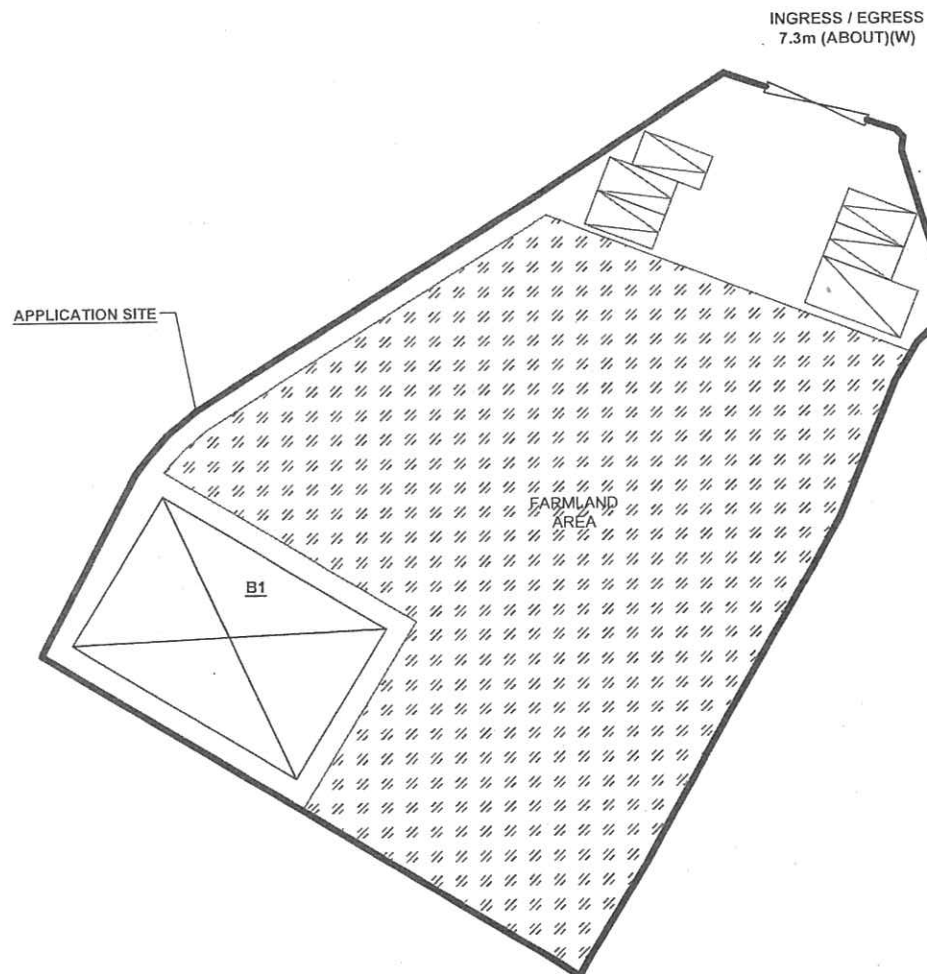
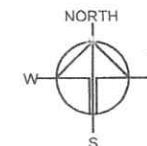
# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,097m<sup>2</sup> (ABOUT)  
 COVERED AREA : 216m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 1,881m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.1 (ABOUT)  
 SITE COVERAGE : 10% (ABOUT)

NO. OF STRUCTURE : 1  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 216m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 3.5m (ABOUT)  
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION STORAGE OF FARM TOOLS, WASHROOM AND CHANGING ROOM	216m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		216m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 5  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
 NO. OF LOADING/UNLOADING SPACE FOR LGV : 1  
 DIMENSION OF PARKING SPACE : 3.5m (W) X 7m (L)

## LEGEND

- APPLICATION SITE
- STRUCTURE
- LOADING/UNLOADING SPACE
- PARKING SPACE

Drawing No. P04	Ver. 01
Project PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOTS 1813 S.A AND 1829 S.B SS.3 (PART) IN D.D. 76	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 500	
Drawn	Date 31.3.2021
Revised	Date

# LAND FILLING OF THE SITE

APPLICATION SITE AREA	: 2,097m <sup>2</sup> (ABOUT)
FARMLAND AREA	: 1,419m <sup>2</sup> (68%)(ABOUT)
SOILED GROUND AREA	: 462m <sup>2</sup> (22%)(ABOUT)
PURPOSE	: VEHICLE MANEUVERING AND CIRCULATION SPACE PURPOSE
LAND FILLING AREA	: 216m <sup>2</sup> (10%)(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF FILLING	: CONCRETE
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE

SOILED GROUND AREA: 537m<sup>2</sup> (ABOUT)

APPLICATION SITE

FROM +17.3mPD (ABOUT)  
TO +17.5mPD (ABOUT)

STRUCTURE B1

3.5m (ABOUT)

SITE FORMATION

+17.5mPD  
(ABOUT)

EXISTING  
LEVEL

+17.3mPD  
(ABOUT)

0.2m (ABOUT)

INDICATIVELY ONLY

EXISTING CONDITION  
SITE LEVEL

: +17.3mPD (ABOUT)



