

2022年 6月 2日

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

Appendix I of RNTPC
Paper No. A/NE-MTL/8

This document is received on **21 JUN 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
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MTC/8
	Date Received 收到日期	21 JUN 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)

Brother Inter Limited 兄弟國際有限公司

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)

Pang Hing Yeun 彭慶餘

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)	LO WU, LOT Nos. 309(Part), 310RP(Part), 311(Part), 316(Part), 322(Part), 323(Part), 324(Part), 325(Part), 330RP(Part), 362(Part), 363(Part) and Adjoining Government Land IN D.D. 89 羅湖丈量約份第89約地段第309(部份), 310餘段(部份), 311(部份), 316(部份), 322(部份), 323(部份), 324(部份), 325(部份), 330餘段(部份), 362(部份), 363(部份)及毗連政府土地
(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 9997.60 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 137.93 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 2116.02 sq.m 平方米 <input checked="" 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	S/NE-MTL/3 馬草壆分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化
(f) Current use(s) 現時用途	Vacant 空置 (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
16/06/2022 (DD/MM/YYYY)*
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/06/2022 (DD/MM/YYYY)*
於 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one '✓'.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Holiday Camp (Camp Site, Pets Park, Supporting Facilities and subsidiary Parking Lot) (For a Period of 3 Years and Proposed Filling of Pond and Filling of Land) 擬議臨時度假營 (營地、寵物公園、配套設施及附屬泊車位) (為期3年及擬議填塘及填土) (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 9867.11 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 130.49 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 27 Proposed domestic floor area 擬議住用樓面面積 NA .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 137.93 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 137.93 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 2個闊 2.44m 長 6.096m 高 2.62m 一層高貨櫃用作辦公室，2個闊 2.44m 長 6.096m 高 2.62m 一層高貨櫃用作儲物室，1個下層闊 2.44m 長 6.096m 高 2.62m 及上層闊 2.44m 長 3.048m 高 2.62m 層半高貨櫃用作休息室，1個闊 2.44m 長 6.096m 高 2.62m 一層高貨櫃用作洗手間，1個闊 2.44m 長 3.048m 高 2.62m 一層高貨櫃用作更亭，20個闊 1.3m 長 1.3m 高 2.2m 流動環保廁所 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 20個闊 2.5m 長 5m Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3個闊 2.5m 長 5m Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Proposed operating hours 擬議營運時間 星期一至日全日24小時營業(包括公眾假期).....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input 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))	
	No 否	<input checked="" 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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 3800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1.8 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1045 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<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>.....</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。

1. 申請地點所涉及的私人土地業權屬於祖堂及袁氏後人擁有，由於所屬土地的司理及負責人已去世，而現時由香港羅湖袁氏(土地)物業管理有限公司負責管理有關地段。
2. 申請地點位於綠化地帶，帳幕營地屬經常准許用途。
3. 申請地點以前為一幅大草地，在東面有一個魚塘，但已荒廢幾十年，魚塘差不多乾涸，雜草叢生。
4. 我們現希望活化該大幅土地，提供多一個郊外郊遊地方予本土市民享樂。
5. 申請地點會設立20個帳幕營地給予露營，另設立一個約2100平方米的寵物公園給予寵物遊樂。
6. 我們用2個每個面積約14.87平方米的貨櫃作為辦公室，2個每個面積約14.87平方米的貨櫃作為儲物室，1個下層面積約14.87平方米，上層面積約7.44平方米的貨櫃作為休息室，1個面積約14.87平方米的貨櫃作為洗手間，1個面積約7.44平方米的貨櫃作為更亭。
7. 我們其中一個貨櫃用作洗手間，而每個營地亦都設立一個流動環保廁所，並且定期由環保公司清理污水。
8. 我們會保留部份魚塘，並將其美化，而塘中會建一度木橋及用戶外木作圍欄。
9. 我們場地外圍大約種植250棵 Bamboo Palm/Lady Palm 高度約1.7米至2米，一來可美化環境，二來可提高場地私隱度，其餘邊界位置則會採用戶外木作圍欄。
10. 我們場地的出入通道會採用植草磚，可美化之餘亦可達到疏水功能，同時易於維修或清理。
11. 而場地其他地方主要為草坡地，同時我們亦會種植約9棵 Palmae 去美化場地。
12. 我們寵物公園會種植約1.5米高的 Carmona Microphylla 去美化場地。
13. 我們會有23個車位供員工及遊人使用，而車位亦會採用植草磚。
14. 我們申請地點擬議一條車路約7米闊，而直達場內會有掉頭位置，確保所有車輛及緊急車輛能有足夠位置進出，確保不會影響附近交通。
15. 為了確保不會污染環境，我們場地內所有構築物都是隨時可以搬走，其餘一切所採用的物料都是隨時可以清理，亦無採用任何傷害土地的物料，確保將來取消申請時，亦能保持原貌。
16. 我們場地大部份位置都能夠疏水，因此場地不會有水浸或積水的風險。
17. 我們會每天都會清理垃圾，並將垃圾運往垃圾站，確保保持場地清潔。
18. 我們會定期檢查、保養場地內植物，確保所有植物維持最好狀態。
19. 我們場地一切以環保為主，確保不會影響環境，而在景觀上，我們亦做到美化環境需要。

