

2024年 2月 2日

Appendix I of RNTPC  
Paper No. A/NE-LYT/822

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。

This document is received on -2 FEB 2024.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-147/822
	Date Received 收到日期	- 2 FEB 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

Wai Siu Kan 韋少勤

### 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)

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 type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 248 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
(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	Temporary Golf Training Centre  (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 ..... 23/01/2024 ..... (DD/MM/YYYY), this application involves a total of ..... 2 ..... "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 ..... 1 ..... "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)
1	Lot No. 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories	23/01/2024

(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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

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

(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 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐About 約Proposed gross floor area 擬議總樓面面積 .....sq.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)

.....

.....

.....

.....

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 .....

Motorcycle Parking Spaces 電單車車位 .....

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

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

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

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

6

	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)  ..... ..... ..... ..... .....
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-LYT</u> / <u>739</u>
(b) Date of approval 獲批給許可的日期	<u>26/03/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>26/03/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Golf Training Centre
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：  ..... ..... ..... Reason(s) for non-compliance: 仍未履行的原因：  ..... ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

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

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

Lo Ming Kong

Administrative Assistant

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☐ RPP 註冊專業規劃師

Others 其他 .....

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

24/01/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	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	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of planning approval for Temporary Golf Training Centre for a period of 3 years

(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	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	248 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	2	
(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	2.7 - 4.3 m 米 <input 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	23.1 % <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) _____ _____		5 Nil Nil Nil Nil Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		Nil
	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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
<del>Master layout plan(s)</del> /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, Site Plan, Plan Showing the General Area, Extract from Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19, Revised layout plan for the last application		
<b>Reports 報告書</b>		
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:**

Wai Siu Kan

**Planning Consultant:**



Top Bright Consultants Ltd.

January, 2024

## **Executive Summary**

This planning application is to seek renewal of 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 used as a golf training centre. It is subject to a previous application (No. A/NE-LYT/739) for the same use, which was approved by the Town Planning Board (the “Board”) for a period of 3 years from 26.3.2021 to 26.3.2024. As the application will expire on 26.3.2024, the Applicant seeks the Board’s permission for using the Application Site for the same use for a further period of 3 years. All the approval conditions of the last application were complied with. Compared with the last application, the applied use and its development parameters, including the number of structures, parking spaces and GFA, as well as the operations remain the same.

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/19. 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 Board.

The Proposed Development comprises of a main structure for indoor golf training/practice, an outdoor practicing area, washroom, and parking spaces for visitors and trainers.

The justifications of this Application are: pressing demand for golf training venues in Hong Kong; would not jeopardize the planning intention; site with previous planning approval; compliance with previous approval conditions; compatible with surrounding land uses; more desirable and efficient use of land; no adverse environmental, traffic and drainage impacts; and approval of similar applications. 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

這宗規劃續期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。

申請地點佔地約 1,072 平方米，現用作高爾夫訓練中心。申請地點涉及一宗規劃申請(編號：A/NE-LYT/739)，申請作相同用途，並獲城市規劃委員會(“城規會”)批准，為期 3 年，由 2021 年 3 月 26 日至 2024 年 3 月 26 日。由於申請將於 2024 年 3 月 26 日到期，申請人向城規會遞交規劃續期申請。上次申請的所有規劃許可條件均已履行。與上次申請比較，本次申請的用途、擬議發展參數、構築物數量、車位數量均保持不變。

申請地點座落於龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19 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。

擬建發展包括一個用於高爾夫訓練/練習的主構築物、戶外高爾夫練習區、洗手間、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；不會違背“農業”地帶的規劃意向；先前已獲得規劃許可；已履行所有規劃許可條件；與附近土地用途協調；更有效地運用閒置土地；不會對附近的交通、環境及排水構成不良影響；以及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。因此，申請人希望城規會批准為期三年的規劃續期申請。

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### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Mr. Wai Siu Kan
<b>Applied Use:</b>	Renewal of Planning Permission for Temporary Golf Training Centre for a Period of 3 Years
<b>Existing Use:</b>	Temporary Golf Training Centre
<b>Location:</b>	Lot No. 1828(Part) in DD76, Ma Mei Ha, Fanling, N.T.
<b>Site Area:</b>	About 1,072 m <sup>2</sup>
<b>Lease:</b>	Block Crown Lease and demised as agricultural land
<b>Statutory Plan:</b>	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
<b>Zoning:</b>	"Agriculture" ("AGR")
<b>Previous Application:</b>	A/NE-LYT/739 – approved by the Town Planning Board on 26.3.2021

## 1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Mr. Wai Siu Kan<sup>1</sup> (the "Applicant") to seek renewal of planning permission from the Town Planning Board (the "Board") for a Temporary Golf Training Centre (the "Proposed Development") for a period of 3 years at Lot 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories (the "Application Site").
- 1.02 With the growing awareness in health and outdoor activities for all age groups in Hong Kong after the Covid-19 pandemic, 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 a total area of 1,072 square metres, is currently used as a golf training centre. It is subject to a previous application (No. A/NE-LYT/739) for the same use, which was approved by the Board for a period of 3 years from 26.3.2021 to 26.3.2024. As the application will expire on 26.3.2024, the Applicant seeks the Board's permission for using the Application Site for the same use for a further period of 3 years. All the approval conditions of the last application were complied with. Compared with the last application, the applied use and its development parameters, including the number of structures, parking spaces and GFA, as well as the operations remain the same<sup>2</sup>.
- 1.04 The Application Site falls within "Agriculture" ("AGR") zone on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19. 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 Board. The approval of the applied temporary use for three years would not frustrate the long-term planning intention of the "AGR" zone.
- 1.05 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

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<sup>1</sup> This application is for renewal of planning approval (Application No. A/NE-LYT/739). The Applicant has changed from Anson Technology Limited to Mr. Wai Siu Kan, who is the owner of Anson Technology Limited and one of the lot owners of the Application Site.

<sup>2</sup> The Applicant has submitted a revised layout plan for the last application to the Board on 15.3.2022 (see **Appendix A**). The layout of this planning renewal application is the same as the revised layout plan of the last application.

## 2. SITE CONTEXT

### Location

- 2.01 The Application Site is situated to the south of Sha Tau Kok Road – Ma Mei Ha. It is about 4 kilometres northeast of Fanling Town Centre/MTR Station, 4 kilometres southeast of the Heung Yuen Wai Boundary Control Point 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 covers an area of approximately 1,072 square metres and is flat and irregular in shape. The Application Site is used for golf training centre. A single-storey main structure is located at the southern part of the Application Site for indoor golf/training/practicing. A short game practicing area, two freestanding golf hitting nets, a washroom and car parking spaces are provided in front of the main structure/near the site entrance. The Application Site is fenced off with corrugated metal sheets along the site boundary. Please refer to the Site Plan in **Figure 2**.

### Surrounding Land Uses

- 2.03 The surrounding area is mainly a mixed rural landscape character dominated by village settlements, rural industries, including open storage yards and warehouses, active/fallow agricultural land and vacant land. 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 vacant land covered with a planning approval (No. A/NE-LYT/748) for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land. To the further west are a number of shops and a Chinese restaurant that mainly serves the local community. To the east are dense vegetation, open storage yards and plant nursery. To the south are green house, Leng Tsui Tsuen and Kan Tau Tsuen. **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 in **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 in **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/19 gazetted on 16.12.2022, 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 in **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.

#### **Previous Application**

- 4.03 The Application Site is the subject of a previous application (No. A/NE-LYT/739) which was approved for the same use of temporary golf training centre by the Board on 26.3.2021 for a period of 3 years. All approval conditions of the last application had been complied with, including submission and implementation of fire service installations proposal and drainage proposal.

#### **Similar Applications**

- 4.04 The Board has approved a similar application for an adventure training centre for five 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
A/NE-LYT/692	3.5.2019	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre)	3 years
A/NE-LYT/763	10.6.2022	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre)	3 years

## 5. DEVELOPMENT PROPOSAL

### Renewal of Planning Permission

- 5.01 The main objective of the Proposed Development is to provide a venue specifically design for the training of basic skill for golfing. At present, the centre is opened to the general public (subject to at least one qualified handicap players per each booking).
- 5.02 As the last approved application (No. A/NE-LYT/739) will expire on 26.3.2024, the Applicant seeks the Board's permission to use the Application Site for the same temporary golf training centre use at the Application Site for a period of 3 years.

