

2022年 4月 1 9日

此文件在 收到。城市規劃委員會
只會在收到所有必須的資料文件後才正式確認收到
申請的資料。

Appendix I of RNTPC
Paper No. A/NE-MTL/7

This document is received on 19 APR 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2200097

10/1 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MTL/7
	Date Received 收到日期	19 APR 2022

- 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)

LAM TUNG LEUNG (林東亮)

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)

OFFICE FOR FINE ARCHITECTURE 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 1295 (PART) IN D.D.96, MA TSO LUNG, NORTH DISTRICT, 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 375.72 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 74.42 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) 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 Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE
(f) Current use(s) 現時用途	AGRICULTURE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 21/03/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 01/04/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	PROPOSED TEMPORARY EATING PLACE FOR A PERIOD OF 3 YEARS (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	301.3sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	74.42sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	74.42sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	74.42sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 5 MOVABLE CONTAINERS TOGETHER FOR TEMPORARY EATING PLACE (1 STOREY, 2.6M HEIGHT)	
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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 MONDAY TO SUNDAY : 7:00A.M. TO 10:00 P.M. (INCLUDING PUBLIC HOLIDAY).																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ACCESSIBLE FROM MA TSO LUNG ROAD																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

PLEASE SEE DEVELOPMENT STUDY REPORT.

8. Declaration 聲明

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

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

Signature
簽署

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

CHONG WAI WONG

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

OFFICE FOR FINE ARCHITECTURE LIMITED

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

Date 日期

10/01/2022

..... (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。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	LOT 1295 (PART) IN D.D.96, MA TSO LUNG, NORTH DISTRICT, NEW TERRITORIES
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 375.72 sq. m 平方米 □ About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 □ About 約) </div>
Plan 圖則	Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3
Zoning 地帶	AGRICULTURE
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> □ Year(s) 年 <u>3</u> □ Month(s) 月 _____ </div> </div> <div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> □ Year(s) 年 _____ □ Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	PROPOSED TEMPORARY EATING PLACE 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	74.42 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1981 <input 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	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.6 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	19.81 % <input 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		0
	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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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"/>
VEHICLE ROAD ACCESS PLAN / INTERIOR LAYOUT PLAN		
PHOTO LOCATION PLAN		
Reports 報告書		
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。

Our Ref: HK/IS/PL/008/L01
TPB ref: -

Date: January 10, 2022

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

Attn.: Secretary

by Hand

Dear Sir/Madam,

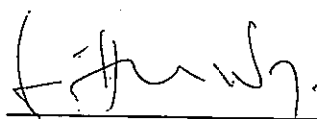
Re: Lot 1295 (Part) in D.D.96, Ma Tso Lung, North District, New Territories.
Town Planning Application under Section 16 of the Town Planning Ordinance
(CAP.131)

We are the Authorized Agent appointed by the Applicant for the Town Planning application under Section 16 of Town Planning Ordinance for the captioned subject. We submit herewith the documents arranged in the following order for your processing:

1. Checklist of Documents;
2. Particulars of applicant and authorized agent;
3. Particulars of a Development Proposal;
4. 1 copy of Applicant's Authorization letter;
5. 1 copy of the ownership record of the subject premise issued by the Land Registry;
6. 5 signed original copies of the application form;
7. 8 hard copies of Planning Study Report.

Should you have any queries or require further information, please do not hesitate to contact undersigned at 2137 0122 or our Mr. Wing Lau.

Yours faithfully,
For and on behalf of
Office for Fine Architecture Limited



Authorized Signature
Mr. Larry Wong

2022年 4月 19日

此文件在 收到・城市規劃委員會
只會在收到所有必須資料及文件後才正式確認收到
申請的口頭。

This document is received on 19 APR 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

PLANNING STUDY

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

**Lot 1295 (Part) in D.D.96, Ma Tso Lung, North District,
New Territories**

PREPARED BY:

Office for Fine Architecture Limited.

Unit B, 16/F, Easy Tower, 609 Tai Nan West Street,

Cheung Sha Wan, Hong Kong

January 2022

EXECUTIVE SUMMARY

The Applicant, Lam Tung Leung, hereby submits this Application for planning permission for conversion of existing “Agriculture” use to “Temporary Eating Place for a period of 3 years” for the site (Lot 1295 (Part) in D.D.96, Ma Tso Lung, North District, New Territories)(Application Site) under Section 16 of the Town Planning Ordinance (CAP.131).

The Application Site is located in Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories with a site area of 647.65 m² (0.16 acre from Lease) and is for agriculture use since 1898. On the other hand, the Application Site is a part of Lot 1295 in D.D.96 with a site area of 375.72 m².

As Ma Tso Lung is becoming a favorite site for outdoor activity, there is an increasing trend of people going to Ma Tso Lung. However, there is no restaurant in Ma Tso Lung in the moment. So the Applicant intends to operate a “Temporary Eating Place for a period of 3 years”.

The Application Site is located in the “Agriculture (AGR)” zone of the “Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3”. “Temporary Eating Place” use is not included in both “Column 1” & “Column 2” of “AGR” zone, thus temporary development is proposed and planning permission from Town Planning Board is required.

Justifications for the proposed application:

Provide restaurant for visitors

Ma Tso Lung is a favorite spot for outdoor activity lovers. There is an increasing trend of visitors going to Ma Tso Lung for the sunset views. A growth on flow of people is expected in the area.

Yet, there is no restaurant in Ma Tso Lung now. Travelers will get hungry after the outdoor activity. So the Applicant proposes the “Temporary Eating Place” to sooth the needs for restaurant in the area.

In compliance with 2021 Policy Address

According to The Chief Executive’s 2021 Policy Address, there is a focus about The Northern Metropolis. The government aims to develop The Northern Metropolis in order to meet the target of the Hong Kong 2030+.

The Northern Metropolis encompasses the mature new towns in Tin Shui Wai, Yuen Long and Fanling/ Sheung Shui and their neighboring rural areas while the application site is located with these districts.

Together with the development of The Northern Metropolis, more visitors to the above new towns and rural areas is expected. The proposed “Temporary Eating Place” can help soothing the increasing demand for restaurant in the area.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Site Constraints/ Design Consideration

The expected vehicular traffic, pedestrians flow generated by the visitors will be low, since most travelers are visiting by bicycles. The site is located along Ma Tso Lung Road, area around the site are mainly village type houses and land for agricultural use which would not generate heavy traffic.

GFA & PR

The proposed usage under this application would only cause minor changes in GFA and no building work and construction is required base on the temporary development. Only flexible structures are required, including 74.42 m² movable containers (Temporary Eating Place).

In compliance with the Approved OZP

Under the “Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3” - Schedule of Uses & Planning Intention for Agriculture (AGR), the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

The proposed usage will provide greenery area, except the use for eating place. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained. At the same time, the whole usage will not cause any major non-compatibility with the surrounding environment.

Height of Temporary Structure

By consideration of environmental sustainable, no construction is required. The proposed temporary development intents to provide another option of restaurant in the area, thus solid structure will be replaced by low flexible structure such as movable containers to reduce impacts to environment.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Summary:

In summary, the proposed application for planning permission under Section 16 of Town Planning Ordinance is an extremely straightforward application for converting the existing agriculture use into “Temporary Eating Place for period of 3 years” use which are allowed with permission.

Based on the above justifications and as detailed in this Planning Study Report, MEMBERS of the Town Planning Board are sincerely requested to give its favorable consideration and approval to the subject application.

規劃申請報告書內文摘要
(內文如有差異，應以英文版本為準)

申請人林東亮茲根據城市規劃條例第 16 條(香港法例第 131 章)申請重建位於北區信義新村馬草壟的 D.D. 96, Lot 1295 內現有“農業”用途改變為“臨時食肆”維期 3 年(申請地點)。

申請地點位於新界北區信義新村馬草壟地段編號 D.D. 96, Lot 1295 內，地段面積為 647.65 平方米(0.16 英畝)自 1898 年起用於農業用途。而申請地點的面積是 Lot 1295 的一部分，面積為 375.72 平方米。

由於馬草壟於近年來逐漸成為熱門的室外活動地點，前往馬草壟進行室外活動的人流有上升趨勢。但是，區內現時只有一間食肆，難以應付需求，因此申請人打算經營一個臨時食肆。

申請地點位於「馬草壟及蠔殼圍分區計劃大綱核准圖編號 S/NE-MTL/3」內「農業(AGR)」用途範圍內。計劃中的「臨時食肆」用途不包括在 AGR 的第一欄及第二欄，因此建議進行臨時開發，並需要城市規劃委員會的規劃許可。

申請理據：

為訪客提供食肆選擇

馬草壟是一個熱門的室外活動地點，近年，亦有愈來愈多的訪客會專程前往馬草壟欣賞日落，由此可見，人流有上升的趨勢。

可是，馬草壟區內現時沒有食肆，由於假日有很多人會前往馬草壟，如果區內能有另一間食肆，這是最直接了當的方法去幫忙舒緩訪客對食肆的需求。因而申請人建議經營一個臨時食肆。

符合 2021 施政報告

根據行政長官 2021 年的施政報告，報告中重點說明北部都會區，以《香港 2030+》為基礎，建立北部都會區。

北部都會區包括天水圍、元朗、粉嶺上水等已發展成熟的新市鎮及其相鄰鄉郊地區，而是次重建計劃的地址正正落在以上地區。

在北部都會區發展的期間，愈來愈多的訪客將會到訪上述新市鎮及其鄰近鄉郊地區。“臨時食肆”則可以幫助舒緩區內對食肆餐廳的需求。

地盤限制/設計考慮

建議中的使用不會對該用地及周邊環境造成任何重大影響，由於大部分訪客會使用單車前往該地，訪客所產生的車輛流量低。該場地位於馬草壟路旁，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

總樓面面積及地積比率微小變化

在擬定用途下僅會導致 GFA 和 PR 的微小變化，並不需要進行任何興建。計劃僅需要靈活的結構，包括面積 74.42 平方米可移動貨櫃(臨時食肆)。

符合分區計劃大綱核准圖

根據「馬草壟及蠔殼圍分區計劃大綱核准圖編號 S/NE-MTL/3 的土地用途表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。

擬議用途將提供綠化面積，除了臨時食肆面積。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。

此外，根據租賃文件，該地段允許用於農業，因此計劃中用作「臨時食肆」的用途仍符合租地條約限制。

臨時構築物的高度

由於考慮到環境可持續性，不需要進行任何興建。為了推廣環保生活，計劃中的項目採用靈活性較高的矮結構來取代興建項目，以減少對環境的影響。

總結：

總結以上各點，此根據城市規劃條例第 16 條申請改變現有的農業用地為“臨時食肆”維期 3 年(申請地點)是極為直接的申請。基於上述理據及補充規劃文件內的詳細說明，希望城規會的委員對是項申請作出正面的考慮及予以批准。

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- 2.2 Current Zoning
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- 3.2 Justification

4.0 Impact Assessment

- 4.1 Infrastructure
- 4.2 Traffic
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5.0 Summary and Conclusion

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 - Block Plan
 - Site Photo Location Plan & Site Photos
- Appendix B
 - Relevant Extract of Notes from Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3
- Appendix C
 - Lease Document of Lot 1295 in D.D.96
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 - The Proposed Design for “Temporary Eating Place”
 - Layout Plan
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 - Particulars of A Development Proposal

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

1.0 Introduction

The Application Site is located in Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories with a site area of 647.65 m² (0.16 acre from Lease) and is for agriculture use since 1898. On the other hand, the Application Site is a part of Lot 1295 in D.D.96 with a site area of 375.72 m².