PROPOSED LAND FILLING

PROPOSED SITE LEVEL : +17.5mPD (ABOUT)  
LAND FILLING AREA : 216m<sup>2</sup> (ABOUT)  
DEPTH OF FILLING : NOT MORE THAN 0.2m (ABOUT)  
MATERIAL OF FILLING : CONCRETE  
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE



FARMLAND AREA: 1,419m<sup>2</sup> (ABOUT)

## LEGEND

APPLICATION SITE



Drawing No. P05 Ver. 01

Project  
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOTS 1813 S.A AND 1829 S.B SS.3 (PART) IN D.D. 76

Drawing Title  
PAVED RATIO OF THE SITE

Scale of A4  
1 : 500

Drawn	Date
Revised	Date

31.3.2021



Our Ref.: DD76 Lots 1813 S.A & 1829 S.B ss.3  
Your ref.: TPB/A/NE-LYT/748

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

**By Email**

28 April 2021

Dear Sir,

**Supplementary Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone,  
Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-LYT/748)**

We are writing to submit supplementary information to provide clarifications for the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG



## Clarifications for the Proposed Development

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone,  
Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-LYT/748)**

Estimated Traffic Generation and Attraction

- (i) The application site (the Site) is accessible from Sha Tau Kok Road - Ma Mei Ha via a local access. A total of 6 parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Parking / L/UL Space	No. of Space
Private Car Parking Space	5
L/UL Space for Light Goods Vehicle	1

- (ii) The operation hours of the proposed development are 09:00 - 18:00 daily (including public holiday). Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Traffic trip at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	0	0	5
Traffic trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	5	0	0	5
Traffic trip per hour (average)	1	1	0	0	2

Operation of the Proposed Development

- (iii) The proposed structure B1 is a temporary structure. As heavy loading of structure B1 would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off.
- (iv) Although the Site is currently hard-paved, land preparation works will be carried out to ensure the Site is suitable for the proposed hobby farm use, details are as follows:

- (a) All land filling materials (concrete) will be removed from the Site;
- (b) Land preparation works (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality etc.) will be carried out at the Site;
- (c) Soil preparation works (e.g. loosening of soil by tractor driven cultivator to increase the absorption of water) will be carried out at the Site;
- (d) Nutrients will be added to soil after all the above works and unwanted weeds will be removed to avoid absorption of nutrient from soil; and the Site should be ready for the proposed hobby farm use.
- (v) Part of the Site is proposed as farm area, i.e. 1,419m<sup>2</sup> (68%)(about). The hobby farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone.
- (vi) Entrance fee will be charged upon entering the Site. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable and are free to carry away by visitor.
- (vii) Therefore, the paved/filled area and the number of structures is considered necessary and have been kept to minimum for the site operation. The applicant will reinstate the Site to an amenity area after the planning approval period.





盈卓物業  
顧問有限公司

Our Ref.: DD76 Lot 1813 S.A and 1829 S.B ss.3  
Your ref.: TPB/A/NE-LYT/748

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

**By Email**

2 June 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone,  
Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-LYT/748)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at . or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sandy YIK  
(Attn.: Mr. Tim WONG

email: ssyyik@pland.gov.hk )  
email: ttswong@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling  
in "Agriculture" Zone, Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(Application No. A/NE-LYT/748)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Joseph YIP; Tel: 2399 2549)</b>		
(a)	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis	Sufficient space is provided for vehicle to smoothly manoeuvring within the application site (the Site) and into/out of the parking and loading/unloading (L/UL) spaces. Swept path analyses of vehicles are provided for your consideration ( <b>Plans 1 and 2</b> ).
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site	Advanced booking is required for visitors to access the Site, which could help to prevent excessive number of visitors to the Site and affect the public. Staff is deployed at the ingress/egress to direct vehicles entering and exiting the Site for better traffic management to ensure no vehicle will queue outside the Site.
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Staff is deployed at the ingress/egress to direct vehicle entering and exiting the Site. Vehicle will be limited at the speed of 5km/hr and 'beware of pedestrian' signage will be erected at the Site to enhance pedestrian safety.

**S.16 Planning Application No. A/NE-LYT/748**

(d)	Please provide justification that the provision of 5 car parking spaces are sufficient and whether the parking spaces are for staff or visitors.	The Site is adjoining Sha Tau Kok Road – Ma Mei Ha, which is served with public transport. The nearest bus stop is located 130m (about) west of the Site ( <b>Annex I</b> ). Majority of staff and visitor are required to make goods use of public transport at Sha Tau Kok Road – Ma Mei Ha then walk to the Site. One and four private car parking spaces are provided for staff and visitor respectively ( <b>Annex I</b> ). Advanced booking is required for visitors to access the Site, which could help to prevent excessive number of visitors to the Site and affect the public. The same traffic arrangement has been adopted for the approved S.16 planning application No. A/NE-TK/678 for the same use and is workable.
(e)	Please provide dimension of the parking and loading/unloading spaces for our further consideration.	<p>The dimensions of the parking space and L/UL space for light goods vehicles are as follows (also indicated at the layout plan):</p> <p>(i) Private car parking space : 2.5m (W) x 5m (L)  (ii) L/UL space for LGV : 3.5m (W) x 7m (L)</p>
(f)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted. The applicant will liaise with respective B/Ds for the use of the local access for vehicular access after planning approval has been obtained from the Town Planning Board.