### Site Layout and Design

- 5.03 The Layout Plan in **Figure 5** illustrates the proposed site configuration. The single-storey main structure at the southern part of the Application Site is used for indoor golf training/practicing. A short game practicing area and two freestanding golf hitting nets are placed to the east of the site for practicing purposes. A washroom is provided at the west of the Application Site. Five car parking spaces will be provided for staff/trainers and visitors. Compared with the last application, the proposed use and it's development parameters, including the number of structures, parking spaces and GFA, as well as the operations remain the same. Details are as follows:

**Table 5.1 Development Parameters of the Current Application**

	<b>Current Application</b>
Site Area	1,072m <sup>2</sup>
GFA	248m <sup>2</sup>
Proposed number of buildings/structures	2 - 1 Temporary Structure for Indoor Golf Training and Practice - 1 Washroom
Building Height	Not exceeding 4.3m (1-storey)
No of Parking Space (for private car 2.5m x 5m each)	5 - 2 for Staff/Trainers - 3 for Visitors
Site Coverage	23.1%
Operation Hours	2pm – 7pm from Mondays to Fridays 9am - 7pm on Saturdays, Sundays and public holidays.

**Site Operations**

- 5.04 The operation hours at the Application Site are the same as the last application, which are 2pm – 7pm from Mondays to Fridays, 9am - 7pm on Saturdays, Sundays and public holidays.
- 5.05 The maximum number of trainers and trainees will be limited to about 10-12 people at the same time. Due to the limitation of the size of the Application Site, all bookings for the use of the training centre will be by appointment only<sup>3</sup>.

**Traffic Arrangement**

- 5.06 Only one vehicular entrance of about 8m wide will be provided at the north of the Application Site. Sufficient manoeuvring and queuing space will also be provided within the Application Site. No vehicle will need to tail back or reverse onto any public road/local track. A pedestrian access is located next to the vehicular ingress/egress.
- 5.07 The frequency of vehicular trips to and from the Application Site will be about 3 pcu per hour at highest. In order to control the number of vehicles to the Application Site, an appointment system is adopted by the Applicant. The on-site staff will manage the in and out traffic flow during the operation hours to ensure traffic safety. The staff will ensure that there will be no queuing back of vehicles to public road.

<sup>3</sup> Detail information of the golf training centre can be found at <http://www.iota0308.net/>.

### **Landscaping**

- 5.08 Two existing trees near the site entrance in the Application Site will be retained. Kerb is installed to prevent any damages to the existing trees.
- 5.09 Since the Application Site is set back from Sha Tau Kok Road – Ma Mei Ha, with existing vegetation buffer, there is no major public frontage along the site boundary. The Planning Department considered not necessary to impose a landscape condition in the last application.

### **Drainage Proposal**

- 5.10 The Applicant has implemented the drainage facilities on site under last planning approval (No. A/NE-LYT/739) and was considered satisfactory by the Drainage Services Department. These facilities will be maintained for the current application.

### **Fire Service Installations**

- 5.11 The fire service installations (“FSIs”) had been provided on site under last planning approval (No. A/NE-LYT/739) and was considered satisfactory by the Fire Services Department. The Applicant will maintain the FSIs for the current application.

### **Environmental Consideration**

- 5.12 The training activities for the Proposed Development will mainly be conducted indoor so the noise associated with the applied use would be minimal to the surrounding areas. There are no environmental complaints received in last three years.
- 5.13 No chemicals, such as fertilizers, herbicides, fungicides, insecticides, etc. are used to manage the grassland. An automatic sprinkler system is used for watering and general lawn care. The system will be queued to water the lawn early in the morning and late in the evening.

## **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 Coronavirus pandemic has raised community awareness on adopting a healthier lifestyle. 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 people an affordable golf venue to explore and learn golfing.
- 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 training for basic techniques (takeaway, back swing, top of swing, down swing, impact, follow through and finish) 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 the minutes of the 668<sup>th</sup> meeting of RNTPC of the last application (No. A/NE-LYT/739) held on 26.3.2021, the Planning Department considered that approval of the applied use on a temporary basis would not jeopardise the long-term planning intention of the "AGR" zone given its temporary nature and small in scale.

### **Site with Previous Planning Approval**

- 6.05 The Board previously approved same golf training centre use on the same site on 26.3.2021 for a period of 3 years. The Board's decision to approve the last application on the same site indicates that the golf training centre use is acceptable within the "AGR" zone. The land use for the current application remains unchanged since the last planning application was approved.

### **Compliance with Previous Approval Conditions**

- 6.06 All approval conditions of the last planning application had been complied with, including submission and implementation of fire service installations proposal and drainage proposal. The Applicant commits to comply with the approval conditions should this application be approved. The Applicant hopes that the Board would give favourable consideration for the planning approval for same golf training centre use at the Application Site.

### **Compatible with Surrounding Land Uses**

- 6.07 The Application Site is not incompatible with the surrounding land uses which mainly comprise village settlements, rural industries, including open storage yards and warehouses, active/fallow agricultural land and vacant 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.

### **More Desirable and Efficient Use of Land**

- 6.08 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**

- 6.09 The Application Site will be kept clean and well-maintained by the Applicant. No chemicals, such as fertilizers, herbicides, fungicides, insecticides, etc. will be used to manage the grassland. No audio amplification system will be used in the Application Site. 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**

- 6.10 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**

- 6.11 In view of the site's locality, which is not at risk of flooding owing to extensive drainage works carried out by the Drainage Services Department in the vicinity, and the existing drainage facilities serving the Application Site, no adverse drainage impacts are anticipated.

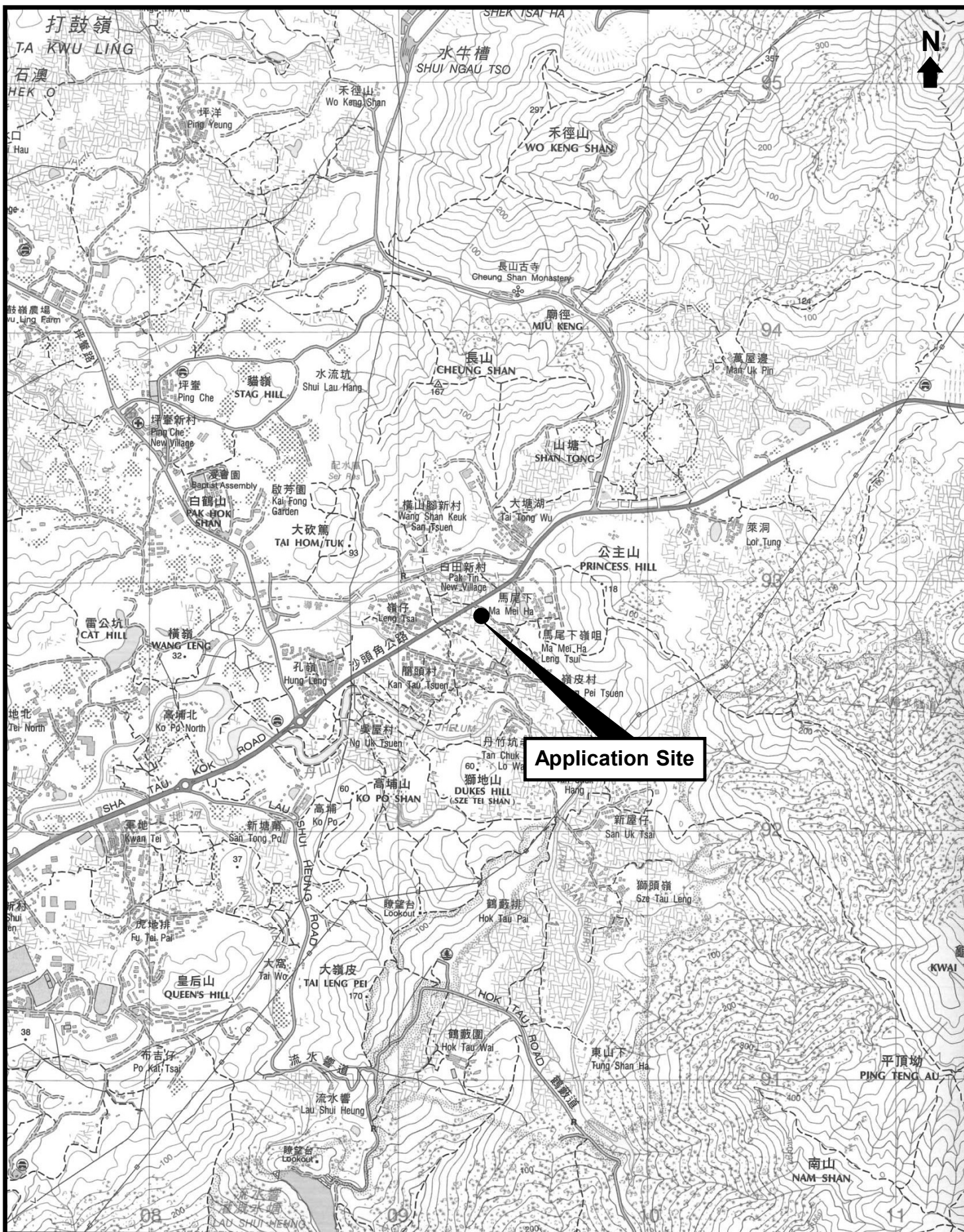
#### **Approval of Similar Applications**

- 6.12 As mentioned in paragraph 4.04, a number of planning approvals have been granted by the Board for similar recreational use within the "AGR" zone in the past. This indicates that the recreational use can be applied in the area with similar settings on a temporary basis.