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）。

20. 我們場地星期一至日全日24小時開放(包括公眾假期)，如規劃申請獲得批准，在疫情期間定必遵從政府規定，限制人數，亦會定立場地守則，以確保一切安全。

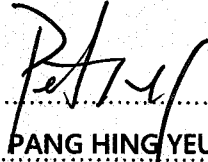
21. 我們場內的寵物公園及停車場只作為租用者使用。

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


.....
PANG HING YEUN

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

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

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

Date 日期

8-2-2022 (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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <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	LO WU, LOT Nos. 309(Part), 310RP(Part), 311(Part), 316(Part), 322(Part), 323(Part), 324(Part), 325(Part), 330RP(Part), 362(Part), 363(Part) and Adjoining Government Land IN D.D. 89 羅湖丈量約份第89約地段第309(部份), 310餘段(部份), 311(部份), 316(部份), 322(部份), 323(部份), 324(部份), 325(部份), 330餘段(部份), 362(部份), 363(部份)及毗連政府土地
Site area 地盤面積	<p style="text-align: right;">9997.60 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 2116.02 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</p>
Plan 圖則	<p style="text-align: center;">S/NE-MTL/3 馬草壟分區計劃大綱圖</p>
Zoning 地帶	<p style="text-align: center;">Green Belt 綠化</p>
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp (Camp Site, Pets Park, Supporting Facilities and subsidiary Parking Lot) (For a Period of 3 Years and Proposed Filling of Pond and Filling of Land) 擬議臨時度假營 (營地、寵物公園、配套設施及附屬泊車位) (為期3年及擬議填塘及填土)

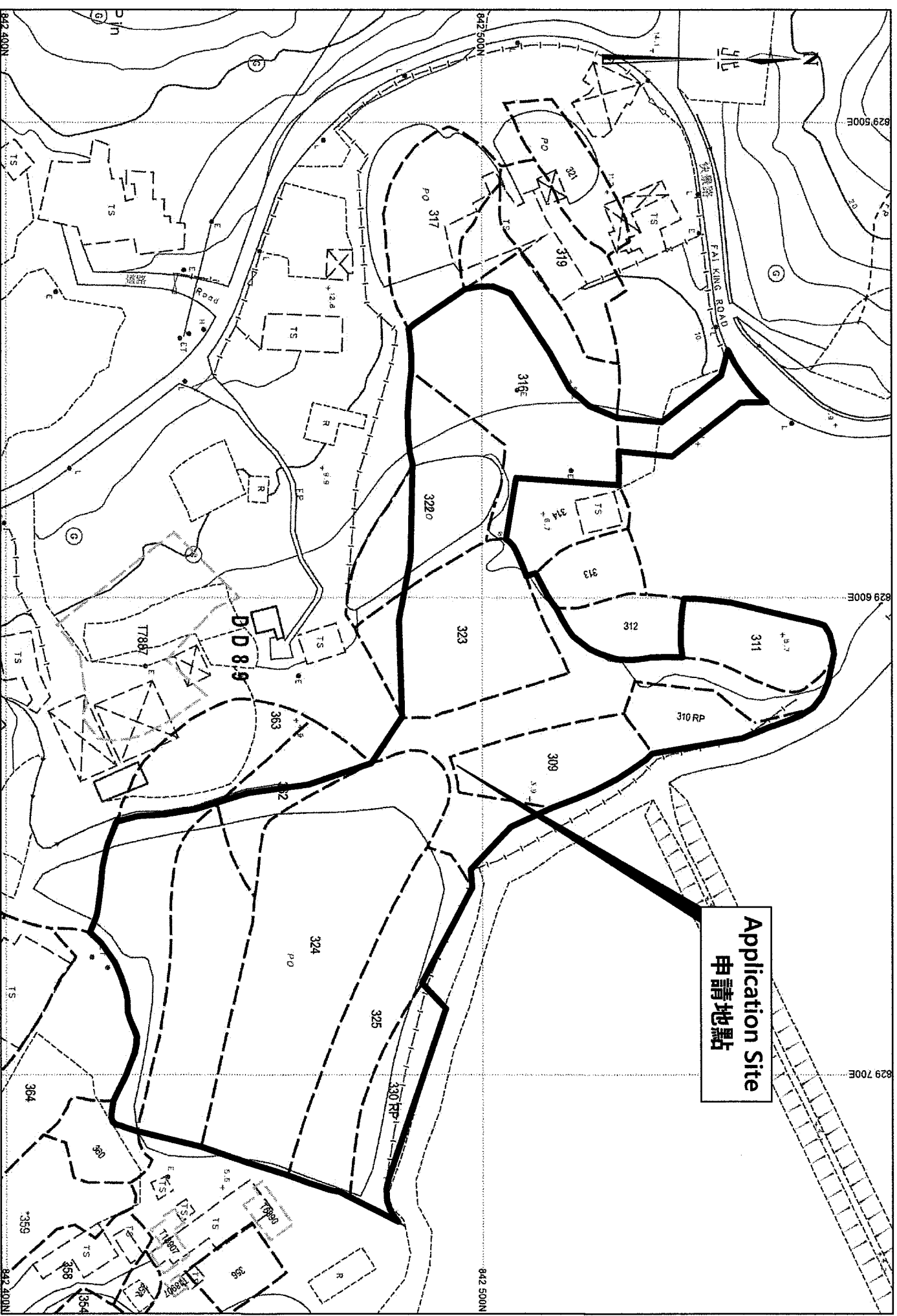
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	137.93 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	27	
(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	2.2 - 5.24 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <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		23
	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) _____ _____		20個闊 2.5m 長 5m 3個闊 2.5m 長 5m
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 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
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan & Access Plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <p>Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號</p>		