The subject lot is zoned as Agriculture (AGR) zone in the “Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3”. As “Temporary Eating Place” use is not included in both “Column 1” and “Column 2” of Agriculture (AGR) zone, this application is for planning permission for conversion of existing “Agriculture” use to “Temporary Eating Place”.

2.0 Existing Site Information

2.1 Building History, Location and Surroundings

- 2.1.1 The subject lot is at Ma Tso Lung, Shun Yee San Tsuen, North District, New Territories. The existing land is an agriculture zone and has been used for agriculture since 1898. And the Application Site is a part of Lot 1295.
- 2.1.2 The expected vehicular traffic, pedestrians flow generated by the visitors will be low. The site is located along Ma Tso Lung Road, located around the site are mainly low density village houses, which would not generate heavy traffic.
- 2.1.3 To cater for the increasing demand for restaurant by visitors as there is an increase of people flow in Ma Tso Lung, the Applicant intends to operate a "Temporary Eating Place for a period of 3 years".
- 2.1.4 Please refer to **Appendix A** for relevant block plan and location plan.

2.2 Current Zoning

- 2.2.1 According to the explanatory statement of the "Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3", the first draft plan No. DPA/NE-MTL/1 was exhibited for public inspection under Section 5 of the Town Planning Ordinance on 30 July 2010, then CE in C, under Section 9(1)(a) of the Ordinance, the draft Ma Tso Lung and Hoo Hok Wai DPA Plan, OZP No. DPA/NE-MTL/2 was re-numbered on 21 February 2012. On 16 June 2015, the CE in C, approved the draft Ma Tso Lung and Hoo Hok Wai OZP under section 9(1)(a) of the Ordinance and was re-numbered as S/NE-MTL/3. The plan was then exhibited for public inspection under section 9(5) of the Ordinance on 19 June 2015.
- 2.2.2 The subject site is located within the "Agricultural" zone of the "Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3". "Temporary Eating Place" use is not included in both "Column 1" and "Column 2" of "AGR" zone and planning permission from Town Planning Board is required.
- 2.2.3 Around the site are "Agricultural (AGR)" and "Village Type Development (V)" zones.
- 2.2.4 Relevant extract of OZP Plan and notes are attached as **Appendix B**.

2.3 Lease Document

- 2.3.1 The lease of the subject lot (D.D.96, Lot 1295) was granted and demise into each lessee in 1898.
- 2.3.2 Under the Special Conditions of the lease, the lot shall be used for agricultural and/or garden purpose and no other land use is prohibited.
- 2.3.3 Relevant extract of Lease Document and assignment is attached as **Appendix C**.

3.0 Application under Section 16 of Town Planning Ordinance

3.1 Application

- 3.1.1 We now apply for planning permission for conversion of the site from existing “Agricultural” use into “Temporary Eating Place”
- 3.1.2 The proposed layout plans for the proposed temporary development are attached as **Appendix D**.

3.2 Justification

3.2.1 Provide restaurant for visitors

Ma Tso Lung is a favorite spot for outdoor activity lovers. There is an increasing trend of visitors going to Ma Tso Lung for the sunset views. A growth on flow of people is expected in the area.

Yet, there is no restaurant in Ma Tso Lung now. Travelers will get hungry after the outdoor activity. So the Applicant proposes the “Temporary Eating Place” to sooth the needs for restaurant in the area.

In compliance with 2021 Policy Address

According to The Chief Executive’s 2021 Policy Address, there is a focus about The Northern Metropolis. The government aims to develop The Northern Metropolis in order to meet the target of the Hong Kong 2030+.

The Northern Metropolis encompasses the mature new towns in Tin Shui Wai, Yuen Long and Fanling/ Sheung Shui and their neighboring rural areas while the application site is located with these districts.

Together with the development of The Northern Metropolis, more visitors to the above new towns and rural areas is expected. The proposed “Temporary Eating Place” can help soothing the increasing demand for restaurant in the area.

Promote environmental friendly life

Remaining simple life culture in the rural area and promoting environmental friendly life. The proposed “Temporary Eating Place” is aiming to be famous for private kitchen. It helps attracting more visitors to the area which is surrounded by rural area. The public can keep in touch with nature and help to form a slow living lifestyle in the city.

The proposed usage in the lot helps achieving natural integration with the surrounding. The lot is located in rural area. So the tourists and local can explore natural and old elements all around.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Site Constraints/ Design Consideration

The expected vehicular traffic, pedestrians flow generated by the visitors will be low.

The site is located along Ma Tso Lung Road, area around the site are mainly village type houses and land for agricultural use. It requires 20 minutes car drive between the area and city center (Fanling/ Sheung Shui). And most travelers are visiting by bicycles. So it would not generate heavy traffic.

In compliance with the Approved OZP

Under the “Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3” - Schedule of Uses & Planning Intention for Agriculture (AGR), the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

The proposed usage will provide greenery area, except the use for restaurant. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained. At the same time, the whole usage will not cause any major non-compatibility with the surrounding environment.

Integrate into rural area/ achieve neighborhood harmony

The property of planning usage is in leisure/ slow living aspect. New usage can bring positive impact to the local residents in rural area, it would entrain an attractive greenly program. In addition, this kind of restaurant appears in the city can improve the relationship between people. The younger could acquire the knowledge of camping/farming from the elderly.

Significance Traditional Culture

The proposed usage in the lot helps to create a journey of experiencing the life in past. Areas near the application site are natural views and old building, including Shun Yee San Village, which are non-negligible cultural elements. The proposed planning can attract citizens to explore all around in rural area and take a rest in proposed restaurant.

Height of Temporary Structure

By consideration of environmental sustainable, no construction is required. The proposed temporary development intends to provide another option of restaurant in the area, thus solid structure will be replaced by low flexible structure such as movable containers to reduce impacts to environment.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

3.2.2 GFA & PR

The proposed usage under this application would only cause minor changes in GFA and no building work and construction is required base on the proposed temporary development. Only flexible structures are required, including 74.42 m² movable containers (Temporary Eating Place).

4.1 Infrastructure

The proposed “Temporary Eating Place” is a simple way to make better use of agriculture land with less pollution. At the same time, the development helps retaining and safeguarding the existing good quality land/farm for agriculture use.

4.2 Traffic

The site is located near Ma Tso Lung road, which is served by taxi directly. Also, some visitors would choose to go to Ma Tso Lung by bicycle as it is a favourite spot for outdoor activities.

As the site is located near Ma Tso Lung Road, visitors can access the site mainly from one direction. Low traffic flow will be retained. At the same time, the site is surrounded by low density agricultural area. Therefore, the traffic flow remains low in the morning or evening on working day since it is mainly for local resident use. By observation, there is only a slightly increase in traffic flow during weekends due to the exploration of visitors or tourists.

The proposed development project will not generate a lot of traffic during workdays, as it only provides major healthy and leisure activities, which will take a long time.

4.3 The Environment

The proposed temporary development is a way to keep visitors out of sensitive habitat and double down on promoting sustainable recreation practices. Organizing “Temporary Eating Place” with human resources bring benefits to the natural environment.

There will be no negative impact on the overall environmental quality to the surrounding environment since the proposed “Temporary Eating Place” did not change the original intention of agricultural land use.

There is no vegetation nor trees in the developed site which is currently use, as part the existing land is full of grass. As to retain and safeguard good quality land/farm for agriculture use, greenery area will be remained and developed.

Located around the site are mainly agricultural land and village house, by consideration of environmental sustainable, no construction is required. Solid structure will be replaced by movable container. Therefore, the temporary structure will not be taller than the adjacent building and only short shadow will appear, there is no negative impact for the surrounding.

5.1 Summary and Conclusion

In summary, the proposed application for planning permission under Section 16 of Town Planning Ordinance is an extremely straightforward application for converting the existing agriculture use into “Temporary Eating Place”.

The proposed usage caters for increasing demand for restaurant by visitors, creating an environmental-friendly experience and a journey for traditional culture in Ma Tso Lung, which can increase cultural and environmental awareness. The proposed temporary development supports the rehabilitation of farmland in Ma Tso Lung.