### Parking Provisions and Public Transport Services

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone,  
Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(Application No. A/NE-LYT/748)**

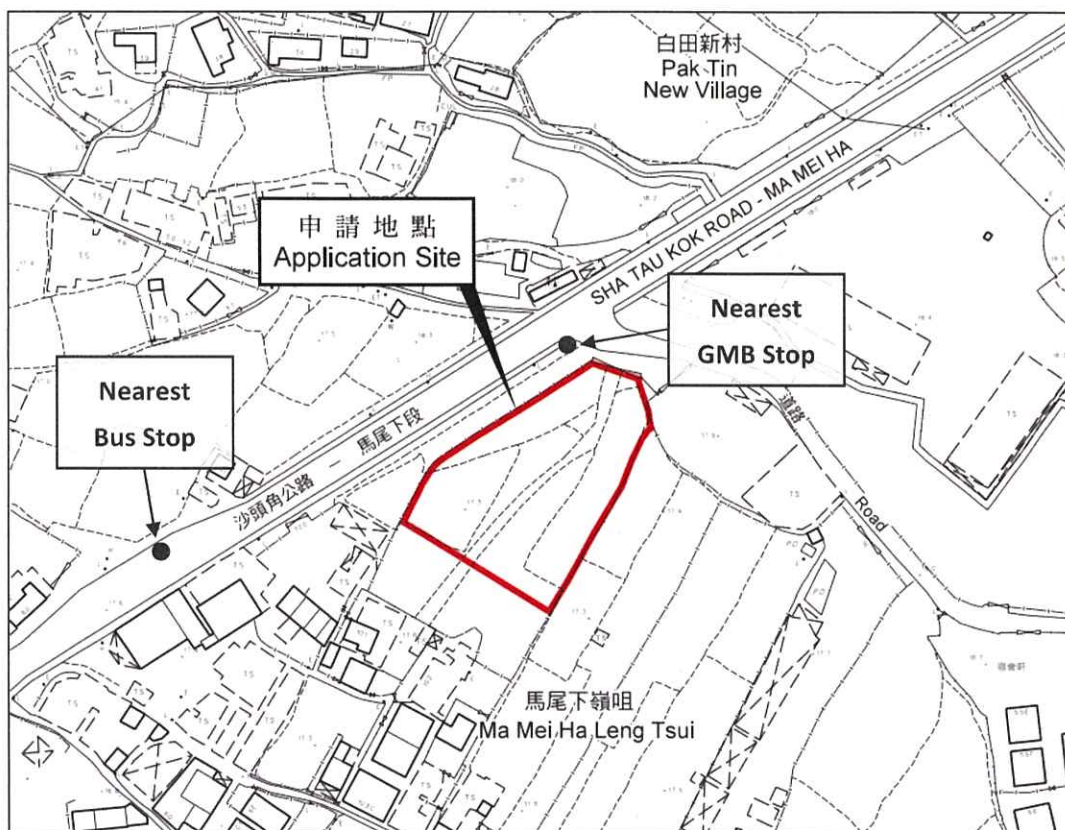
- (i) The Site is accessible from Sha Tau Kok Road – Ma Mei Ha via a local access. A total of 6 parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Loading/Unloading Space	No. of Space
Private Car Parking Space (visitor) 2.5m (W) x 5m (L)	4
Private Car Parking Space (staff) 2.5m (W) x 5m (L)	1
L/UL Space for Medium Goods Vehicle (staff) 3.5m (W) x 7m (L)	1

- (i) The Site is adjoining Sha Tau Kok Road – Ma Mei Ha, which is served with public transport services.
- (ii) Majority of staff and visitor are required to commute to the Site by taking public transport to Sha Tau Kok Road – Ma Mei Ha then walk to the Site.
- (iii) Details of the nearest public transport services are as follows:

Route No.	Termination Points	
Franchised Bus		
78K	Sheung Shui Bus Terminus	Sha Tau Kok Bus Terminus
Green Minibus		
55K	Sheung Shui Station Public Light Bus Terminus	Sha Tau Kok Public Light Bus Terminus
56K	Fanling Station Public Light Bus Terminus	Luk Keng Road

- (iv) Plan showing the nearest public transport services are as follows:

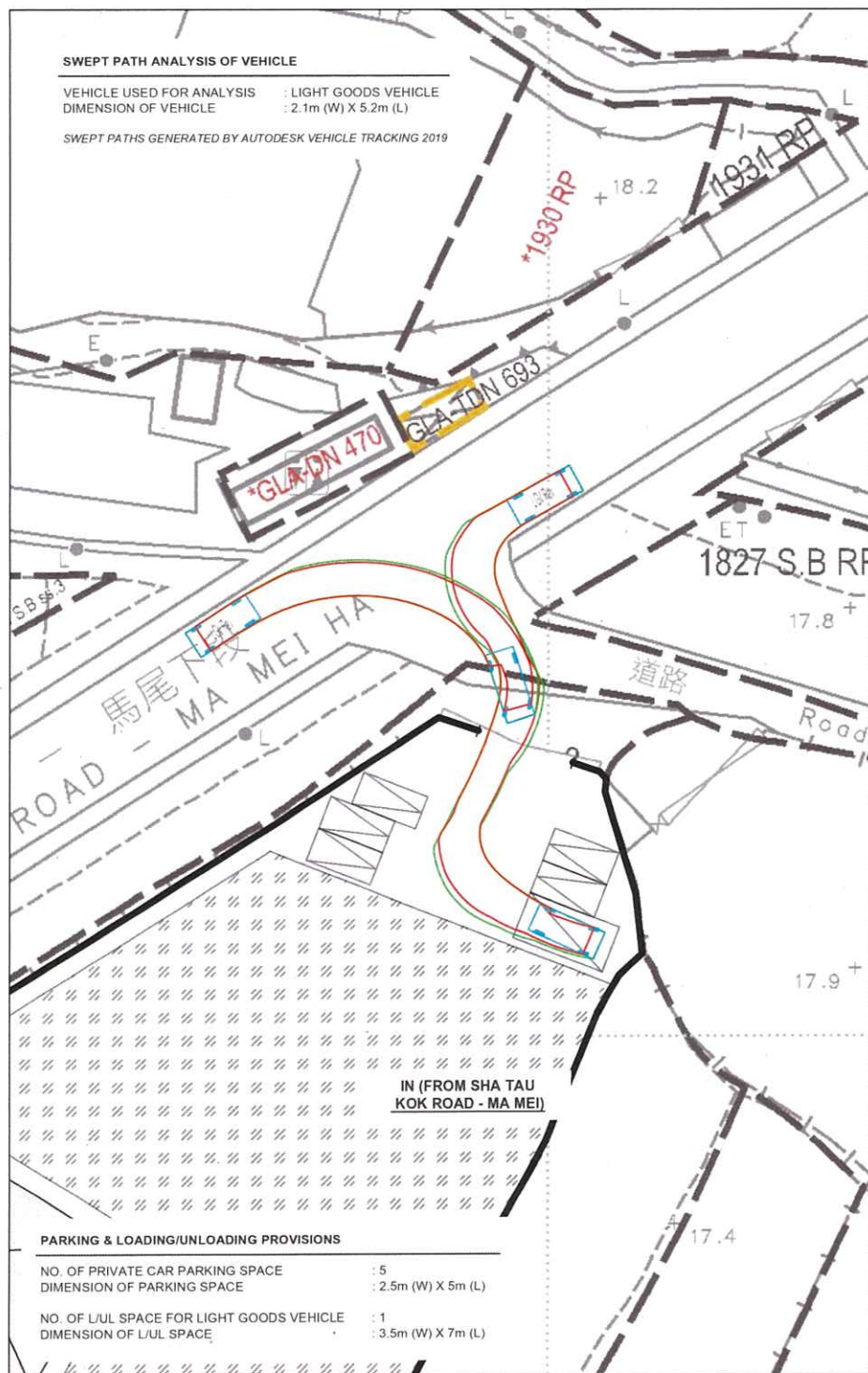




# SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

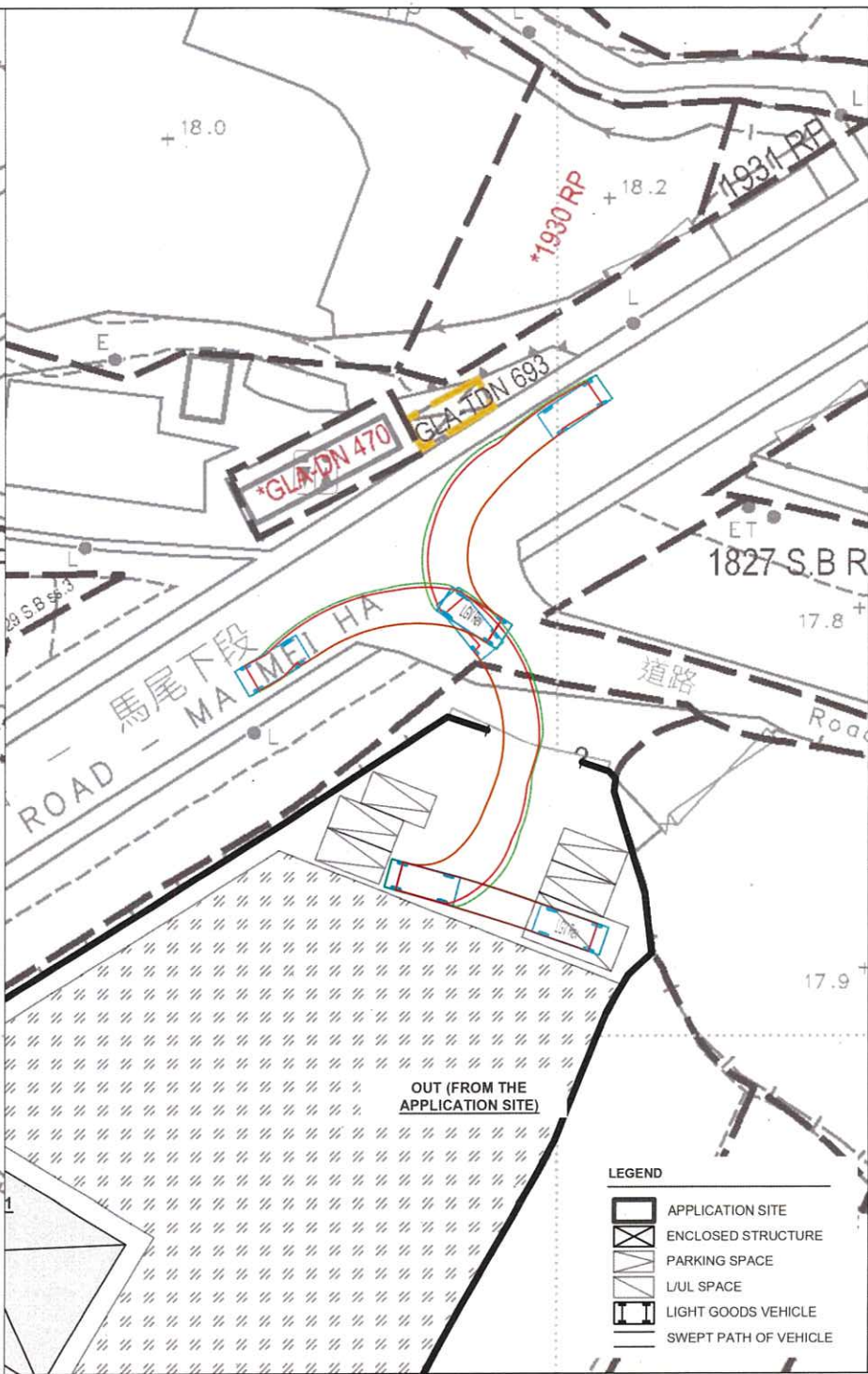
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