### **7. CONCLUSION**

- 7.01 The Applicant submits this renewal application to seek the Board's permission to use the Application Site for a Temporary Golf Training Centre for a further 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/19. The Proposed Development is considered compatible with the surrounding areas and does not generate any adverse traffic, drainage or environmental impacts on the surrounding areas.
- 7.03 As there are no changes in development parameters since the last planning approval was granted and all approval conditions had been complied with, together with the reasons detailed in the previous sections, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.  
January 2024



Top Bright Consultants Ltd.

Extract Plan Based on Map  
Series HM20C of Sheet 3

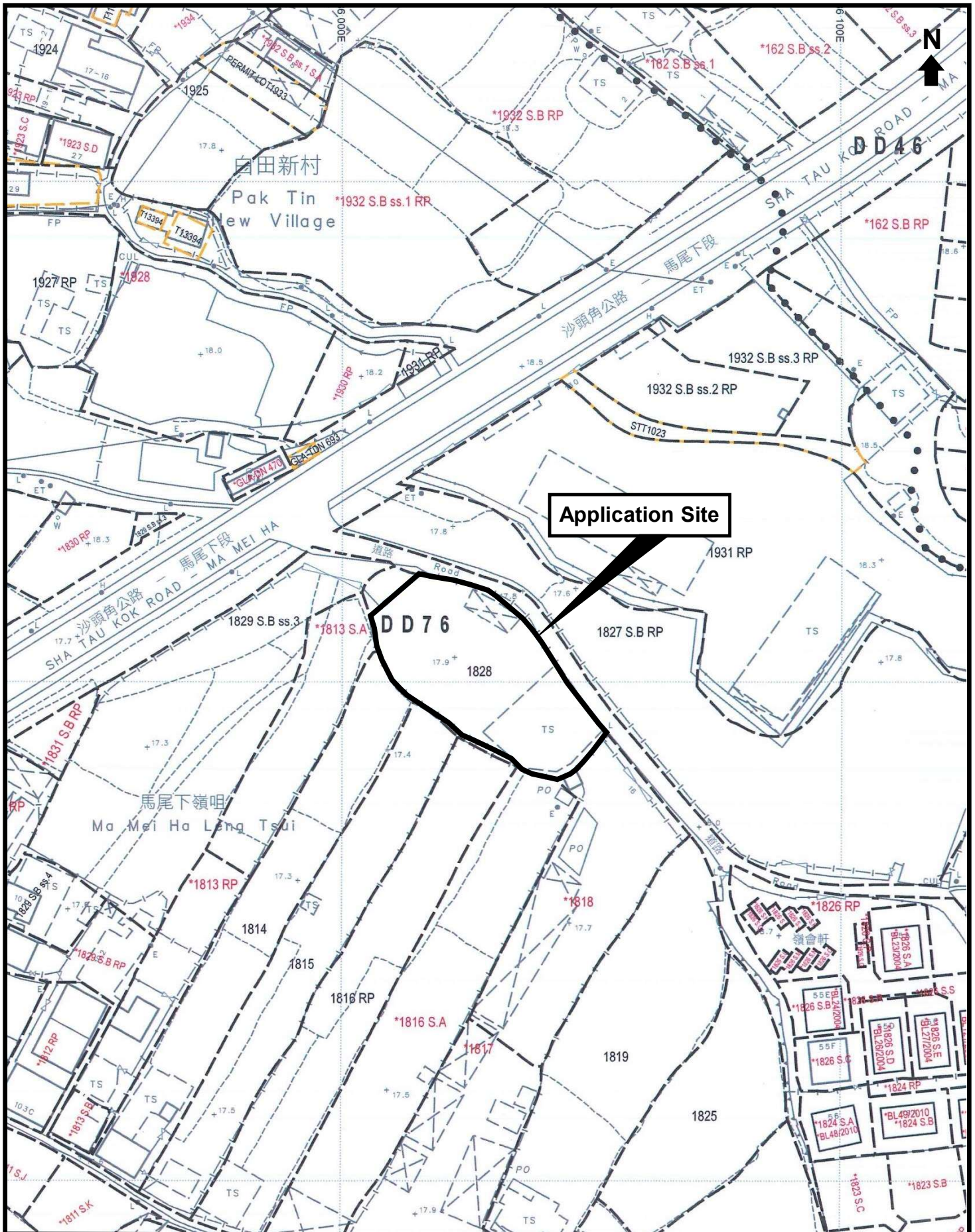
## Location Plan

Scale 1 : 20 000

## FIGURE 1

For Identification Purpose

Date: 19.1.2024



Top Bright Consultants Ltd.

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

## Site Plan

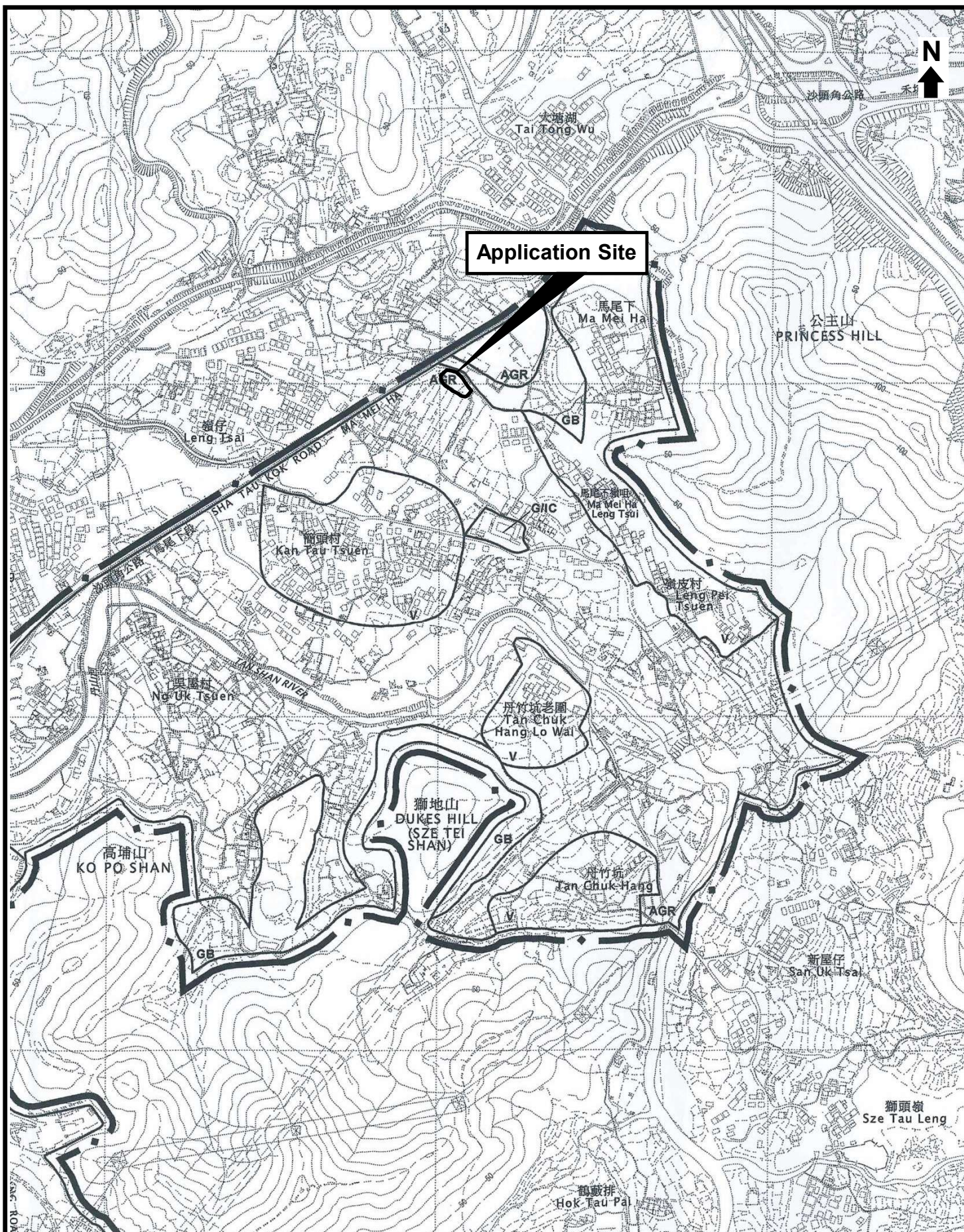
Scale 1 : 1 000

## FIGURE 2

For Identification Purpose

Date: 19.1.2024





Extract from Lung Yeuk Tau & Kwan Tei South  
Outline Zoning Plan No. S/NE-LYT/19 gazetted on  
16.12.2022