There are no adverse planning issues to consider.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

APPENDIX A

Block Plan, Lot Index Plan & Site Photo Location Plan

Block Plan

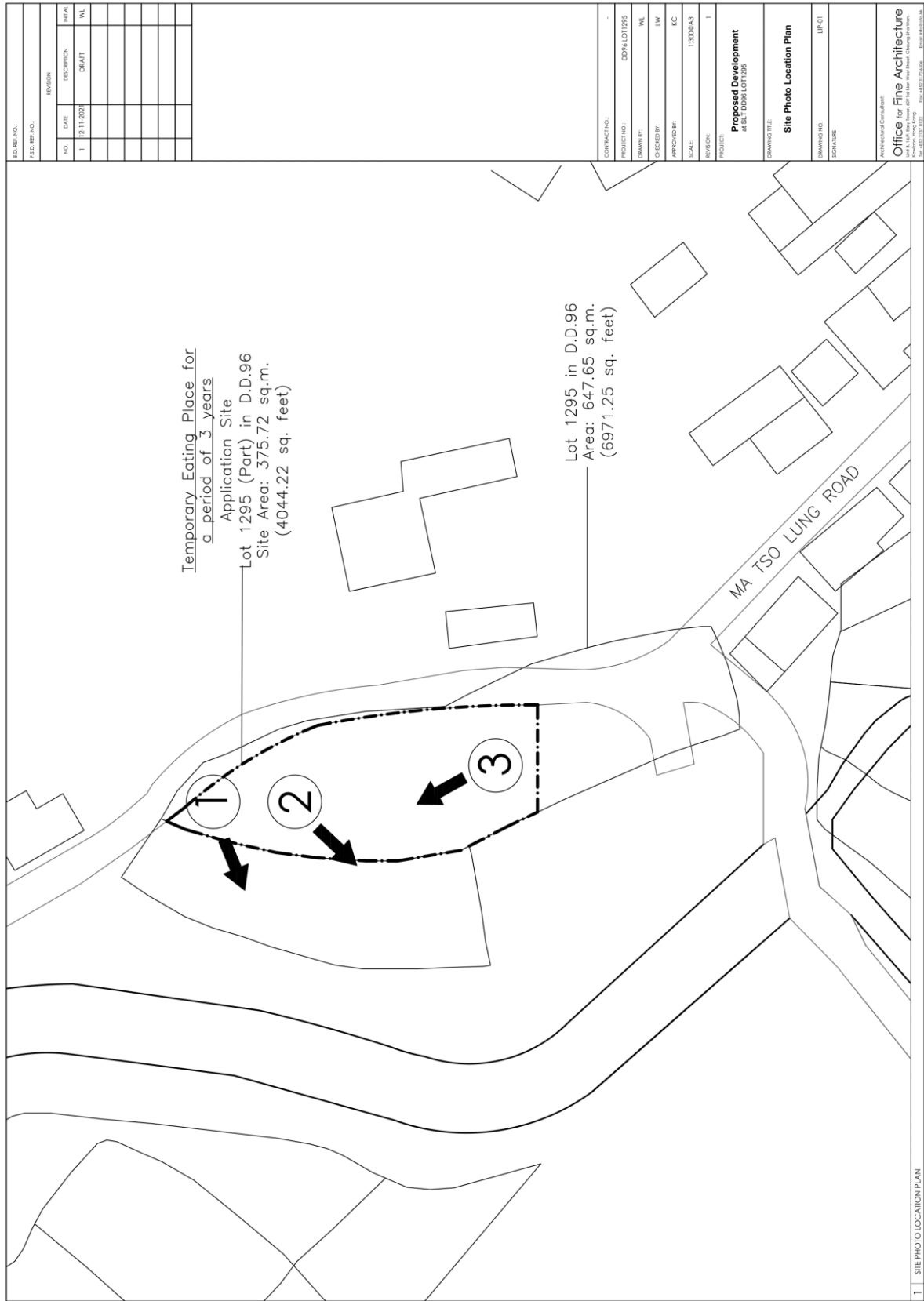


Lot Index Plan



Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Site Photo Location Plan



Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Photo 1



Photo 2



Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Photo 3



APPENDIX B

**Relevant Extract of Notes for Approved Ma Tso Lung and
Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3**

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

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AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily 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.

Remarks

Any diversion of streams or filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below :

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

**APPROVED MA TSO LUNG AND HOO HOK WAI
OUTLINE ZONING PLAN NO. S/NE-MTL/3**

EXPLANATORY STATEMENT

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

**APPROVED MA TSO LUNG AND HOO HOK WAI
OUTLINE ZONING PLAN NO. S/NE-MTL/3**

EXPLANATORY STATEMENT

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Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

**APPROVED MA TSO LUNG AND HOO HOK WAI
OUTLINE ZONING PLAN NO. S/NE-MTL/3**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan (OZP) No. S/NE-MTL/3. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 10 September 2004, under the power delegated by the Chief Executive (CE), the then Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating the Ma Tso Lung and Hoo Hok Wai area as a development permission area (DPA). Subsequently on 17 June 2010, the Secretary for Development directed the Board to extend the coverage of the draft DPA plan.
- 2.2 On 30 July 2010, the draft Ma Tso Lung and Hoo Hok Wai DPA Plan No. DPA/NE-MTL/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of eight valid representations were received. On 8 October 2010, the representations were published for three weeks for public comments and one valid comment was received.
- 2.3 On 8 September 2011, upon further consideration of the representations and comment to the draft Plan, the Board decided to propose amendments to partially meet a representation by rezoning an area to the northwest of Liu Pok from "Agriculture" ("AGR") to "V" and an area to the northeast of Liu Pok from "V" to "AGR". On 16 September 2011, the proposed amendments were published for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week public inspection period, one further representation was received. On 11 November 2011, the Board considered the further representation and decided not to uphold the further representation. The Board decided that the proposed amendments to the DPA Plan would form part of the DPA Plan under section 6F(8) of the Ordinance.
- 2.4 On 21 February 2012, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ma Tso Lung and Hoo Hok Wai DPA Plan, which was subsequently re-numbered as DPA/NE-MTL/2. On 2 March 2012, the approved Ma Tso Lung and Hoo Hok Wai DPA Plan No. DPA/NE-MTL/2 was exhibited for public inspection under section 9(5) of the Ordinance.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

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- 2.5 On 8 February 2013, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Ma Tso Lung and Hoo Hok Wai area.
- 2.6 On 19 July 2013, the draft Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of six valid representations were received. On 11 October 2013, the representations were published for three weeks for public comments and eight valid comments were received. On 28 February 2014, the Board considered the representations and comments and decided not to propose any amendment to the OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.7 On 20 December 2013, the draft Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/2, incorporating amendments mainly to excise two pieces of land in the southern part of Ma Tso Lung and Hoo Hok Wai for incorporation into the draft Kwu Tung North OZP No. S/KTN/1 to reflect the boundary of the Kwu Tung North New Development Area (NDA), was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, a total of three representations were received. On 15 April 2014, the Board published the representations for three weeks for public comment and one comment was received. The comment was considered invalid by the Board on 4 July 2014.
- 2.8 On 25 September 2014, the CE, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the CE in C for approval for a period of six months until 20 May 2015.
- 2.9 On 9 January 2015, the Board considered the representations and agreed to defer the decisions on the representations to the OZP such that the decisions on all representations in respect of OZPs relating to the North East New Territories NDAs, which include the Kwu Tung North NDA could be made together. On 28 April 2015, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.
- 2.10 On 16 June 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tso Lung and Hoo Hok Wai OZP, which was subsequently renumbered as S/NE-MTL/3. On 19 June 2015, the approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the Ma Tso Lung and Hoo Hok Wai area (the Area) so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area covers an area of about 500 ha of land. It is located approximately 2 km to the northwest of Fanling/Sheung Shui. It is bounded by the southern bank of Sham Chun River in the north, Lo Wu Station and Mass Transit Railway (East Rail Line) in the east, Tai Shek Mo in the south as well as Tai Law Hau in the west. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area commands the cross boundary location in the northernmost rural area of the North District adjoining Shenzhen City in the north. The surroundings are predominantly agricultural spotted with rural settlements. The highest point with an elevation of 183 mPD is located at Tai Shek Mo. Another hilly upland is to the west of Tse Koo Hang with a height of 108 mPD. The extensive lowlands mainly comprise arable land intermixed with clusters of village settlements, abandoned fish ponds, marsh, undisturbed woodlands, vegetated habitats and natural watercourse.
- 5.3 A spectrum of natural habitats including woodland, mixed shrubland, lowland forests, freshwater/brackish wetlands, natural watercourses, abandoned fish ponds and marshy wetland are found in the Area. Hoo Hok Wai, situated at the northern portion of the Area, is a large plain of ecologically sensitive area which consists of a range of ponds, marsh, reedbeds and seasonally wet grassland. Ho Sheung Heung Egret, an important breeding site for ardeids particularly for Chinese Pond Heron, is located near Ngam Pin.
- 5.4 There are no significant economic activities in the Area. Only small-scale cultivated land and livestock farms are found near the settlements. A number of cottage workshops and open storage sites, however, have been established in the Area. Some economic activities tailored to the unique landscape and resources, including agriculture and aquaculture/fisheries, can also be found in the Area.
- 5.5 The graded historic building within the Area is MacIntosh Fort at Ma Tso Lung (Grade 2), which is worthy of preservation.

6. POPULATION

According to the 2011 Population Census, the total population within the Area was 1,000 persons. It is expected that the total planned population of the Area would be about 1,400 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 Tourism

The rural landscape, natural features, fishponds/wetlands with the rural villages in traditional setting and orderly pattern form tranquil and scenic attractions of the Area. The hilly landscaped areas to the south of Hoo Hok Wai at Ma Tso Lung have an elevated position with expansive views over the wetland system. The wetland system with its extensive bird populations creates opportunities for bird watching and the relatively lower ecological value of the hilly area presents opportunities to develop an eco-lodge. Liu Pok is well-preserved in its traditional rural village setting with fishponds and agricultural land in front of the village and the green backdrop of buried grounds and hilly landscaped areas at the back. All of these create an attractive atmosphere that can be celebrated through appropriate tourism activities.

7.1.2 Economic and Employment

The proposed development in the Area will enhance economic and employment opportunities. The provision of land for the proposed eco-lodge at the hillside of Ma Tso Lung could provide job opportunities for the locals while enhancement of the leisure and recreational opportunities such as birdwatching will attract visitors. Supporting uses e.g. cafes, shops, accommodation, markets etc. can be established within the village areas. There are also opportunities for conventional agricultural, tourism and leisure uses e.g. hobby farm. This will provide opportunities for local residents to harness the economic opportunities created by the release of the Frontier Closed Area (FCA). Besides, the proximity to Kwu Tung North New Development Area and Lok Ma Chau Loop (with a possible access road through Hoo Hok Wai/Ma Tso Lung) will also provide job opportunities to the local residents.

7.1.3 Agriculture

Large pieces of flat fallow agricultural land are concentrated near Shum Yee San Tsuen, Liu Pok and the strip near Tse Koo Hang. The rehabilitation of fallow farm land and preservation of wet agriculture land would be effective in conserving the rural setting as well as essential to preserve the natural environment and the ecological value in many parts of the FCA.