IN (FROM SHA TAU  
 KOK ROAD - MA MEI)

## PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 5  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
 NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/U SPACE : 3.5m (W) X 7m (L)



OUT (FROM THE  
 APPLICATION SITE)

## LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING SPACE
- L/U SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



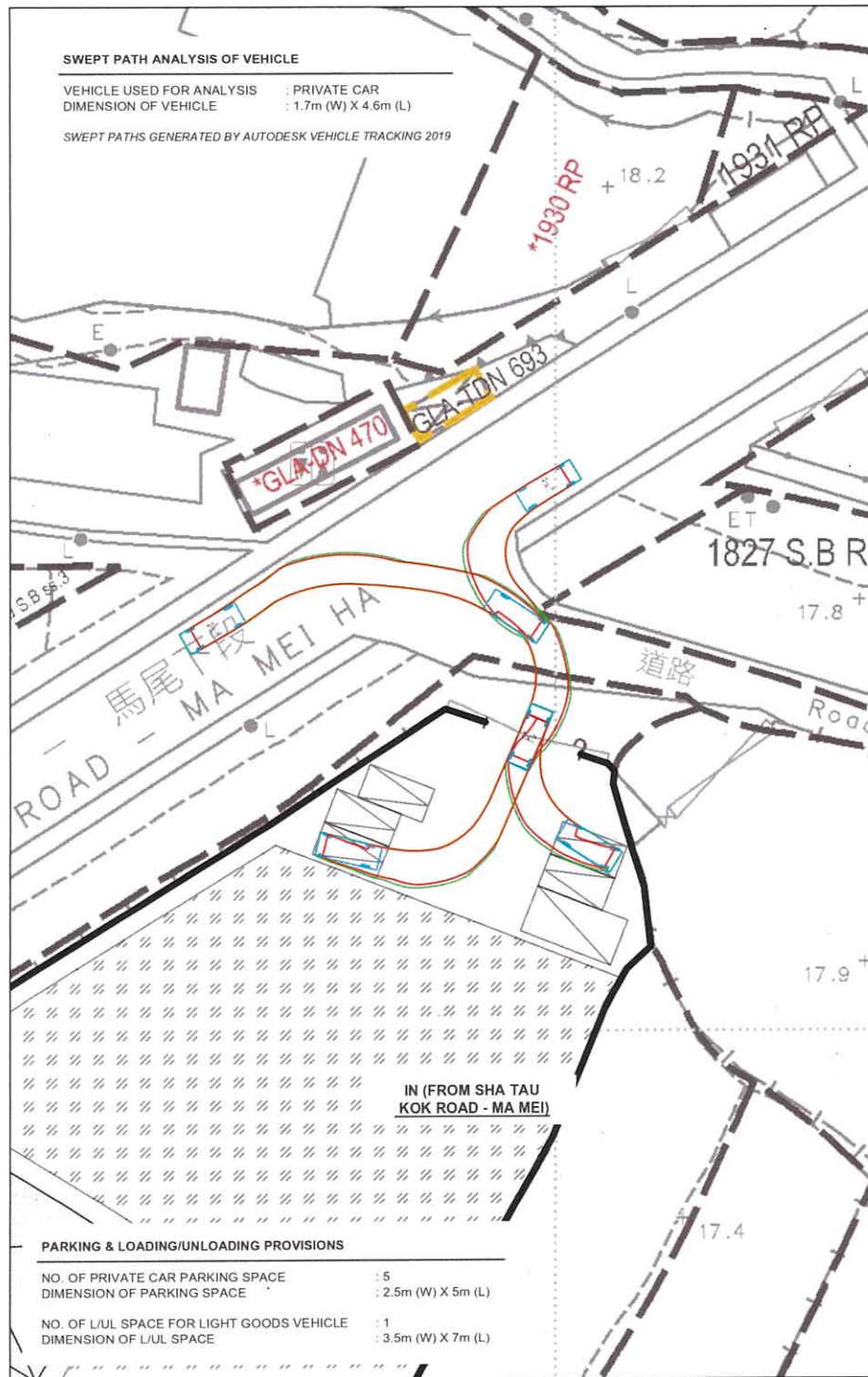
Drawing No.	Ver.
PLAN 1	01
Project	
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOTS 1813 S.A AND 1829 S.B SS.3 (PART) IN D.D. 76	
Drawing Title	
SWEPT PATH AYS (LGV)	
Scale of A4	
1 : 500	
Drawn	Date
	1.6.2021
Revised	Date



# SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

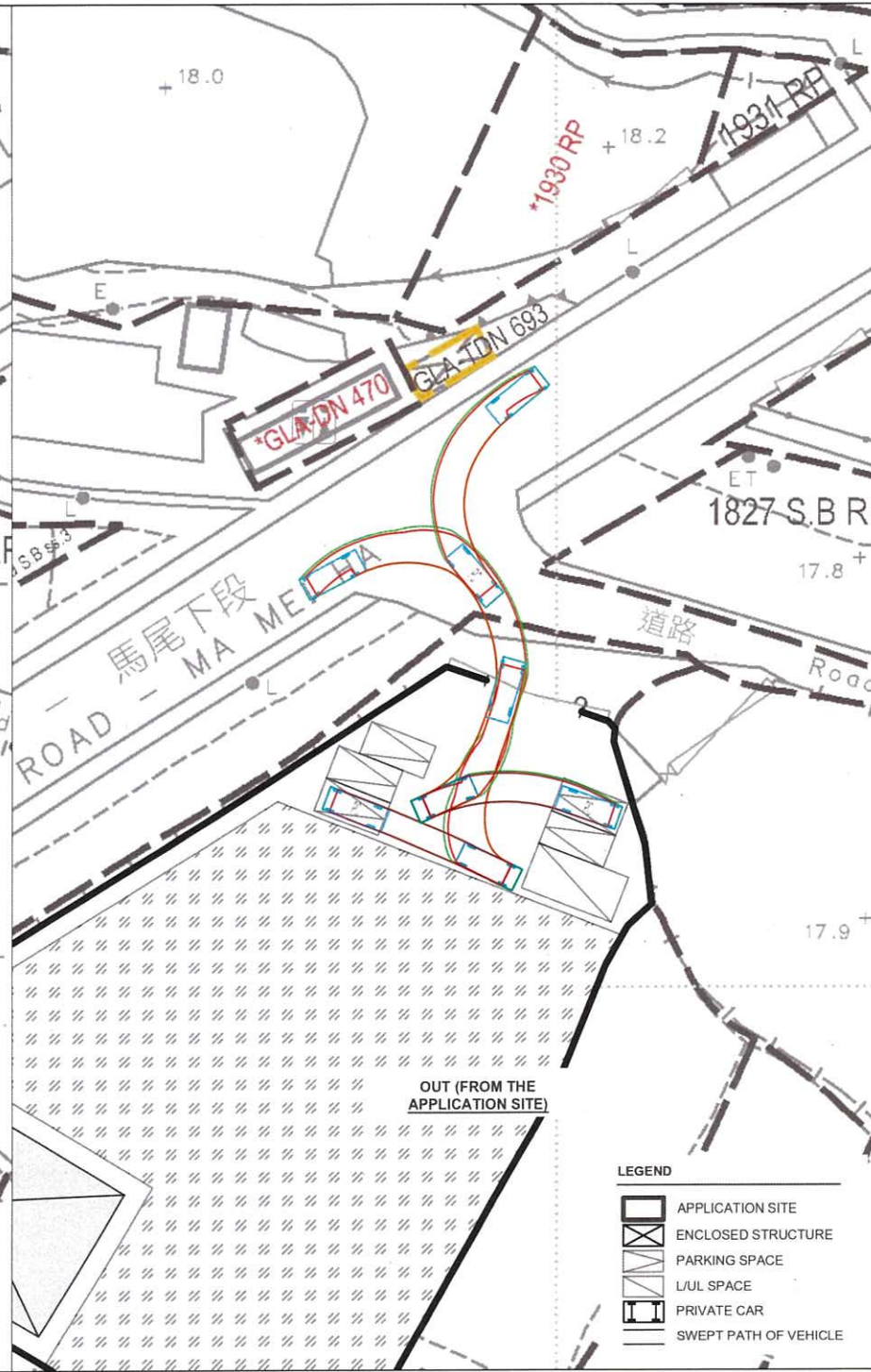


IN (FROM SHA TAU  
 KOK ROAD - MA MEI)

## PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 5  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF L/U SPACE : 3.5m (W) X 7m (L)



OUT (FROM THE  
 APPLICATION SITE)

## LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING SPACE
- L/U SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE



Drawing No.	Ver.
PLAN 2	01
Project	
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOTS 1813 S.A AND 1829 S.B SS.3 (PART) IN D.D. 76	
Drawing Title	
SWEPT PATH AYS (PC)	
Scale of A4	
1 : 500	
Drawn	Date
	1.6.2021
Revised	Date



顧問有限公司  
盈卓物業

Our Ref.: DD76 Lot 1813 S.A and 1829 S.B ss.3  
Your ref.: TPB/A/NE-LYT/748

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

**By Email**

15 June 2021

Dear Sir,

## 2<sup>nd</sup> Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone,  
Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-LYT/748)**

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sandy YIK  
(Attn.: Ms. Sharon KAN

email: ssyyik@pland.gov.hk )  
email: ssnkan@pland.gov.hk )



Clarifications for the Proposed Development

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone,  
Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-LYT/748)**

Land Filling Area of the Application Site

- (i) An area of 216m<sup>2</sup> (10%)(about) of the application site (the Site) will be filled with concrete for site formation of structure, while 304m<sup>2</sup> (15%) of the Site will be covered by grass-paver for maneuvering space of vehicle (**Plan 1**).
- (ii) As heavy loading of structure B1 and movement of vehicle would compact the existing soiled ground and weaken the ground surface, laying of concrete and grass-paver would be able to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off.
- (iii) Therefore, the paved/filled area is considered necessary and have been kept to minimum for the site operation. The applicant will reinstate the Site to an amenity area after the planning approval period.



# LAND FILLING OF THE SITE

APPLICATION SITE AREA	: 2,097m <sup>2</sup> (ABOUT)
FARMLAND AREA	: 1,419m <sup>2</sup> (68%)(ABOUT)
GRASS-PAVER AREA	: 304m <sup>2</sup> (15%)(ABOUT)
PURPOSE	: VEHICLE MANEUVRING SPACE
LAND FILLING AREA	: 216m <sup>2</sup> (10%)(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF FILLING	: CONCRETE
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE
SOILED GROUND AREA	: 158m <sup>2</sup> (7%)(ABOUT)
PURPOSE	: CIRCULATION SPACE



**GRASS-PAVER**  
GRASS-PAVER AREA : 304m<sup>2</sup> (ABOUT)  
PURPOSE OF FILLING : VEHICLE MANEUVRING SPACE



SOILED GROUND AREA: 158m<sup>2</sup> (ABOUT)

APPLICATION SITE

FROM +17.3mPD (ABOUT)  
TO +17.5mPD (ABOUT)

STRUCTURE B1

SITE FORMATION

+17.5mPD  
(ABOUT)

EXISTING  
LEVEL

+17.3mPD  
(ABOUT)

3.5m (ABOUT)

0.2m (ABOUT)

INDICATIVELY ONLY

EXISTING CONDITION  
SITE LEVEL

: +17.3mPD (ABOUT)

PROPOSED LAND FILLING

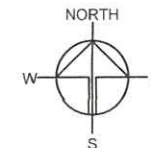
PROPOSED SITE LEVEL : +17.5mPD (ABOUT)  
LAND FILLING AREA : 216m<sup>2</sup> (ABOUT)  
DEPTH OF FILLING : NOT MORE THAN 0.2m (ABOUT)  
MATERIAL OF FILLING : CONCRETE  
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE



FARMLAND AREA: 1,419m<sup>2</sup> (ABOUT)

## LEGEND

APPLICATION SITE



Drawing No  
**PLAN 1**

Ver  
01

Project  
PROPOSED PLACE OF  
RECREATION, SPORTS OR  
CULTURE (HOBBY FARM)  
FOR A PERIOD OF 5 YEARS  
AND LAND FILLING

LOTS 1813 S.A AND 1829 S.B  
SS.3 (PART) IN D.D. 76

Drawing Title  
PAVED RATIO OF THE SITE

Scale of A4  
1 : 500

Drawn  
Date  
4.6.2021

Revised  
Date  
15.6.2021

**Previous S.16 Applications**

**Rejected Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LYT/25	Temporary Open Storage for Scrap Metal for 12 Months	17.2.1995	R1 - R5
A/NE-LYT/90	Temporary Open Storage of Scrap Metal and Construction Materials for a Period of 12 Months	2.8.1996 (on review) (appeal dismissed on 14.4.1998)	R1 - R2, R4 & R6

**Rejection Reasons**

- R1      The proposed development was not in line with the planning intention of the "Agricultural" zone for the area which was to retain and safeguard good agricultural land for agricultural purpose. It also intended to retain fallow arable land with good potential for rehabilitation to encourage the re-cultivation of good arable land by providing improvements in irrigation, drainage and access. In this regard, no strong justification had been given to merit a temporary departure from such planning intention even on a temporary basis.
- R2      The proposal was not compatible with the surrounding land uses which were largely rural in character.
- R3      The proposed provision of on-site parking facilities and vehicle manoeuvring spaces were inadequate.
- R4      No detailed drainage proposal was included in this submission.
- R5      The approval of the application would set an undesirable precedent for the other similar applications, the cumulative effect of which would have adverse traffic impact on Sha Tau Kok Road and lead to further degradation of the environment.
- R6      The approval of the application would set an undesirable precedent for the other similar applications, the cumulative effect of which would lead to further encroachment of the prime agricultural land and degradation of the environment.