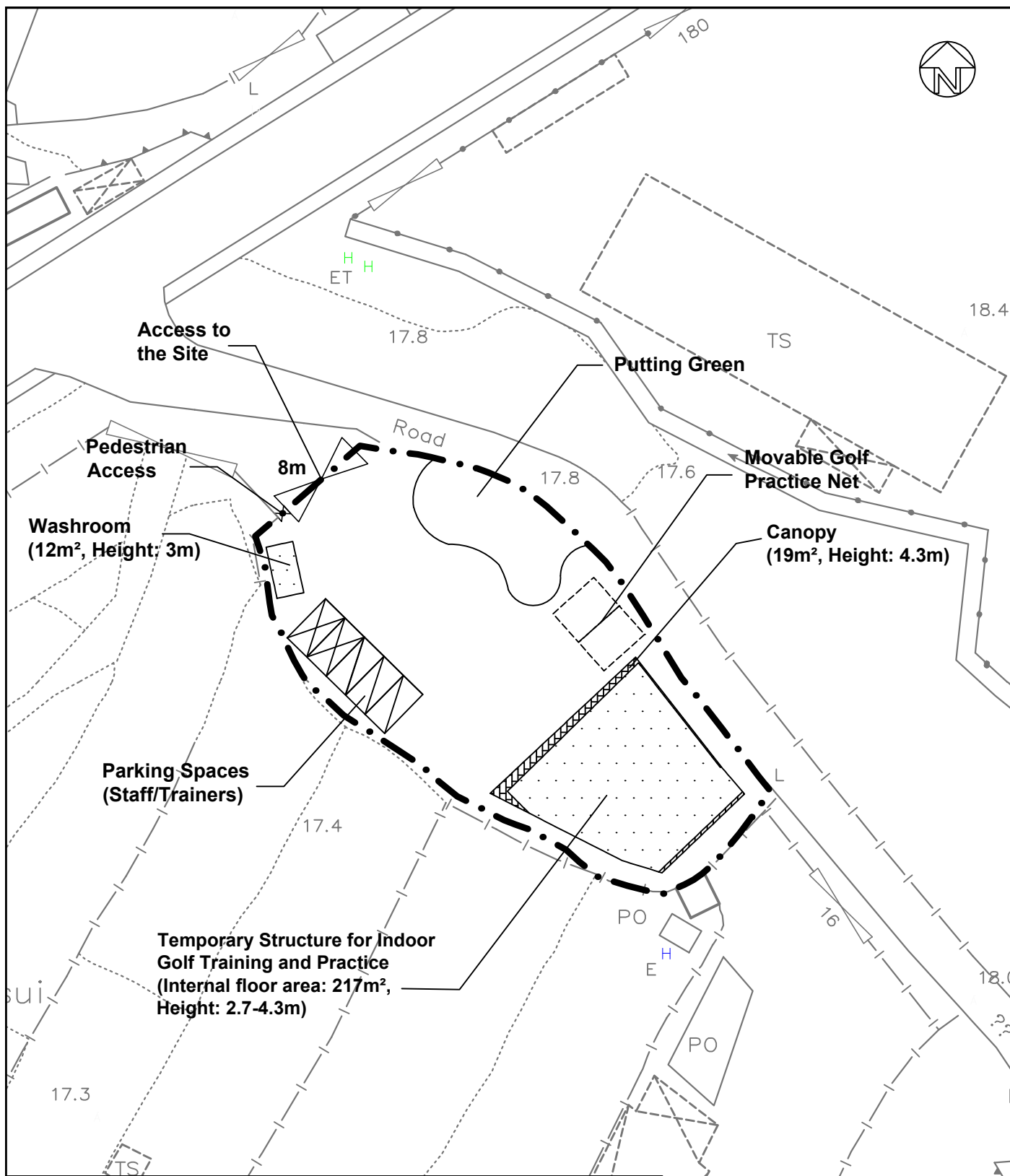
 Top Bright Consultants Ltd.

Scale 1 : 7 500

## FIGURE 4

For Identification Purpose

Date: 19.1.2024



#### LEGEND:

- Application Site (Area = about 1,072m<sup>2</sup>)
- Temporary Structures (Total Area = about 248m<sup>2</sup>)
- Parking Spaces for Staff/Trainers (2 nos.)
- Parking Spaces for Visitors (3 nos.)



Top Bright Consultants Ltd.

Drawing No. : TB/24/838/05

### Layout Plan

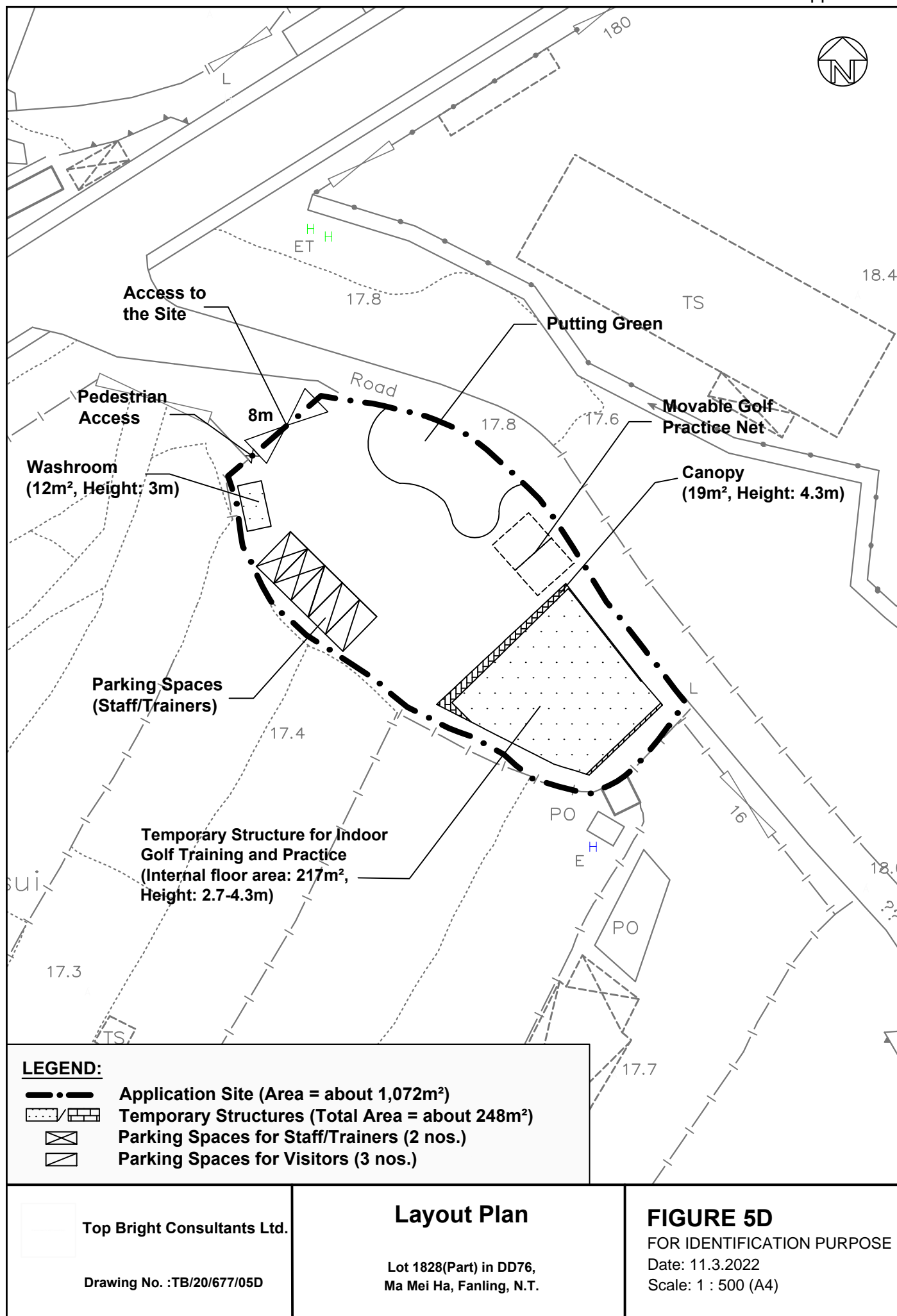
Lot 1828(Part) in DD76,  
Ma Mei Ha, Fanling, N.T.

### FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 19.1.2024

Scale: 1 : 500 (A4)





才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/NE-LYT/822  
Our Ref.: 23/838/L02

March 5, 2024

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

By Email

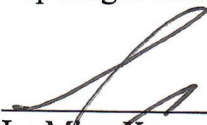
Dear Sir/Madam,

**Temporary Golf Training Centre for a Period of 3 Years in “Agriculture”  
 (“AGR”) Zone in Lot 1828(Part) in DD76, Ma Mei Ha, Fanling, New Territories**  
**(Application No. A/NE-LYT/822)**

In response to the comments from Urban Design & Landscape Section, Planning Department, Environmental Protection Department and Fire Services Department on the captioned application, we would like to submit herewith our responses attached 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

Encl.

c.c. DPO/STN (Attn.: Ms. CHEUNG Chui Ying, Carman) – By Email

## Responses to Comments from Government Department on Planning Application No. A/NE-LYT/822

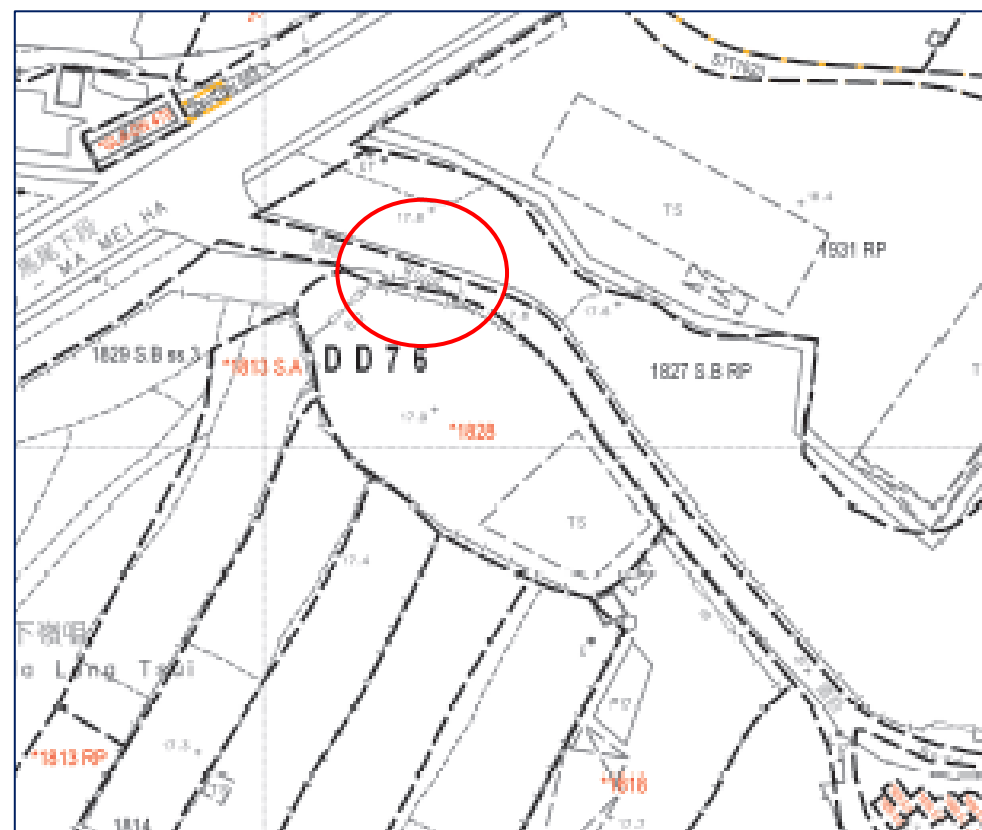
COMMENTS	RESPONSES															
1. Urban Design & Landscape (UD&L) Section, Planning Department																
(a) The applicant is advised to provide information of the two existing trees (species, size, general conditions and tree photos) and indicate their locations on plan for TPB’s consideration.	<p>(a) The Applicant has redefined the boundary of Lot 1828 in DD76 (the Subject Lot) by authorized land surveyor on 5 July 2021 and erected the new fencing following the refined lot boundary. According to the Lot Index Plan we recently obtained from Survey and Mapping Office, Lands Department (dated 27 February 2024), there is a minor refinement to the boundary of the Subject Lot when compared to the previous one of 30 October 2020 (see <b>Appendix A1</b>). Based on the latest Lot Index Plan and refined lot boundary, it is noted that the two existing trees are located on Government Land. For the old fencing on site at Government Land, the Applicant would further liaise with Lands Department on its removal.</p> <p>The two existing trees are located outside the northeastern corner of Application Site. Details of these trees are as below:</p> <table><tr><th>Tree</th><th>Species</th><th>Height</th><th>Diameter</th><th>Quantity</th></tr><tr><td>A</td><td>Bougainvillea (簕杜鹃)</td><td>About 4m</td><td>About 0.1m</td><td>1</td></tr><tr><td>B</td><td>Araucaria (南洋杉)</td><td>About 8m</td><td>About 0.3m</td><td>1</td></tr></table> <p>Photos showing the general conditions of the two existing trees are in <b>Appendix A2</b>.</p> <p>Location of the two existing trees is shown in <b>Appendix A3</b>.</p>	Tree	Species	Height	Diameter	Quantity	A	Bougainvillea (簕杜鹃)	About 4m	About 0.1m	1	B	Araucaria (南洋杉)	About 8m	About 0.3m	1
Tree	Species	Height	Diameter	Quantity												
A	Bougainvillea (簕杜鹃)	About 4m	About 0.1m	1												
B	Araucaria (南洋杉)	About 8m	About 0.3m	1												

COMMENTS	RESPONSES
<b>2. Environmental Protection Department</b>	
(a) A washroom has been provided on site, and the site is within an area where connection to existing public sewerage network is available in the vicinity. The applicant shall discuss the sewage disposal means (e.g. connection to public sewerage system, construction of septic tank and soakaway system, provision of portable toilet).	(a) The washroom provided at the Application Site was built some twenty years ago and a septic tank and soakaway system was constructed for sewage disposal. The Applicant has renovated the existing washroom in 2021 (see Photos in <b>Appendix B</b> ) and will provide regular maintenance of the existing septic tank to treat the sewage from the Application Site.
<b>3. Fire Services Department</b>	
(a) The following supplementary information shall be submitted for our further consideration: a. The latest FSI proposal and/or GBP; and b. Full set of <u>valid</u> FS251 covering all the FSIs implemented on the application site.	(a) The approved FSI proposal is attached at <b>Appendix C1</b> . The valid FS 251 is attached in <b>Appendix C2</b> .

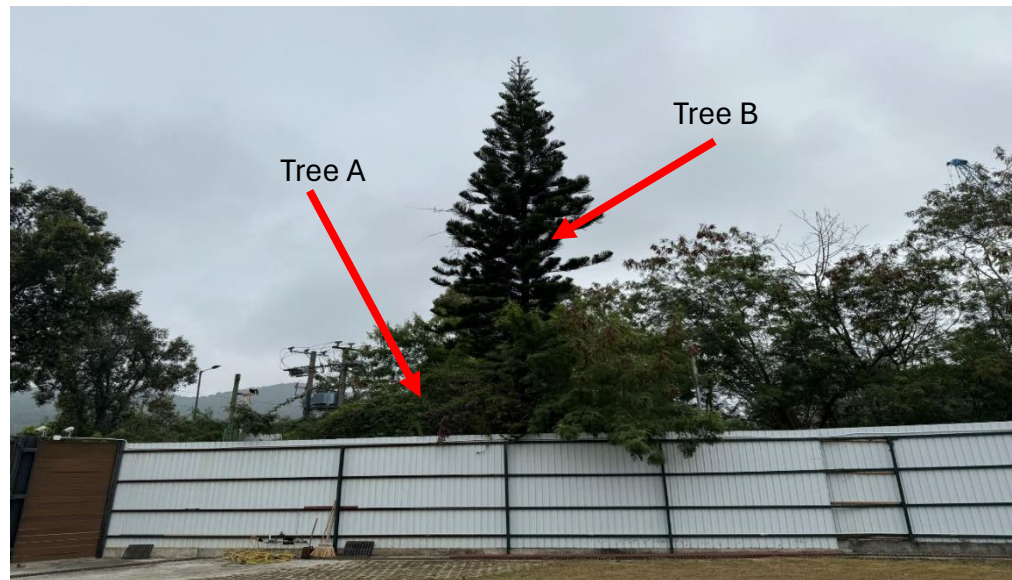
Extract of Lot Index Plan of 30 October 2020