7.1.4 Nature Conservation

The environmental value of the Hoo Hok Wai in the Area within the wider Deep Bay wetland ecosystem creates visual and ecological opportunities. The ecosystem should be protected and enhanced through existing mechanism provided by the Town Planning Ordinance and the New Nature Conservation Policy so that it can contribute to an environmental corridor which extends from Deep Bay to Ho Sheung Heung Egrettry. Besides, the “no-net-loss in wetland” principle for development in Deep Bay Area and Hoo Hok Wai as enshrined in ‘Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) had been stated in the Notes and the ES of the Plan.

7.2 Constraints

7.2.1 Relief and Geotechnical Aspect

The environmentally important wetlands/fishponds at Hoo Hok Wai and along Ng Tung River present limitation to development within the Area. Extensive natural and hilly landscaped areas at the southern and southwestern parts of the area also restrict opportunities for major development. With hilly topography and occurrence of landslides, majority of the southern part of the Area suffers from high to extreme geological limitations and is mostly unsuitable for development. Such topographic relief imposes geotechnical constraints on proposed development, and geotechnical assessment would be required for any proposed development involving site formation and slope stabilization works.

7.2.2 Traffic

All vehicular accesses are of a limited capacity and not intended for heavy traffic. Due to the limited transport infrastructure in the Area, uncoordinated development would create problems and hazards to both pedestrian and vehicular traffic. Improvements to transport facilities are required since the Area’s release from the FCA.

7.2.3 Land Ownership

About 36% of land in the Area are private land. These private land are mainly concentrated in the fish ponds at the northern portion of the Area except those at the northern and western periphery of Hoo Hok Wai, Ma Tso Lung San Tsuen, Shun Yee San Tsuen and Liu Pok to the north.

7.2.4 Environmental

Part of the Area falls within the consultation zone for the Sheung Shui Water Treatment Works. Also, the helipad at Tai Shek Mo is a major source of noise pollution in the vicinity. Any new development should be subject to noise impact assessment.

7.2.5 Ecological Aspect

The rural character and the ecological importance of Hoo Hok Wai poses a major development constraint to the Area. According to the findings of the “Land Use Planning for the Closed Area – Feasibility Study” and the Ecological Field Survey of Hoo Hok Wai, the contiguous wetland complex in Hoo Hok Wai is generally of high ecological importance. Not only is it an important foraging and roosting area for wetland-dependent species, in particular large waterbirds and Eurasian Otter which is a threatened species, but it also contains an important flight line corridor linking the wetlands in Hoo Hok Wai and the Inner Deep Bay area. Developments and man-made disturbances in this area should be avoided as far as possible.

7.2.6 Sewerage

The Area is currently not served by any public sewerage system, Septic tanks and soakaway pits are commonly used in traditional villages. Subject to availability of funds, village sewerage will be provided to Ma Tso Lung San Tsuen, Shum Yee San Tsuen and Liu Pok under Public Works Programme Item No. 4203 DS/B “North District Sewerage Stage 2 Part 2B”. There is otherwise no public sewerage works planned for the Area. As the Area falls within the Deep Bay catchment, no additional pollution loading should be discharged into Deep Bay as a result of any new development or redevelopment proposal. On-site treatment facilities as an alternative to connection to public sewers may not be possible as such facilities are unlikely to comply with the requirement of “no net increase in pollution load to Deep Bay”. The inadequacies of sewerage infrastructure will pose a constraint to the development of the Area.

7.2.7 Burial Grounds

The permitted burial grounds for indigenous villagers are proposed to be retained and should be refrained and protected from development.

8 GENERAL PLANNING INTENTION

- 8.1 In January 2008, the Security Bureau announced that about 2,400 hectares of land will be released from the Closed Area in phases. The Study on Land Use Planning for the Closed Area was commissioned by the Government to formulate a planning framework to guide the conservation and development of the land to be released from the Closed Area. The Study recognizes the strategic role of the Closed Area for creation of a conservation, cultural heritage and sustainable development belt between Hong Kong Special Administrative Region and Shenzhen City.
- 8.2 The Study also indicates the need to strengthen nature conservation of rich natural resources, to conserve cultural heritage resources worthy of preservation, to promote sustainable uses by capitalizing on the boundary location and to allow suitable development compatible with the surroundings so as to achieve a balance between conservation and development in the Closed Area.

- 8.3 The Planning Scheme Area is situated at the western portion of the Closed Area and comprises ecologically valuable wetland, fishponds, hilly terrain, agricultural land, village settlements and traditional buildings. The general planning intention of the Area is to protect the natural setting, environmental diversity and to promote heritage conservation and recreation tourism. It is also the planning intention to conserve the rural character, the natural habitats including the contiguous wetland complex of ecological importance, the undisturbed woodland and lowland river habitats and the unique landscape as well as the ecologically important areas and the upland scene of the Area.

9. LAND USE ZONINGS

9.1 “Village Type Development” (“V”) : Total Area 6.33 ha

- 9.1.1 The planning intention of this zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board. In order to provide opportunities for short-term accommodation in existing NTEH, “Hotel (Holiday House only)” may also be permitted on application to the Board. The accommodation can complement any proposed agricultural and recreational uses to promote village life experience, leisure farming and agri-tourism.
- 9.1.2 Liu Pok is the only recognized village in the Area and is zoned “V”. The boundary of “V” zone is drawn up having regard to the existing village ‘environs’, outstanding Small House applications, Small House demand forecast, local topography, existing settlement pattern, ecologically important areas and other site specific characteristics. Areas of difficult terrain, dense vegetation, burial grounds and streamcourses have been avoided where possible.
- 9.1.3 Except for those specified, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.1.4 In order to address the concerns on potential impacts from developments on existing stream courses in general, it is suggested that the Lands Department when processing Small House grant and applications in close proximity to existing stream courses, concerned departments including the Agriculture, Fisheries and Conservation Department and Planning Department should be

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

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consulted to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

9.1.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.1.6 As diversion of streams may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activity.

9.2 “Government, Institution or Community” (“G/IC”) : Total Area 1.62 ha

9.2.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9.2.2 Existing facilities under this zoning include MacIntosh Fort at Ma Tso Lung, the flood shelter near Tak Yuet Lau, Tak Yuet Lau Police Post, Tai Shek Mo Observation Post and two raw water tunnel portals for Water Supplies Department located near Ma Tso Lung San Tsuen in the west and Ng Tung River in the east respectively.

9.3 “Other Specified Uses” (“OU”) : Total Area 9.15 ha

“OU (Eco-lodge)”

9.3.1 The planning intention for this zone is to provide for sustainable-based tourism in the form of an eco-lodge for development of low-rise, low-density resort-type accommodation. The proposed development shall not have adverse impact on the local environment and shall adopt best practice/green architecture/sustainable principles in design, construction and operation. Uses in support of the resort-type accommodation as well as active and/or passive recreational developments may be permitted subject to planning permission.

9.3.2 The small knoll to the west of Tse Koo Hang is zoned “OU(Eco-lodge)” and it possesses expansive views over the environmentally sensitive fishponds/wetlands of Hoo Hok Wai which serves as a valuable natural setting, but relatively untouched due to restricted public access and physical separation. The site is accessible to high value ecological areas and can be linked with recreational uses as well as historical and cultural interest in the Closed Area.

9.3.3 Any future development should integrate with the natural topography to provide a low impact sustainable tourism facility that will directly benefit the preservation/appreciation of the surrounding environmental resources and

also provide opportunities to enhance the well-being of local residents. The eco-lodge should preferably be constructed on stilts to minimize site formation on the natural landscape of the site.

9.3.4 Application for development within this zone shall be in the form of a comprehensive development scheme including a layout plan and relevant supporting documents for consideration of the Board. To blend in with the natural landscape and the surrounding rural environment, no new development, or addition, alteration and/or modification to or redevelopment of an existing building within this zone shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 6m. The built structure should be 1 storey over stilts to allow the building to be lifted off the ground to minimize site disturbance and permit variation in building height to create visual interest in the development.

9.3.5 When opportunity arises, it is desirable to designate the whole proposed eco-lodge area as “OU(Eco-lodge)” within one statutory plan to achieve the future planning intention as stated above and for better planning control purpose.

9.4 “Agriculture” (“AGR”) : Total Area 33.67 ha

9.4.1 This zone is intended primarily to retain and safeguard good quality agricultural land, farm and 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.

9.4.2 Most of the agricultural land of good quality are found in western and central part of the Area. With basic agricultural infrastructure, including irrigation facilities, fallow arable land can be easily rehabilitated for agricultural purpose. On the other hand, the agricultural land to the west and north of Liu Pok has the potential to provide low intensity leisure farming or organic farming to promote village life experience.

9.4.3 As diversion of streams or filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land for genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.5 “Green Belt” (“GB”) : Total Area 198.20 ha

9.5.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation as well as to provide passive recreational outlets. There is a general presumption against development within this zone. However, limited developments may be permitted if they are justified on strong planning grounds. Developments requiring planning permission from the Board will be assessed on their individual merits taking

into account the relevant Town Planning Board Guidelines.

- 9.5.2 The “GB” zone mainly includes the woodland and densely vegetated hillslopes at Ma Tso Lung, Tai Shek Mo, and Tse Koo Hang, and the permitted burial grounds for indigenous villagers. The burial grounds have been in existence for many years, which are considered as an existing use and intended for burial places of deceased indigenous villagers in the Area.
- 9.5.3 The “GB” zone also includes the planted mitigation woodland in the northeastern Hoo Hok Wai area (adjacent to Sham Chun River), two ruderal vegetation areas and two planted woodlands alongside the border road and the marsh located to the north of Liu Pok which forms a buffer area between the Hoo Hok Wai wetland ecosystem and the village type developments in Liu Pok.
- 9.5.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.6 “Conservation Area” (“CA”) : Total Area 10.81 ha

- 9.6.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.6.2 Ho Sheung Heung Egrettry is one of the largest egrettries in Hong Kong with increasing number of breeding birds in recent decade. The Ho Sheung Heung Egrettry together with its peripheral secondary woodland and fishponds are zoned “CA” to protect and conserve the ecological value of the egrettry and associated habitat, to protect the natural landscape and topographical features as well as to restrict further development in the immediate vicinity of the egrettry.
- 9.6.3 Within the “CA” zone, redevelopment of an existing house shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA plan.
- 9.6.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.7 “Conservation Area (1)” (“CA (1)”) : Total Area 228.37 ha

- 9.7.1 The planning intention of this zone is to protect and conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem at Hoo Hok Wai and the rest of the Deep Bay area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.
- 9.7.2 The “CA(1)” zone covers the contiguous and ecologically sensitive wetland complex in Hoo Hok Wai that forms an integral part of the Deep Bay wetland. These features are to be protected and conserved in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole.
- 9.7.3 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10 COMMUNICATIONS

10.1 Road Network

The central part of the Area is served by Ma Tso Lung Road. It is a very narrow and sub-standard single track access with carriageway width less than 5m. The eastern part of the Area is served by a local track Pai Tau Lo (Vernon Pass). The northern part of the Area, Hoo Hok Wai, is mainly served by the single-lane Border Road. There are also narrow village roads scattered in the Area to serve the residents, especially the clustered population at Liu Pok, Ma Tso Lung San Tsuen and Shun Yee San Tsuen.