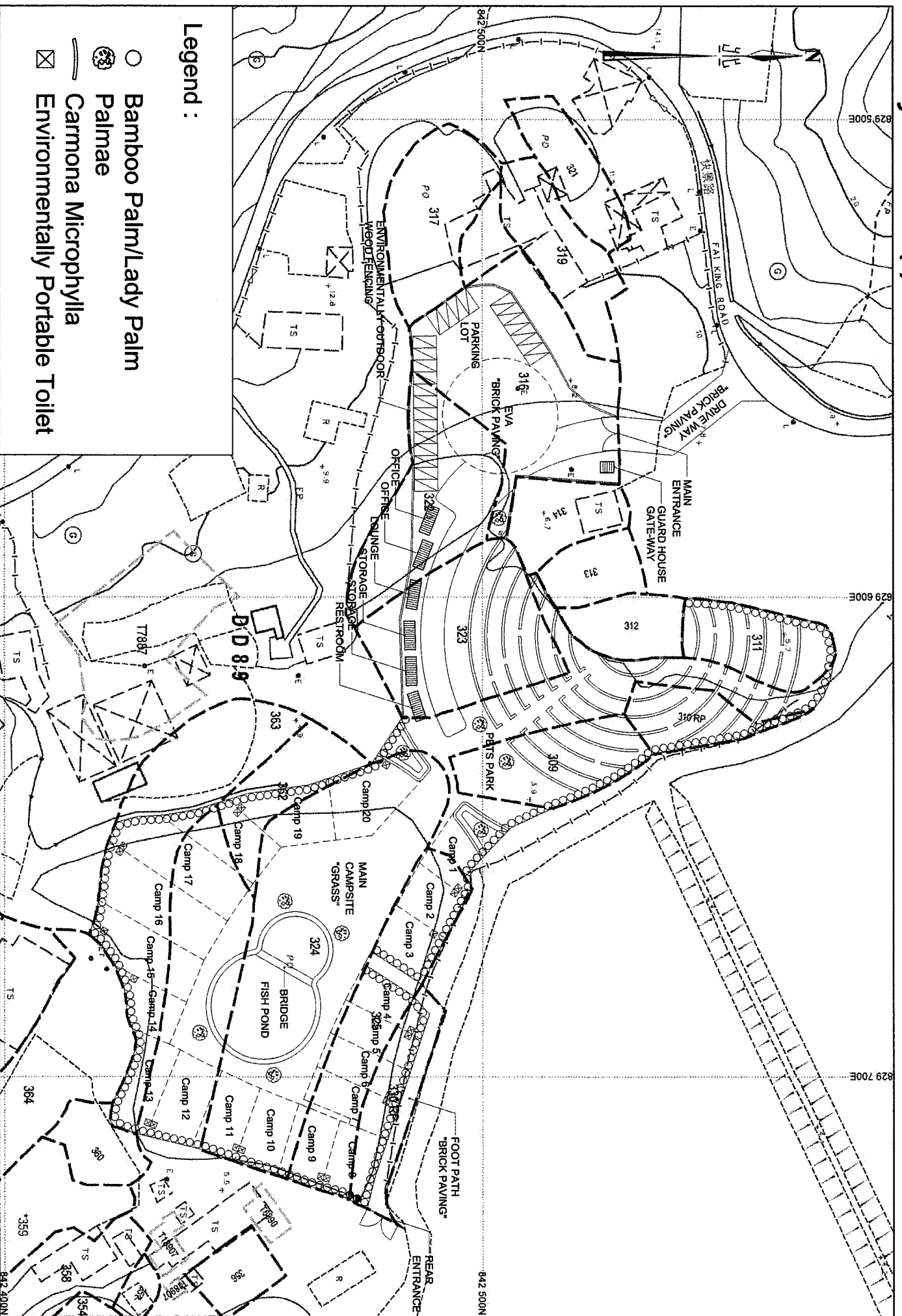
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