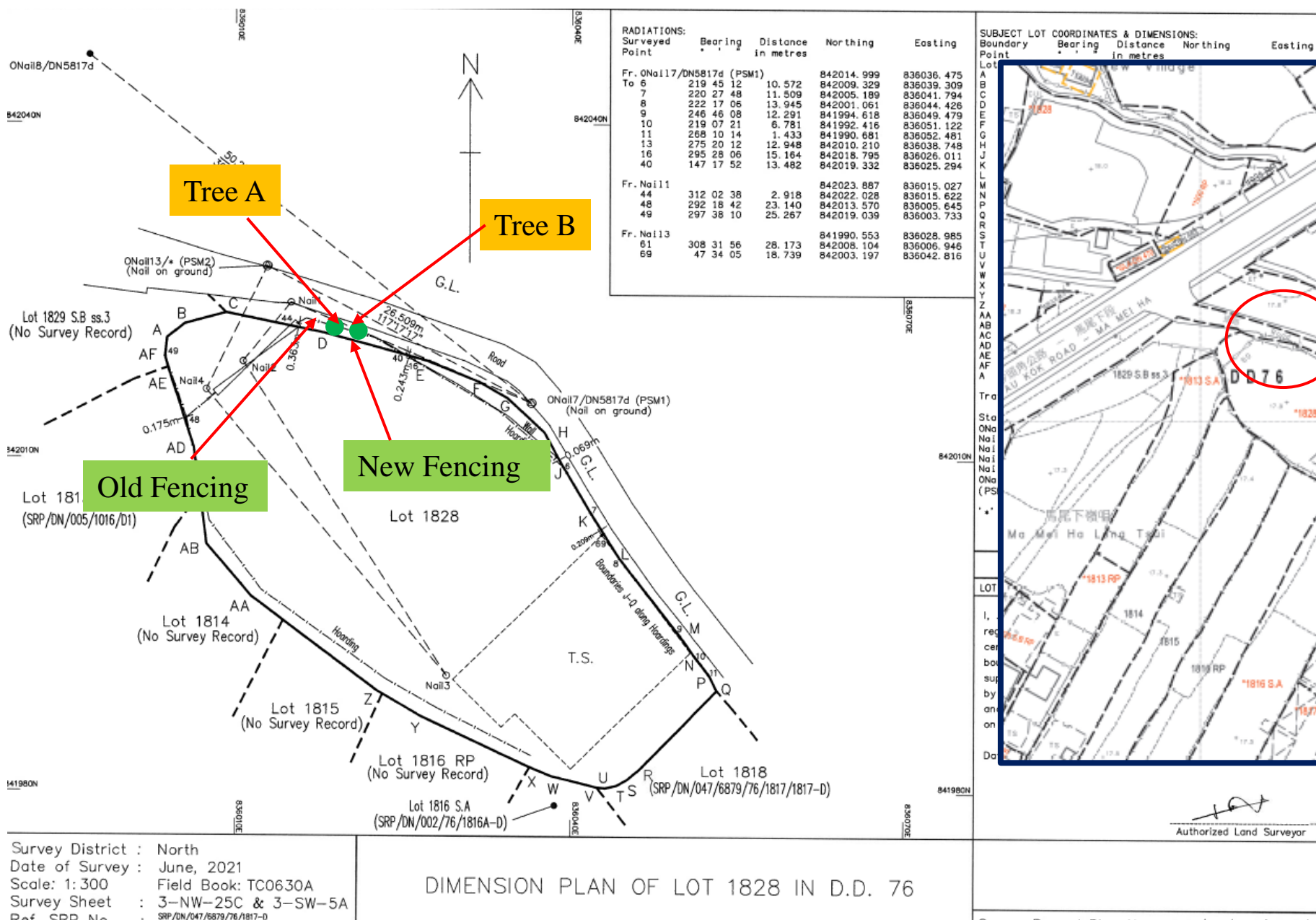
Extract of Lot Index Plan of 27 February 2024



**Photos showing the general conditions of the two existing trees**



## Locations of the two existing trees



**Photos of Washroom and Septic Tank**

**Appendix B**



Photo taken on 1.11.2020



Photo taken on 4.3.2024



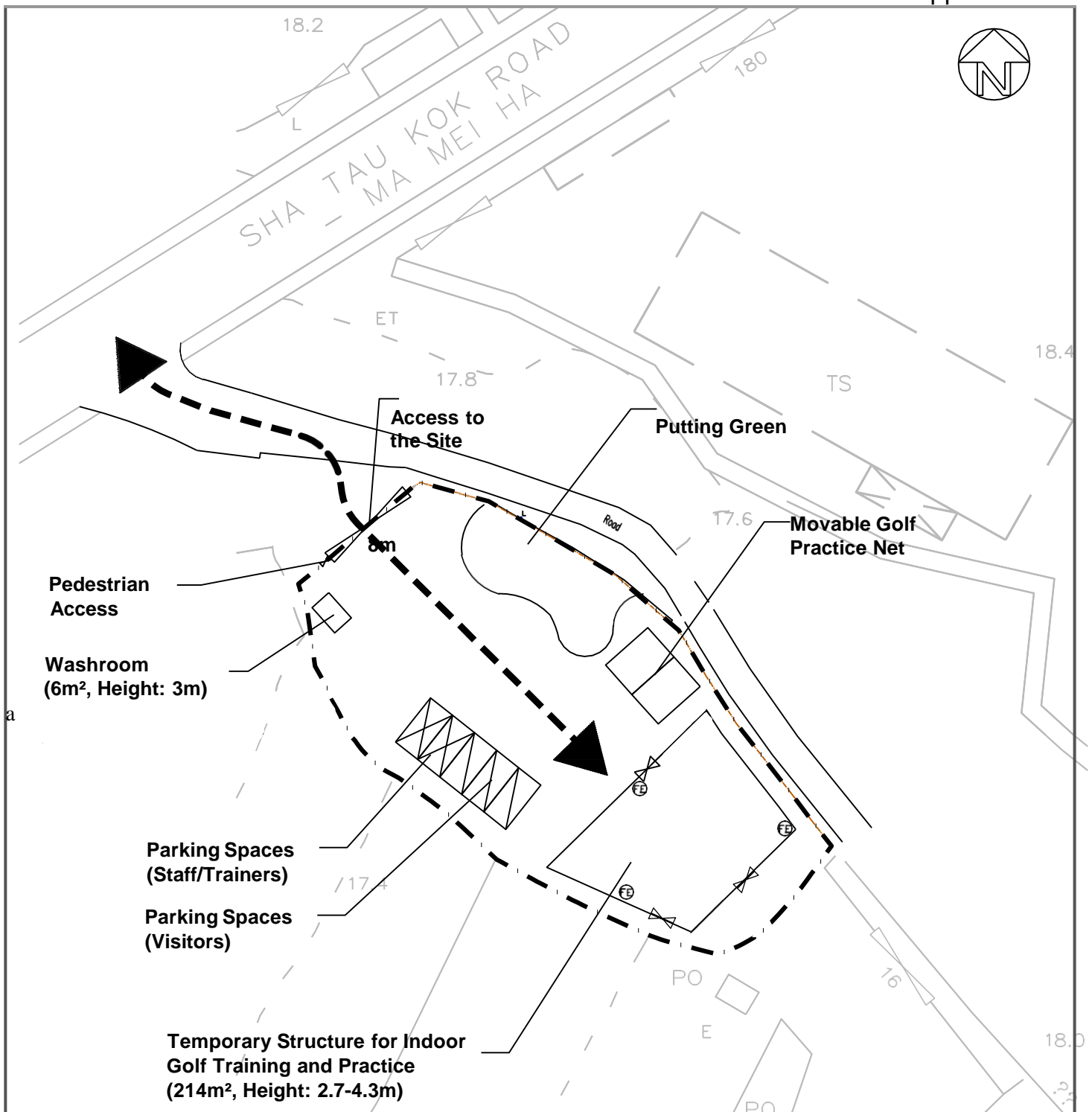
Photo taken on 27.3.2021



Photo taken on 4.3.2024



Photo taken 4.3.2024 – Existing septic tank

**LEGEND:**

- Application Site (Area = 923 sq. m.)
- ⊕ 9-litre Water Type Fire Extinguisher (3 nos.)
- ↔ Emergency Vehicle Access from Sha Tau Kok Road - Ma Mei Ha to the Application Site (Approx. 50m)