10.2 Public Transport

Given its remote location, restricted access and sparse population, the Area is not well served by any public transport facilities. There is a green minibus route (No. 51K) plying between the Area and Sheung Shui East Rail Station with restricted services. There are also locally run buses serving Ma Tso Lung San Tsuen and Shun Yee San Tsuen to connect to Sheung Shui East Rail Station.

11 UTILITY SERVICES

11.1 Sewerage and Drainage System

- 11.1.1 The Area is susceptible to flooding during rainy seasons. To ameliorate the flooding problem in the Area, training of a section of the natural stream to the northwest of Shun Yee San Tsuen was completed under the project

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

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“Drainage Improvement Works in Ki Lun Tsuen, Kwu Tung, Ma Tso Lung and Sha Ling in New Territories” in 2011. Most parts of the Area are flood prone because they lie on a tidal flood plain with a high ecological value which prevents major drainage improvement works. Major developments should be subject to Drainage Impact Assessment to address the local drainage impacts on areas in the vicinity, as well as the provision of proper drainage facilities for the development.

- 11.1.2 The Area is currently not served by any public sewerage system. Septic tanks and soakaway pits are commonly used in traditional villages. Subject to availability of funds, village sewerage will be provided to Ma Tso Lung San Tsuen, Shun Yee San Tsuen and Liu Pok under Public Works Programme Item No. 4203 DS/B “North District Sewerage Stage 2 Part 2B”. There is otherwise no public sewerage works planned for the Area. As the Area falls within the Deep Bay catchment, no additional pollution loading should be discharged into Deep Bay as a result of any new proposed developments. On-site treatment facilities as an alternative to connection to public sewers may not be possible as such facilities are unlikely to comply with the requirement of “no net increase in pollution load to Deep Bay”. The inadequacies of sewerage infrastructure will pose a constraint to the development of the Area.

11.2 Water Supply

- 11.2.1 Potable water supply is generally available in the Area. Liu Pok in the north is served by Table Hill Fresh Water Service Reservoir while rest of the Area is served by Kwu Tung Fresh Water Service Reservoir, both outside the Area. Supply of seawater for flushing is not available and fresh water is used instead currently. Upgrading of the existing water supply system may be required for new developments.
- 11.2.2 Water Supplies Department (WSD) Western Aqueduct including various sizes of water mains, tunnels and the corresponding portals are located within the Area. Advice from WSD should be sought in protecting these waterworks facilities.

11.3 Other Public Utility Services

- 11.3.1 Solid waste disposal relies on small refuse collection points scattered throughout the Area. Collected wastes are transported to the North East New Territories Landfill for disposal.
- 11.3.2 Electricity supply and telephone networks are available in the Area. There is however no existing piped gas system in the Area.

12 CULTURAL HERITAGE

The MacIntosh Fort at Ma Tso Lung, a Grade 2 historic building, is identified in the Area. Some areas with medium archaeological potential are located in the sloping areas at the northwest of Lo Wu Correctional Institution and at the east of Lo Wu Firing Range, and

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

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Tit Hang. All the above graded historic building and archaeological potential areas are worthy of preservation. The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded historic buildings/structures, areas with medium archaeological potential or new items pending grading assessment and its/their immediate environs.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no definite programme for the provision of comprehensive infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works e.g. widening of access road and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to the Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.

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- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the notice of the draft DPA plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond or excavation of land in the relevant zones on or after the first publication in the Gazette of the notice of the draft DPA plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA" and "CA(1)".

**TOWN PLANNING BOARD
JUNE 2015**

APPENDIX D

The Proposed Design for “Temporary Eating Place”

- **Layout Plan**
- **Interior Layout Plan**
- **Vehicle Road Access Plan**
- **Site Area Chart**

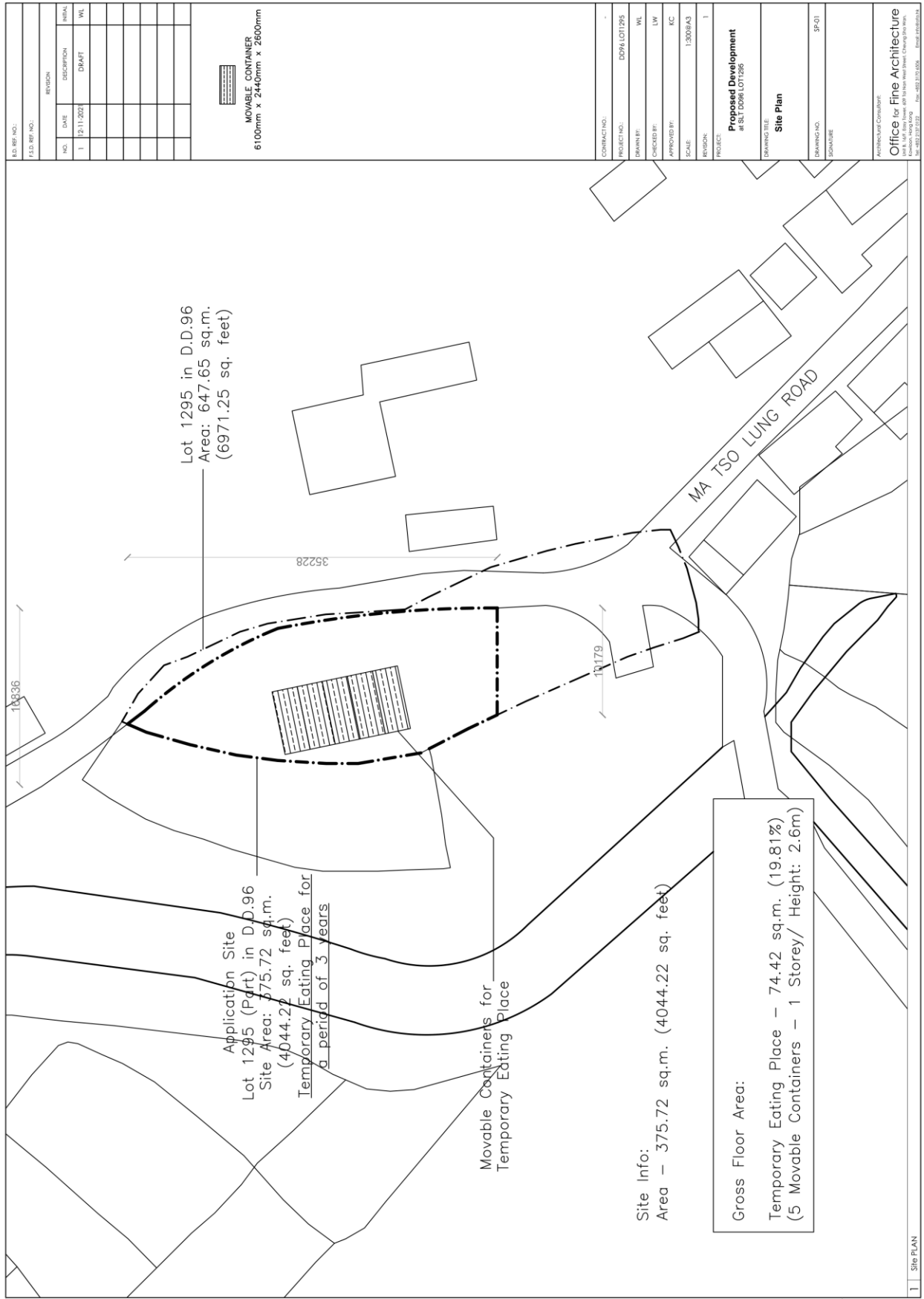
Particulars of A Development Proposal

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

The Proposed Design for “Temporary Eating Place”