5-1

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/748

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見

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

簽署 Signature



日期 Date

2021.5.10



1/2 5-2

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

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A/NE-LYT/748

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對 - 請看附頁資料

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_



日期 Date

17-5-2021

8/2

Fax: 28770245

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/748

新界沙頭角丈量約份第76約地段第1813號A分段及  
第1829號B分段第3小分段（部分）擬議臨時康體文娛場所（休閒農場）（為期5年）及填土工程  
（申請編號：A/NE/LYT/748）頃接該區村民對上述申請提出強烈反對，村民甚表關注，其原因是：

- 1) 該地段太接近民居，若引入大量外來車輛及遊人，造成噪音滋擾，  
影響民生。
- 2) 污水堆積、空氣混濁及衛生問題，必會影響村民的生活環境。

懇請 貴署理解村民之憂慮，慎重處理上述申請。敬祈亮鑒，  
至感德便！此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安  
(劉永安)

敬上

2021年5月17日

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



**A/NE-LYT/748 DD 76 Ma Mei Ha Leng Tsui**  
23/05/2021 04:56

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

1 attachment



Ma Mei Ha Tsuen - Google Maps.pdf

Dear TPB Members,

743 was withdrawn and not its the more reliable HOBBY FARM with 6 Vehicle Parking.

Previous comments applicable.

Mary Mulvihill

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**From:** [REDACTED]

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Wednesday, January 6, 2021 3:10:29 AM

**Subject:** A/NE-LYT/743 DD 76 Ma Mei Ha Leng Tsui

A/NE-LYT/743

Lots 1813 S.A and 1829 S.B ss.3 (Part) in D.D. 76, Ma Mei Ha Leng Tsui, Sha Tau Kok

Site area : About 2,097sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / **5 Years / Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

According to Google Maps this site is relatively intact and covered in vegetation.

While the plan appears to respect the typography, members should ensure that the filling of land is indeed restrict to the 215sq.m mentioned in the plans.

Mary Mulvihill



Google Maps Ma Mei Ha Tsuen



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

規劃署

沙田、大埔及北區規劃處

新界沙田上禾輦路一號

沙田政府合署十三樓 1301-1314 室

Fax: 2877 0245

5-4

敬啟者：

貴處檔號：TPB/A/NE-LYT/748

新界沙頭角丈量約份第 76 約地段第 1813 號 A 分段及

第 1829 號 B 分段第 3 小分段（部分）

擬議臨時康體文娛場所（休閒農場）（為期 5 年）及填土工程  
（申請編號：A/NE/LYT/748）

該區村民對上述申請提出 強烈反對，村民甚表關注，其原因是：

- 1) 該地段太接近民居，若引入大量外來車輛及遊人，造成噪音滋擾，影響民生。
- 2) 污水堆積、空氣混濁及衛生問題，必會影響村民的生活環境。

懇請 貴署考慮村民憂慮及強烈反對聲音，敬祈亮管，至感德便！

\*\* 如有查詢，請致電

聯絡。

鍾劍松

2021 年 5 月 24 日

蔡德威

鍾澤強

劉富源

陳國治

鄭宛翠

張可欣



**Recommended Advisory Clauses**

- (a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):
  - (i) the lots under application are Old Schedule lots 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 lots, and there is no guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the Site for the proposed use;
  - (ii) it is noted that land filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of land filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all the land filling requirements imposed by relevant Government department(s), if any;
  - (iii) it is noted that the proposed structure would be built for washroom use. The applicant should note that any proposed washroom facility should meet the current health requirements; and
  - (iv) if the application is approved, the owner(s) of the lots concerned shall apply to his office for a Short Term Waiver (STW) covering all the actual occupation area and the 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 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;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site onto Sha Tau Kok Road;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where public sewerage connection is available;
- (d) to note the following comments of the Director of Environmental Protection (DEP):
  - (i) the applicant should minimize any noise from the proposed development, such as prohibiting the use of public announcement system, so that it would not cause any environmental nuisance to nearby sensitive receivers;
  - (ii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal for waste/wastewater generated from the proposed development. If septic tank and soakaway system will be used, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional person (ProPECC) PN 5/93 "Drainage Plan subject to comment by the Environmental Protection Department" for the temporary use;
  - (iii) considering the need to fill the land, the applicant is also advised to follow mitigation measures stated in ProPECC PN 1/93 Construction Site Drainage during construction phase; and



- (iv) the applicant should also follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (e) 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) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
  - (i) if there are existing structures which have been erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
  - (ii) before any new building works are to be carried out on the Site, 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 AP should be appointed as the coordinator 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 or other uses are considered as temporary buildings subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
  - (v) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
  - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m wide, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
  - (vii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under the BO will be provided at the building plan submission stage.