## Fire Service Installations Proposal

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

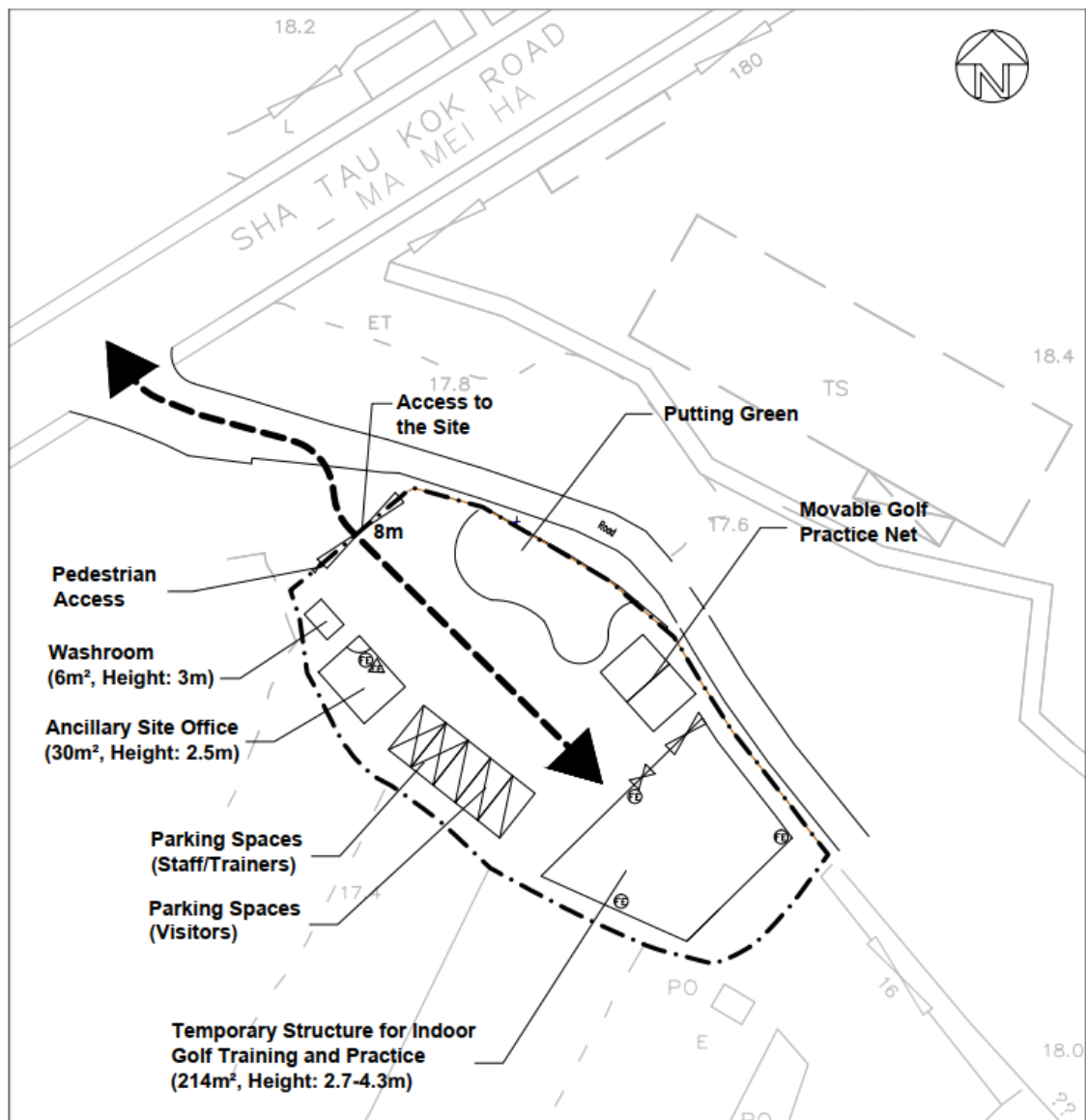
FOR IDENTIFICATION PURPOSE

Date: 14.2.2022

Scale: 1 : 500(A4)

Drawing No. :LYT7390/FSIs/2

The original of FSI proposal for compliance with approval condition (h) was submitted to PlanD on 6.9.2021 was approved by FSD & PlanD on 10.9.2021(Application No. TPB/A/NE-LYT/739)



## LEGEND:

- · — Application Site (Area = 923 sq. m.)
- ⊕ 9-litre Water Type Fire Extinguisher (4 nos.)
- △ 5 kg Dry Powder Type Fire Extinguisher (1 nos.)
- ↔ Emergency Vehicle Access from Sha Tau Kok Road - Ma Mei Ha to the Application Site (Approx. 50m)

## Fire Service Installations Proposal

Drawing No. :LYT7390/FSIs/1

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

FOR IDENTIFICATION PURPOSE

Date: 2.9.2021

Scale: 1 : 500(A4)

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輋路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

本函檔號 Your Reference 20/677/L010  
本署檔號 Our Reference TPB/A/NE-LYT/739  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Top Bright Consultants Ltd.  
2/F, 1A San Tin Road,  
San Tin New District,  
Yuen Long, New Territories  
(Attn.: Mr. LO Ming Kong)

**By Post and Fax ( )**

10 September 2021

Dear Mr. LO,

**Compliance with Approval Condition (g)**

**Proposed Temporary Place of Recreation,  
Sports or Culture (Golf Training Centre) for a Period of 3 Years  
in "Agriculture" Zone, Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling**

**(Application No. A/NE-LYT/739)**

I refer to your letter received by this office on 6.9.2021 for compliance with approval condition (g) in relation to the submission of proposals for fire service installations and water supplies for fire-fighting under the captioned planning application.

Director of Fire Services (Contact person: Mr. CHUI Kwong-yiu; Tel.: 2733 7735) has been consulted and advised that approval condition (g) is considered complied with. His advisory comments are attached at **Appendix I**.

Please proceed to implement the accepted FSIs proposal and submit FS 251 for compliance with approval condition (h). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning



Implementation of the FSI proposal for compliance with approval condition (h) was submitted to PlanD on 19.7.2022 was approved by FSD & PlanD on 31.8.2022(Application No. TPB/A/NE-LYT/739)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)  
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處編號

A 9000399

Name of Client: \_\_\_\_\_  
顧客姓名

Name of Building: \_\_\_\_\_  
樓宇名稱

Street No./Town Lot: Lot 1828 (Part) in D.D.76 Street/Road/Estate Name: Ma Mei Ha  
門牌號數/市地段 街道/屋苑名稱

Block: \_\_\_\_\_ District: Fanling Area: ☐ HK ☐ K ☒ NT  
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社區

**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	3 nos 9L W/CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	15-07-2022

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: \_\_\_\_\_  
受權人簽署

Name: Ng Wai Yin  
姓名

FSD/RC No.: RC3/690  
消防處註冊號碼

Company Name: East Power Engineering Ltd  
公司名稱 東力工程有限公司

Telephone: \_\_\_\_\_  
聯絡電話

Date: 16-07-2022  
日期

For FSD use only:  
Inspected: \_\_\_\_\_  
Key-in: \_\_\_\_\_  
Verified: \_\_\_\_\_

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F.,  
Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函編號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-LYT/739  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

Top Bright Consultants Ltd.  
Room 103, 300 Kung Um Road  
Yuen Long, New Territories  
(Attn.: Lo Ming Kong / Raymond Leung)

By Post and Fax ( )  
31 August 2022

Dear Sir/Madam,

**Proposed Temporary Place of Recreation,  
Sports or Culture (Golf Training Centre) for a Period of 3 Years  
in "Agriculture" Zone, Lot 1828 (Part) in D.D. 76, Ma Mei Ha, Fanling**  
**(Compliance with Approval Condition (h) for Planning Application No. A/NE-LYT/739)**

I refer to your submission dated 19.7.2022 for compliance with approval condition (h) in relation to the implementation of the proposals for fire service installations and water supplies for firefighting under the captioned planning application. An interim reply was sent to you on 26.8.2022.