Layout Plan

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories



Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

**The Proposed Design for “Temporary Eating Place”
Interior Layout Plan**

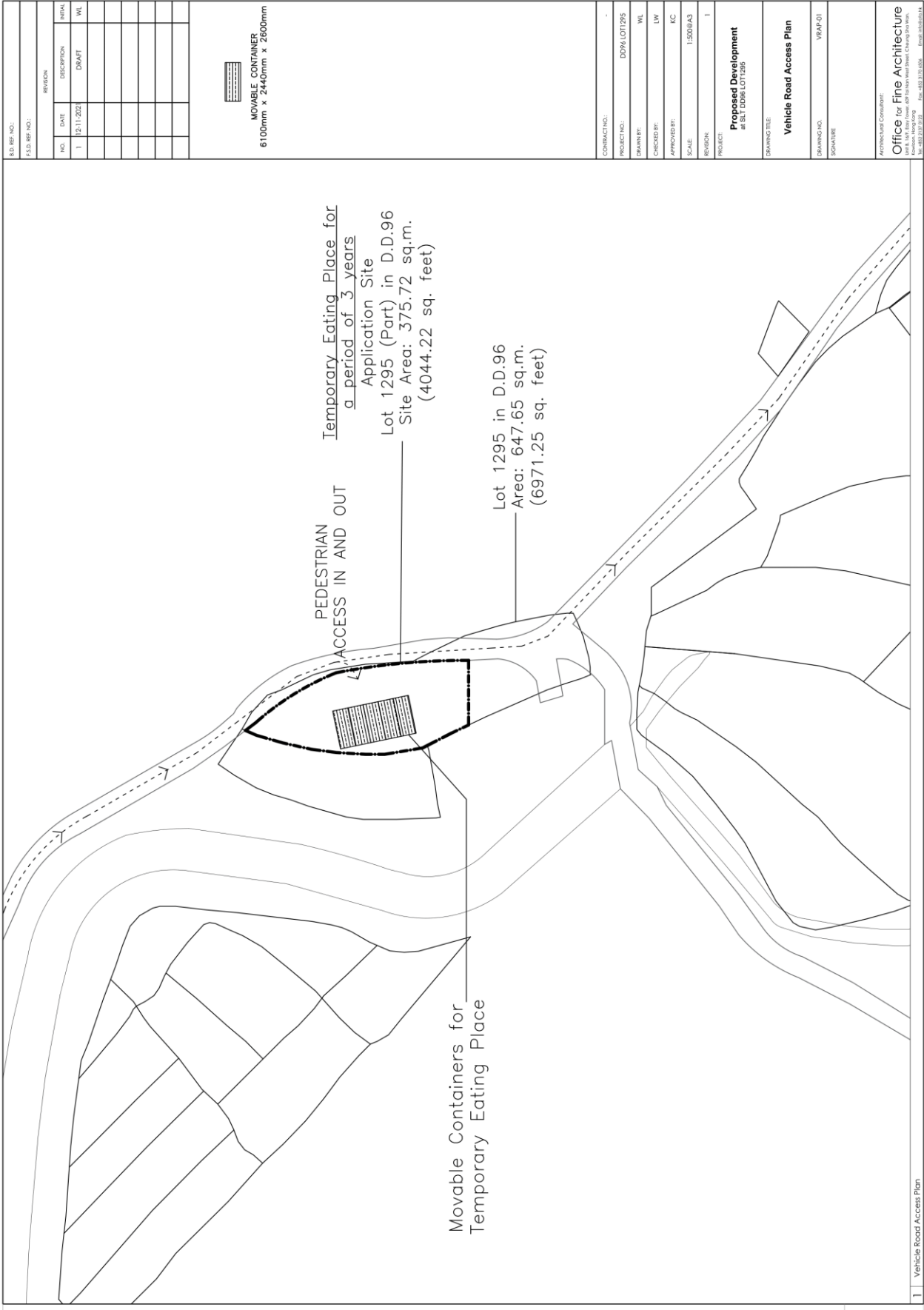
The floor plan illustrates a rectangular temporary eating place with overall dimensions of 12,200 mm by 6,100 mm. The layout includes a kitchen area at the top with a sink and two stoves, a bar with a top and a 4,500 mm long counter, and a dining area with several tables and chairs. Dimensions for specific areas are provided: 1,800 mm for a table area, 800 mm for a table width, and 2,600 mm for a bar section. A note indicates that the number of movable containers is 5, the area of the temporary eating place is 74.42 sq.m., and the proposed number of tables is 7.

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

The Proposed Design for “Temporary Eating Place”

Vehicle Road Access Plan

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories



Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

The Proposed Design for “Temporary Eating Place”

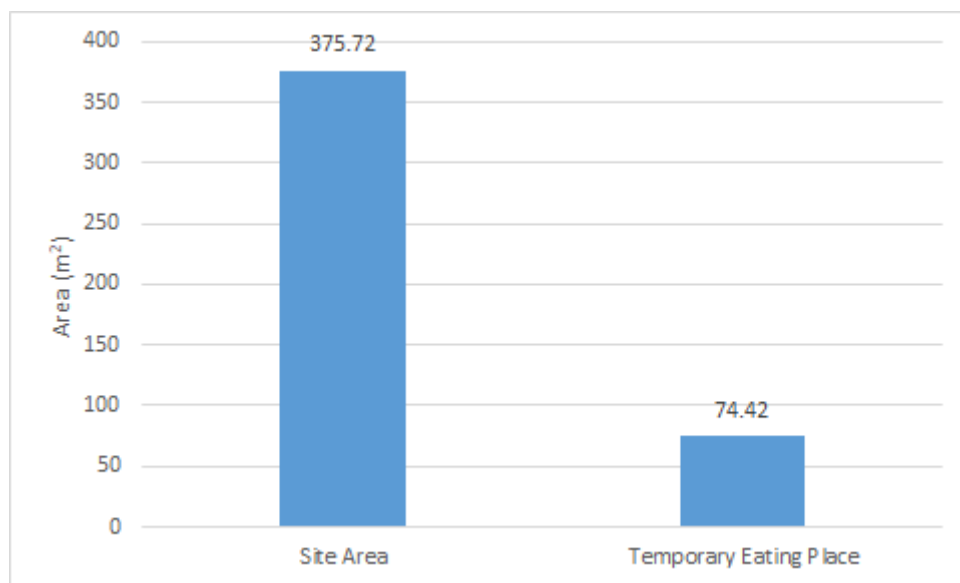
- Site Area Chart

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Site info:

Site Area ~ 375.72 m²

Area :		Ratio:
Temporary Eating Place	74.42 m ²	19.81%



Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

The Proposed Design for “Temporary Eating Place”

- Particulars of A Development Proposal

Lot 1295 in D.D.96, Ma Tso Lung, North District, New Territories

Particulars of A Development Proposal

Total Development Area:	375.72 m ²
Total Gross Floor Area: -	74.42 m ²
Movable Containers	74.42 m ²
Location:	Lot 1295 (Part) in D.D.96, Ma Tso Lung, North District, New Territories
Current Land Use:	Agriculture
Related Statutory Plan:	Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No.S/NE-MTL/3
Proposed Development :	
Use	Area
Temporary Eating Place	74.42 m ²
Impacts of Development Proposal:	
Alteration of existing building	No
Diversion of stream	No
Filling of pond	No
Filling & excavation of land	No
Adverse impacts on environment, traffic, water supply, drainage, slope	No
Affects by slopes	No
Landscape impact	No
Tree felling	No
Visual impact	No

Our Ref:

TPB ref:

Date: May 19, 2022

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

Attn.: **Secretary**

Dear Sir/Madam,

Re: **Lot 1295 (Part) in D.D.96, Ma Tso Lung, North District, New Territories.**
Town Planning Application under Section 16 of the Town Planning Ordinance
(CAP.131)

We are the Authorized Agent appointed by the Applicant for the Town Planning application under Section 16 of Town Planning Ordinance for the captioned subject. The revised page regarding the planning study is p.46. We submit herewith the document mentioned above for your processing.

Should you have any queries or require further information, please do not hesitate to contact undersigned

Yours faithfully,
For and on behalf of
Office for Fine Architecture Limited



Authorized Signature
Mr. Wing Lau

Application Site
Lot 1295 (Part) in D.D.96
Site Area: 375.72 sq.m.
(4044.22 sq. feet)
Temporary Eating Place for
a period of 3 years

Movable Containers for
Temporary Eating Place

Site Info:
Area – 375.72 sq.m. (4044.22 sq. feet)

Gross Floor Area:
Temporary Eating Place – 74.42 sq.m. (19.81%)
(5 Movable Containers – 1 Storey/ Height: 2.6m)

MA TSO LUNG ROAD

10179

10636

**Relevant Extracts of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area under Section 16
of the Town Planning Ordinance**

(TPB PG-No. 12C)

In considering development proposals in the Deep Bay Area, the Board adopts the recommended principle of “no-net-loss in wetland” which provides for the conservation of continuous and adjoining fishponds. The ‘no-net loss’ can refer to both loss in ‘area’ and ‘function’. No decline in wetland or ecological functions served by the existing fish ponds should occur. As the fish ponds form an integral part of the Deep Bay Area wetland ecosystem, alternative uses could be considered suitable only if it could be demonstrated that they would not result in the loss of ecological function of the original ponds and if they complement the ecological functions of the wetlands and fishponds in and/or around the Deep Bay Area. The important principles are as follows:

Wetland Buffer Area (WBA)

- (d) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (e) within the WBA, for development or redevelopment which requires planning permission, an EcoIA would need to be submitted. Some local and minor uses (including temporary use) are however exempted from the requirement of EcoIA.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the Site comprises an 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.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and
- the Site is in an area where no public sewer connection is available.

3. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was no environmental complaint received in the past three years.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval by the Building Authority for the buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

6. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- the existing water mains inside the Site will be affected by the proposed development (**Plan A-2**). The applicant is required to either divert or protect the water mains found on site,

7. **Lighting**

Comments of the Chief Engineer/Lighting, Highways Department (CE/L, HyD):

- The works/development/operation under the proposed temporary eating place should not cause any damage to the existing village lighting facilities (i.e., VA4080) and associated cables; and
- If the applicant considers the relocation/ alteration of the village light(s) (i.e. VA4080) or/with the associated cables are necessary, the applicant should submit application to District Office (North) in advance. District Officer (North) will arrange site visit to confirm the relocation / alteration arrangements and details. A minimum lead time of 8 to 10 months, including the public consultation, will be required for the village lighting relocation / alteration works. The applicant should also bear the associated cost for the works.

8. **Other Departments**

- the following government departments have no comment on/no objection to the application:
 - (i) District Officer (North), Home Affairs Department (DO(N), HAD);
 - (ii) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
 - (iii) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) should the application be approved, the lot owner will need to immediately apply to her office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Ma Tso Lung Road (section beyond Lo Wu Range) is not managed by his office;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD in order to minimise any possible environmental nuisances;
 - (ii) the applicant is advised to follow EPD’s Pamphlet “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” available from EPD’s website to minimise noise impact, oily fume and cooking odour emissions from the proposed eating place. Adequate mechanical ventilation and necessary pollution control measures are required to avoid accumulation of aerial emissions and minimise potential noise and odour nuisances to the public and people living nearby. It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances by provision of necessary mitigation measures;
 - (iii) wastewater collected from kitchens and washing areas, including that from basins, sinks and floor drains, should be conveyed to grease traps for pre-treatment according to EPD’s Practice Note PN 5/93 “Drainage Plans Subject to Comment by the Environmental Protection Department”. For any effluent discharge from the Site, the applicant is reminded of his obligation to comply with the Water Pollution Control Ordinance by applying for a discharge licence from EPD’s Regional Office (North);
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no FEHD’s facilities will be affected;

- (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments for comments. 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;
 - (iii) if the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. For any waste from the commercial/trading activities, the applicant should handle on his own/at his expenses. The applicant is also reminded that the operation of the food business place must not cause any environmental nuisances to the surroundings. 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 his expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (f) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the Site is in an area where no public sewer connection is available;
 - (i) the applicant is advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flushed with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream

to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;

- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation.at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not designated for any approved use under the captioned application;

- (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (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) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary shelters or converted containers for site office or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (vi) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of P(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R;
 - (vii) if the Site is not abutting on a specific street having a width not less than 4.5m wide, the development intensity shall be determined by BA under B(P)R 19(3) at building plan submission stage;
 - (viii) means of escape and fire resisting construction of the proposed development should comply with the requirements set out in the Code of Practice for Fire Safety in Buildings 2011;
 - (ix) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond or land. Detailed comments under BO will be provided at formal building plans submission stage;
- (h) to note the following comments of the Director of Fire Services that:
- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant. The applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (ii) if diversion if not required, the following conditions shall apply:
 - existing water mains are affected as indicated on **Plan A-2** of the Paper and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of the water mains shown on **Plan A-2** of the Paper. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains shown on **Plan A-2** of the Paper. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipes is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet;
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to the water mains;
- (j) to note the following comments of the Chief Engineer/Lighting, Highways Department (CE/L, HyD) that:
- (i) the works/development/operation under the proposed temporary eating place should not cause any damage to the existing village lighting facilities (i.e., VA4080) and associated cables; and

- (ii) if the applicant considers the relocation/alternation of the village light(s) (i.e., VA4080) or/with the associated cables are necessary, the applicant should submit application to District Office (North) in advance. District Office (North) will arrange site visit to confirm the relocation/alternation arrangements and details. A minimum lead time of 8 to 10 months, including the public consultation, will be required for the village lighting relocation/alternation works. The applicant should also bear the associated cost for the works.

H + S

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

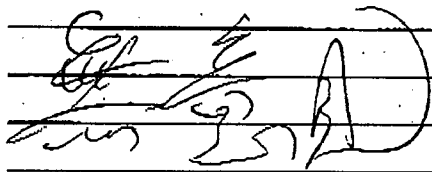
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MTL/7

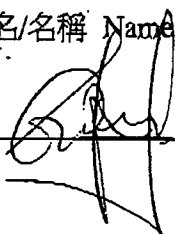
意見詳情 (如有需要，請另頁說明)

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 2022.5.3

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220506-184223-63740

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

06/05/2022 18:42:23

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

A/NE-MTL/7

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

女士 Ms. 盧秋億

意見詳情**Details of the Comment :**

這間餐廳很方便村民。

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220506-184848-66008

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

06/05/2022 18:48:48

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

A/NE-MTL/7

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

小姐 Miss 文雯

意見詳情**Details of the Comment :**

我贊成，馬草壟需要有一個歇息的地方，我行山經過這個地方很好，但沒有一個落腳休息的地方，所以我非常建議及同意這個地方可以有一個可以提供飲食物或補充體力再繼續前進的行山的憧憬！我睇電視政府宣傳城鄉共融，我覺得馬草壟係一個非常美麗景色好靚的地方，可以讓我哋香港市民去享受及欣賞大自然，馬草壟唔單止淨係一個馬草壟，更加屬於所有行山所有單車者或嚟到馬草壟嘅每一個旅遊客！

4

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

參考編號

Reference Number:

220507-075028-69405

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

07/05/2022 07:50:28

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 李靜儀

意見詳情

Details of the Comment :

此地點位置方便行山、單山、攝影人士的加油站。合家也可在BBQ。

5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220510-155237-09839

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

10/05/2022 15:52:37

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

A/NE-MTL/7

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

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

參考編號

Reference Number:

220515-225648-66119

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

15/05/2022 22:56:48

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃英就

意見詳情

Details of the Comment :

網上介紹馬草壟生態環境優美，漁塘景色獨特，只可惜山長水遠來到，大熱天時，卻發現這裡沒有任何飲食的地方及士多。這裏交通不算特別方便，沒想過老遠來到這裏想買些飲品及小食也沒有，希望這裏增添多些補給站及小食店，讓郊遊人士可以停留及歇息。

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

參考編號

Reference Number:

220515-230436-21817

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

15/05/2022 23:04:36

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Liu Liming

意見詳情

Details of the Comment :

一家大細去郊遊，這裏空氣清新，很多候鳥棲息地，和小朋友在這裏樂而忘返，本想多逗留一會，可惜食物帶備不夠，假如這邊有能提供餐飲服務的地方，孩子可以玩上大半天，不用急著到回去市區找吃的，支持這裏增添提供餐飲的地方。

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

參考編號

Reference Number:

220516-140008-49033

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 14:00:08

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳俊文

意見詳情

Details of the Comment :

我是單車之友，經常都從北區出發，踩單車途徑大埔、上水、元朗，落馬洲周邊風景優美，生態環境獨特，但馬草壟一帶欠缺補給及飲食的地方，我支持這裡提供食物及補給予有需要人士，讓運動者也得到支持。

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

參考編號
Reference Number: 220516-140424-16673

提交限期
Deadline for submission: 17/05/2022

提交日期及時間
Date and time of submission: 16/05/2022 14:04:24

有關的規劃申請編號
The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Jessica Tse

意見詳情
Details of the Comment :

去年夏天去過，特別炎熱和口渴，最近再去，也遇到相同問題，找個提供小食的落腳地也沒有，贊成開設食肆，可以充飢和休息一下。

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

參考編號

Reference Number:

220516-140750-23539

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 14:07:50

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Poon Ka Tak

意見詳情

Details of the Comment :

馬草壟的魅力在於香港和深圳間的大片魚塘，尤其日落時，艷麗度亮眼，四季、日夜，不同景致，美不勝收。有靚景卻獨缺美食，失色不少，贊成開設食肆，支持提供飲料，讓攝影發燒友享受樂趣。

11

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

參考編號

Reference Number:

220516-142453-31335

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 14:24:53

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tang Fung Yin

意見詳情

Details of the Comment :

跟一班老友記遠足，沿路生態環境美麗，花樹、果樹品種特別繁多，花鳥昆蟲也不少，唯一是竟然沒有食店及士多，聽講日落景色優美絕倫，本想歎個下午茶後慢慢欣賞，但歇息和飲食的地方都有，就只能提早掃興而回，支持及贊成開設食店。

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

參考編號

Reference Number:

220516-192242-00548

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 19:22:42

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Lung Sing

意見詳情

Details of the Comment :

我是馬草壠信義新村的村民，自從政府縮減邊境禁區，開放本區之後，吸引不少行山及騎單車人士前往馬草壠郊遊，經常遇到遊客問附近有沒有飲食的小店，我贊成附近增添特色小食店，提供給行山及騎車人士，讓他們感受本村優美環境之餘，也能大飽口福。

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

參考編號

Reference Number:

220516-193223-77322

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 19:32:23

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 張綺雯

意見詳情

Details of the Comment :

有一日放假約咗朋友去踩單車, 由元朗出發, 去到上水途中轉咗入河上鄉果邊條雙魚河。點知踩吓踩吓唔知點樣轉咗好幾個彎, 竟然見到有魚塘 仲有侯鳥同農田, 跟住見到路牌先知 原來呢度係馬草壟, 眼前一大遍山林, 突然有種回歸大自然嘅感覺。一停低個肚就打鼓喇 左望右望都唔見有比人歇吓腳 坐低飲杯嘢醫吓肚嘅地方。如果有就好喇!!!! 實在太正! 好healing啫

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

參考編號

Reference Number:

220516-193611-81316

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 19:36:11

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳崑侖

意見詳情

Details of the Comment :

落馬州一帶特別欠缺食肆，我係附近做工程的，午飯時間祇有一小時，經常找地方醫肚，可惜附近選擇非常少，支持增加提供餐飲的地方。

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

參考編號

Reference Number:

220516-194310-00067

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 19:43:10

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 鄧家豪

意見詳情

Details of the Comment :

本人是攝影愛好者，經常到落馬州一帶拍攝漁塘、候鳥、及深圳景色，發現這邊欠缺飲食和休息地點，看到有申請臨時食肆，表示支持和關注，希望能儘快獲得通過，讓我們一眾攝影愛好者有落腳之地。

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

參考編號

Reference Number:

220516-195414-81610

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 19:54:14

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. So Mei Fung

意見詳情

Details of the Comment :

我和朋友行山的，網上見到這路線適合初階行山者，可是全程基本上沒有任何樹蔭，曝曬級別極高，本以為已帶備足夠的水，但原來不夠，想補給一下，先發現沒有飲食的地方，我認為必須要增加食店給行山及旅遊人士歇息和消暑。

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

參考編號

Reference Number:

220516-203319-48697

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 20:33:19

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tang Lai Man

意見詳情

Details of the Comment :

hope to see a new cafe there, then we can enjoy such beautiful place and specail dining experien
ce.

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

參考編號

Reference Number:

220516-223853-75271

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 22:38:53

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam Gak Gak

意見詳情

Details of the Comment :

趁住依家戶外唔使運動可以唔使帶口罩 我帶咗兩個小朋友去馬草壟行吓山啦,因為之前去過d小朋友都覺得好開心 又唔太辛苦。輕輕鬆鬆帶幾枝水就出發,行到咁上下 d小朋友嗌肚餓 咁我哋就行去附近上次食過果間南屋仔啦。去到晴天霹靂 點解唔見咗間嘢??? 我淨係帶咗幾枝水咋喎 好灰 原本係個好好嘅地方 d嘢又好食,有冇人可以話比我知發生咩事?? 好可惜 BTW d小朋友係度嘈話好肚餓 我好暈

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

參考編號

Reference Number:

220516-224405-62823

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 22:44:05

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAN CHI TAK

意見詳情

Details of the Comment :

本人多次到訪馬草壟是一個遠足郊遊及踩單車的一個好去處,還記得數月前曾經有一間食店於南屋仔當時都好開心可以休息一下再去行下一個景點但近月發現已沒有營業十分失望,而且環境優美欠缺一個可以坐下休息及補給體力的地方,十分可惜,而且附近要搵一個坐下的位置飲水食野都無,所以十分同意有一間食店給大家可以好好享受一下優美環境及優閒假日。

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

參考編號
Reference Number: 220516-224940-39678

提交限期
Deadline for submission: 17/05/2022

提交日期及時間
Date and time of submission: 16/05/2022 22:49:40

有關的規劃申請編號
The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lam Sam Yu

意見詳情
Details of the Comment :

我一直住在馬草壠村，我覺得本村是世外桃源，魚塘景色獨特，遠眺深圳繁華，日落景色美不勝收。但附近有餐廳，冇嘢食，雖然環境優美，但難以吸引遊客。我贊成添置食肆，讓更多人認識我們馬草壠的絕美後花園。

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

參考編號
Reference Number: 220516-230110-22689

提交限期
Deadline for submission: 17/05/2022

提交日期及時間
Date and time of submission: 16/05/2022 23:01:10

有關的規劃申請編號
The application no. to which the comment relates: A/NE-MTL/7

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

意見詳情
Details of the Comment :

Ma Tso Lung is one of the best cycling routes in Hong Kong, specially because of the gorgeous view of ponds and wetland. However, we wish to see more eating place around here, that we can take a rest and enjoy some good food or snack, then continue onto the next station.