Director of Fire Services (Contact person: Mr. LI Leong-kiu; Tel.: 2733 7781) has been consulted and considered that approval condition (h) has been complied with.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Appendix C2

A 9087598

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1828 (Part) in D-D-76

Street/Road/Estate Name:

街道/屋苑名稱

Ma Mei Ha

Block:

座

District:

分區

Fanling

Area:

地區

☐ HK  
香港☐ K  
九龍☒ N.T.  
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	3 nos 9L Water F.E.	G/F	Conforms with FSD requirements	02-03-2024	01-03-2025

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

**Part 3 第三部 Defects 損壞事項**

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署Name:  
姓名FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話  
Date:  
日期

RC3/676

East Power Engineering Ltd

東力工程有限公司

04-03-2024

For FSD  
use only:

Inspected

Key-in

Verified

**Relevant Extracts of Town Planning Board Guidelines No. 34D on  
‘Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for temporary Use or Development’  
(TPB PG-No. 34D)**

1. The relevant assessment criteria for assessing applications include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous S.16 Applications**

**Approved Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/739	Proposed Temporary Golf Training Centre for a Period of 3 Years	26.3.2021

**Rejected Application**

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

**Rejection Reason**

- 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 justifications 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 agriculture in character.
- R3. The approval of the application would set an undesirable precedent for other similar applications.

**Similar S.16 Applications for Temporary Training Centre  
within/partly within the “Agriculture” zone in the vicinity of the Site in the  
Lung Yeuk Tau and Kwan Tei South Area**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-LYT/692 <sup>*1</sup>	Renewal of Planning Approval for Temporary “Training Centre (Adventure Training Centre)” for a Period of 3 Years	3.5.2019
A/NE-LYT/763 <sup>*1</sup>	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	10.6.2022

**Remarks**

<sup>\*1</sup>: The applications no. A/NE-LYT/692 and 763 involve the same site.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- she has no objection to the application;
- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via GL is granted to the Site; and
- the Site is being used for the use under the application. The private lot is covered by an approved Short Term Waiver (STW) No. 1659 for the purpose of golf training centre.

**2. Traffic**

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);

- no comment on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

**3. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit a condition record of the existing drainage facilities within three months from the date of commencement of the renewed planning approval. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation; and
- the site is in an area where public sewage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development.

**4. Agriculture**

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

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from an agricultural perspective.

## 5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application; and
- there was no substantial environmental complaint against the Site during the past three years.

## 6. **Landscape**

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

- no objection to the application from the landscape planning perspective; and
- the Site is located in an area of rural inland plain landscape character comprising of village houses, temporary structures, vegetated areas and clusters of trees. Based on the aerial photo of 2023, the Site is mostly vacant with a temporary structure observed at the south of the Site. With reference to the SPS (**Appendix Ia**), the development scheme and layout under the current application are similar as those approved under previous application (No. A/NE-LYT/739) and two existing trees near the Site entrance will be retained. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

## 7. **Food Environment and Hygiene**

Comments of the Director of the Food and Environmental Hygiene (DFEH):

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected.

## 8. **District Officer's Comments**

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has consulted the locals regarding the application. One North District Councilor (NDC) supported the application;
- the Chairman, 1st Vice-chairman and Vice-chairman of Fanling District Rural Committee and the villagers (with 56 signatures) object the application mainly on the grounds of traffic impact and the safety issues induced by the applied use and have concerns on whether there are insurance coverage by the operator;
- the Chairman of Lung Shan Area Committee and six NDCs have no comment; and
- 16 NDCs, the Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Leng Tsui, the IIR and the RR of Ma Mei Ha have not replied.

## 9. **Other Departments**

- The following government departments have no comments on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Commissioner of Police, Hong Kong Police Force (C of P);
- Director of Fire Services (D of DS);
- Commissioner for Transport (C for T);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Director of Leisure and Cultural Services (DLCS); and
- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

**Recommended Advisory Clauses**

- (a) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should be reminded to comply with all environmental protection / pollution control ordinances, in particular the Water Pollution Control Ordinance, and to follow the requirement in ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” regarding the operation and maintenance of the septic tank and soakaway system; and
  - (ii) the applicant is also advised to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any possible environmental nuisances;
- (b) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (c) to note the comments of the Director of Food Environment and Hygiene (DFEH) that:
- (i) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
    - under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
    - when a restaurant licensee/licence applicant wishes to use **any outside seating accommodation (OSA)** outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the Director of Food and Environmental Hygiene before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences; and
    - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or

environmental nuisance in the vicinity;

- (ii) proper licence issued by this Department is required **if related place of entertainment is involved**.

- any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and

- (d) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the applicant's attention is drawn to the following points:

- (i) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
- (ii) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing 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 of UBW on the application site under the BO;
- (v) it is noted that two structure proposed in your application, before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed buildings works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;

and

- (vii) detailed checking under the BO will be carried out at the building plan submission stage.

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

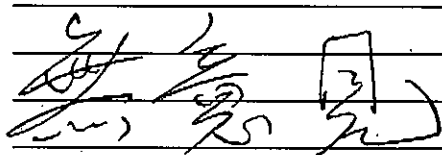
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/822

意見詳情 (如有需要，請另頁說明)

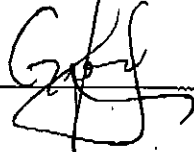
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2024.2.23

2

致城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓  
傳真：2877 0245

P.1-3

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301 - 1314 室

貴處檔案編號：TPB/A/NE-LYT/822  
新界粉嶺馬尾下丈量約份第 76 約地段第 1828 號（部份）  
臨時的高爾夫球訓練中心規劃許可續期（為期 3 年）  
申請編號：A/NE-LYT/822

周邊村民強烈反對上述申請，發起簽名遞交貴署，其反對理由是：

- 1) 哥爾夫球訓練中心場地是否適合設建在周邊都住有民居的地段？
- 2) 主辦單位投買保險的範圍有包括周邊民居/環境？萬一哥爾夫球打出範圍以外傷及周邊居民，是屬那一種保險保障？
- 3) 該地段路窄，泊車位不足。

敬請 貴處理解村民之憂慮及更應考慮周邊環境。

備註：隨函附上簽名紙反對上述申請。

上述地段周邊村民聯署 敬上  
2024 年 2 月 29 日

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簽署反對上述檔案申請

李廣明	何謙	鍾劍恒
李敏	廖偉龍	謝夢棋
李廣鴻	李貴友	廖鳳玲
蔡德威	劉錦順	鍾劍平
徐作明	張保如	鍾劍華
葉有財	陳國志	楊捷喬
陳國全	李滿映	鍾津樺
鍾道強	李國志	鄭植基
溫燕文	溫燕文	鄭植基
李國志	李澤楠	劉寶如

P. 3-3

規劃署 - 檔案編號: TPB/A-NE-LYT/822

民政處 - 檔案編號: A/NE-LYT/822

## 簽署反對上述檔案申請



張永成

張其軒

Ken L.

Tung

A graph showing a function with a sharp peak and a smooth curve. The function starts at the origin, rises to a sharp peak, and then falls to a smooth curve that approaches the x-axis.

*a*



周炳文

烟、卷

周浩霖

馮錢氏

張佐敏

11/11/11

温映清

~~校核~~

7. p KwK 17:7

木培(現)

鄭雪域

李培喆

李培園

李開良

李國強

木子國粹

李國壽

李國源

李廣興

3 to 5

致城市規劃委員會秘書：

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**To : Secretary, Town Planning Board**

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

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料。

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

簽署 Signature \_\_\_\_\_



日期 Date

29-2-2024



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

P.2/4

3

敬啟者：

貴處檔號：TPB/A/NE-LYT-822

新界粉嶺馬尾下丈量約份第76約地段第1828號（部份）  
臨時的高爾夫球訓練中心規劃許可續期（為期3年）  
（申請編號：A/NE-LYT/822）


本會頃接周邊村民強烈反對上述申請，希望本會代他們發聲及反映其反對理由是：

- 1) 哥爾夫球訓練中心場地是否安全、適合設建在周邊都住有民居的地段？
- 2) 主辦單位投買保險的範圍有包括周邊民居/環境？
- 3) 萬一哥爾夫球打出範圍以外傷及周邊居民，是屬那一種保險保障？
- 4) 該地段路窄，泊車位不足。

懇請 貴處理解村民之憂慮，更應考慮周邊環境，請慎重處理上述申請。

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



2024年2月9日

4

P.3/4



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

敬啟者：

貴處檔號：TPB/A/NE-LYT-822

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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



2024年2月29日



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

P.4/4

敬啟者：

貴處檔號：TPB/A/NE-LYT-822

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此致  
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及北區規劃專員

粉嶺區鄉事委員會副主席

鄧志佳

（鄧志佳）

敬上



2024年2月29日