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

參考編號

Reference Number:

220516-231127-46123

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 23:11:27

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Man Hong

意見詳情

Details of the Comment :

我是馬草壟村的村民，暫時馬草壟沒有公共交通直達，所以特意來到本村的都不容易，都是被馬草壟的魅力所吸引，希望看看那大片魚塘、農田和深圳高樓大廈的背景。多次被遊客問及附近有沒有飲食及歇息的地方，遺憾地說沒有。支持這裏開設食肆，讓本村及旅遊人士受惠。

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

參考編號

Reference Number:

220516-233242-00862

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 23:32:42

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jeremy Makita

意見詳情

Details of the Comment :

Views of the fish ponds at Ma Tso Lung has become a hot spot for photo-taking in recent years, especially for sunset photos. I found the drive-through within the Ma Tso Lung Villages to be exceedingly pleasant. I like to bring my family to visit this beautiful place and take lovely photos. I wish there is some restaurant or eating place nearby so my family and I can stay longer to enjoy the beautiful scene.

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

參考編號

Reference Number:

220516-234552-03480

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 23:45:52

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Man Kit

意見詳情

Details of the Comment :

我在附近工作，也特別喜歡這裏的生態環境和新鮮空氣。每逢天氣好的時候或是假日，特別多遊客來欣賞美景。可惜這裏欠缺食店，我贊成這裡興建食肆，給遊客、附近居民、及工作的人有更多選擇和方便。

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

參考編號

Reference Number:

220516-235242-15821

提交限期

Deadline for submission:

17/05/2022

提交日期及時間

Date and time of submission:

16/05/2022 23:52:42

有關的規劃申請編號

The application no. to which the comment relates: A/NE-MTL/7

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林近昌

意見詳情

Details of the Comment :

居住在馬草壟這麼多年，看著這裏的變化，從以前的禁區變成現在非常受遊客歡迎的旅遊聖地，支持增設食店，讓本村居民及遊客有更好的享受和便利。

26

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220517-224106-23635

提交限期**Deadline for submission:**

17/05/2022

提交日期及時間**Date and time of submission:**

17/05/2022 22:41:06

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

A/NE-MTL/7

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

小姐 Miss Lam Kit Yi

意見詳情**Details of the Comment :**

網上介紹馬草壟是踩單車的好地方，有超美的魚塘景色，有獨特的日落美景，還有人氣打卡餐廳，但去到失望而回，餐廳竟然冇開，原來已經停業一段日子，又找不到其他提供食物的地方。附近應該增設食肆，讓我們單車友及遊客，可以充飢及休息。

27

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

參考編號

220517-225035-05843

Reference Number:

提交限期

17/05/2022

Deadline for submission:

提交日期及時間

17/05/2022 22:50:35

Date and time of submission:

有關的規劃申請編號

A/NE-MTL/7

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss 黃月淳

Name of person making this comment:

意見詳情

Details of the Comment :

贊成增加食肆，推動邊境多元發展，吸引遊客，帶動本村經濟。美味的食店也會惠及本村村民。因為交通不便，本村老人家和小孩不常外出，增添食肆能讓本村老少都可享受餐廳的美食。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&put



A/NE-MTL/7 DD 96 Ma Tso Lung

14/05/2022 02:59

From:

To:

File Ref:

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

A/NE-MTL/7

Lot 1295 (Part) in D.D. 96, Ma Tso Lung

Site area : 375.72sq.m

Zoning : "Agriculture"

Applied use : Eating Place / ?? Vehicle Parking

Dear TPB Members,

According to the applicant there would be no need for excavation of land.

Indeed, the plan does not mention such mundane issues as drainage, toilets, hand washing, arrangements to dispose of garbage.

Wakey, wakey, this is Covid era. It is no longer acceptable to operate any type of eating place that does not have basic hygiene facilities provided.

Such an operation should be located on the ground floor of a village house as is permitted.

Mary Mulvihill

29

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KFBG's comments on five planning applications

11/05/2022 17:08

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

5 attachments

   
220511 s16 KTS 921.pdf 220511 s16 ST 616.pdf 220511 s16 MTL 7.pdf 220511 s16 MKT 19.pdf

220511 s12a KTS 17.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th May 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Eating Place for a Period of 3 Years
(A/NE-MTL/7)

1. We refer to the captioned.
2. The application site is within Wetland Buffer Area and not far from the Wetland Conservation Area¹. We urge the Board to consider whether the proposed use would affect these two areas.
3. The application site is within Agriculture (AGR) zone. We consider the proposed use is unlikely to be in line with the planning intention of this zone.
4. We also urge the Board to liaise with relevant parties/ authorities as to how the potential sewage generated by the proposed use (e.g., potentially from the kitchen) would be treated.
5. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of AGR zone.
6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf

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Comments on the Section 16 Application No. A/NE-MTL/7

13/05/2022 16:57

From: "Kristy CHOW" <kristy@cahk.org.hk>
To: <tpbpd@pland.gov.hk>
Cc: <roy@cahk.org.hk>
File Ref:

1 attachment



TPB20220513(MTL7).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association

T: 2728 6781
D: 2272 0307
F: 2728 5538

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號, Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

13th May 2022

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-MTL/7

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan (OZP) No. S/NE-MTL/3, the planning intention of AGR zone *“is intended primarily 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.”*

From the application, it mentioned that *“the proposed “Temporary Eating Place” (TEP) is aiming to be famous for private kitchen”*. However, we cannot see any details to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

2. Not in line with the Town Planning Board (TPB) PG-No. 12C

According to the TPB PG-No. 12C for Application for Developments within Deep Bay Area, the application site is located within Wetland Buffer Area (WBA). The planning intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*. The plan should also demonstrate that *“the development will not cause net increase in pollution load to Deep Bay”*. With reference to the planning statement, no assessments and further information



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網址 Website: www.cahk.org.hk

are available to justify that the application causes no adverse ecological impacts on the surrounding areas. We do not think this is in line with the TPB PG-No. 12C.

3. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: 24.7% of the site would be covered by the 5 movable containers. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Adverse sewage impacts: According to the application, we cannot see any details of sewage arrangement the proposed temporary eating place (TEP), such as sewer system, treatment and disposal of sewage, and so on. We especially worry that leaking of sewage from TEP can cause serious environmental problems.
- Pollution on drainage channel and fish ponds: According to the Geoinfo Map (<https://www.map.gov.hk/gm/>), the application site is merely about 15m from the existing drainage channel (Figure 1). We worry that the proposed TEP would generate wastewater during operation and cause pollution on the drainage channel. As the drainage channel would flow close to fish ponds in WCA, we also worry that any pollution on drainage channel would also pose adverse impact on those fish ponds.
- Concern on environmental nuisance and hygiene: There are no details on the operation of the TEP, such as food waste collection, control on odour generated during food processing, application of relevant food permits/license, and so on. We worry that the proposed use would cause environmental nuisance at the application site and its vicinities, especially village settlement nearby (Figure 2).
- Light and noise pollution: The applicant failed to provide the operation hours of the TEP and we worry that associated noise and light pollution would be resulted, especially in night time. Current tranquil rural setting of the application site, with low level of noise and light disturbance should be maintained to reduce the disturbance within WBA.

Yours faithfully,

Chow Oi Chuen

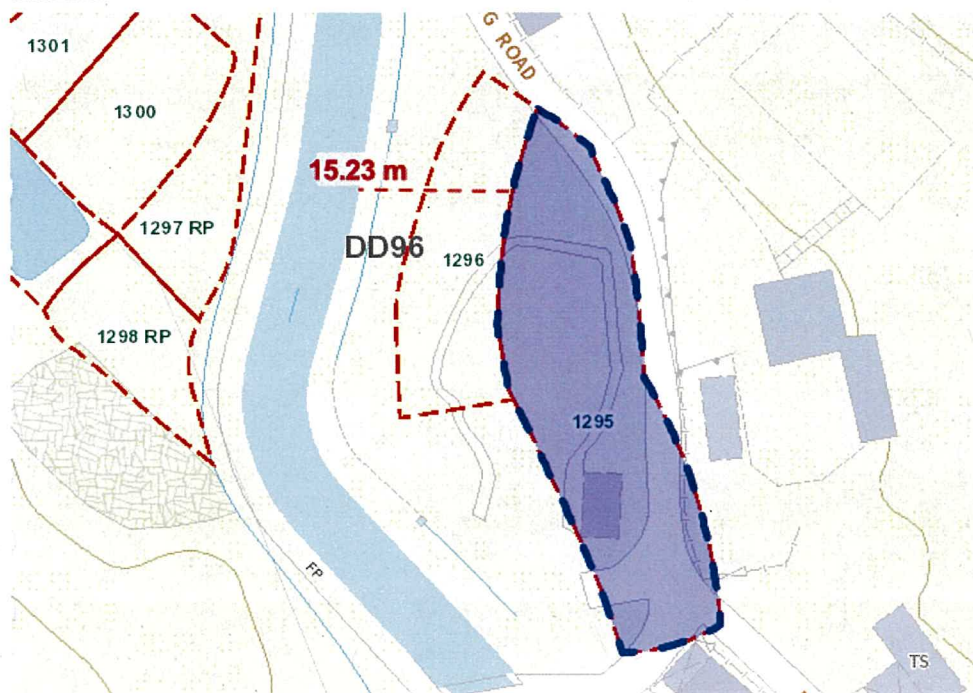
Campaign Officer

The Conservancy Association

The Conservancy Association

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Figure 1 According to the Geoinfo Map (<https://www.map.gov.hk/gm/>), the application site (marked in blue) is merely about 15m from the existing drainage channel





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網址 Website: www.cahk.org.hk

Figure 2 According to the Geoinfo Map (<https://www.map.gov.hk/gm/>), village settlement (circled in purple) can be found near the application site