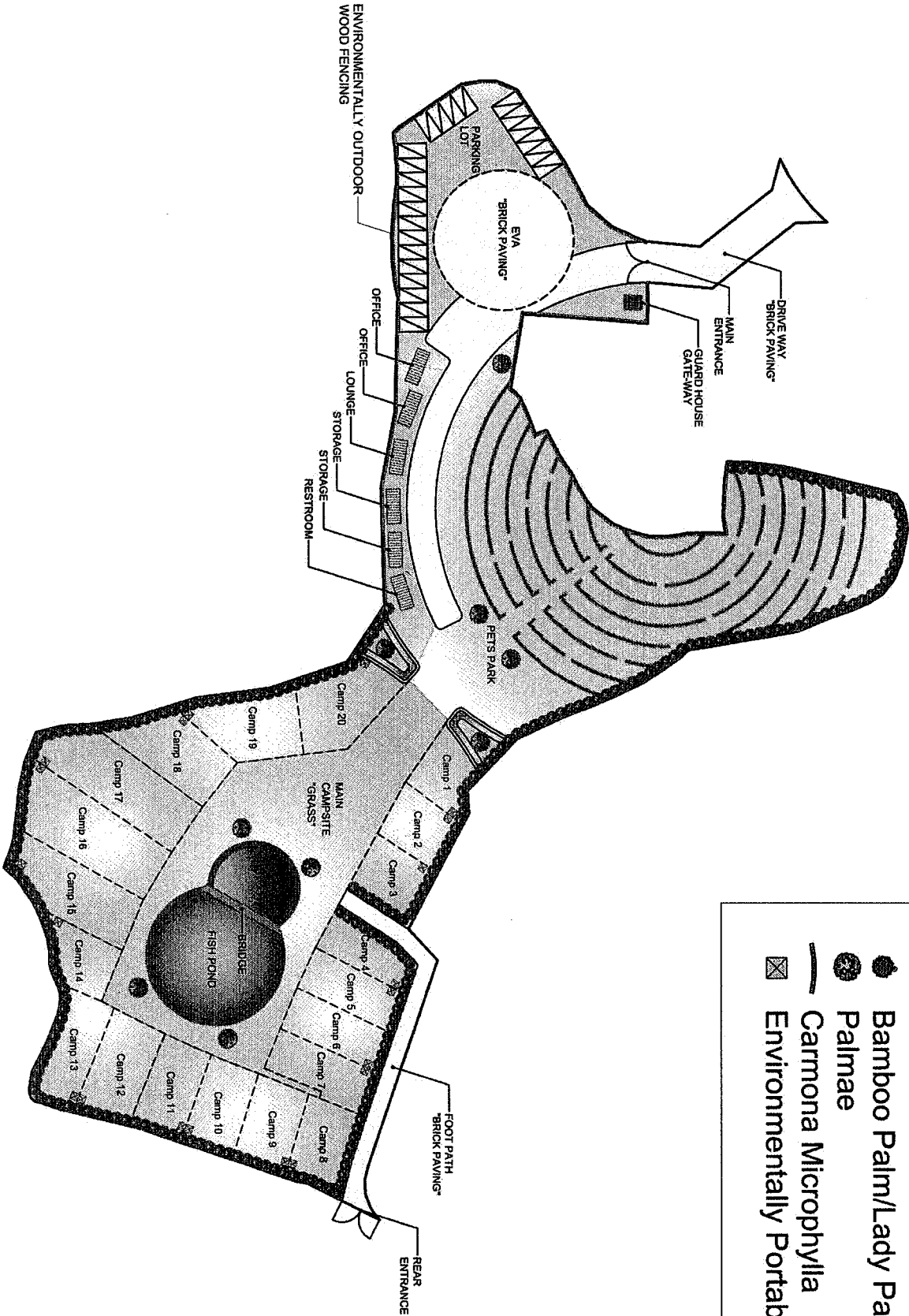
Location Plan



Site Layout Plan (1)



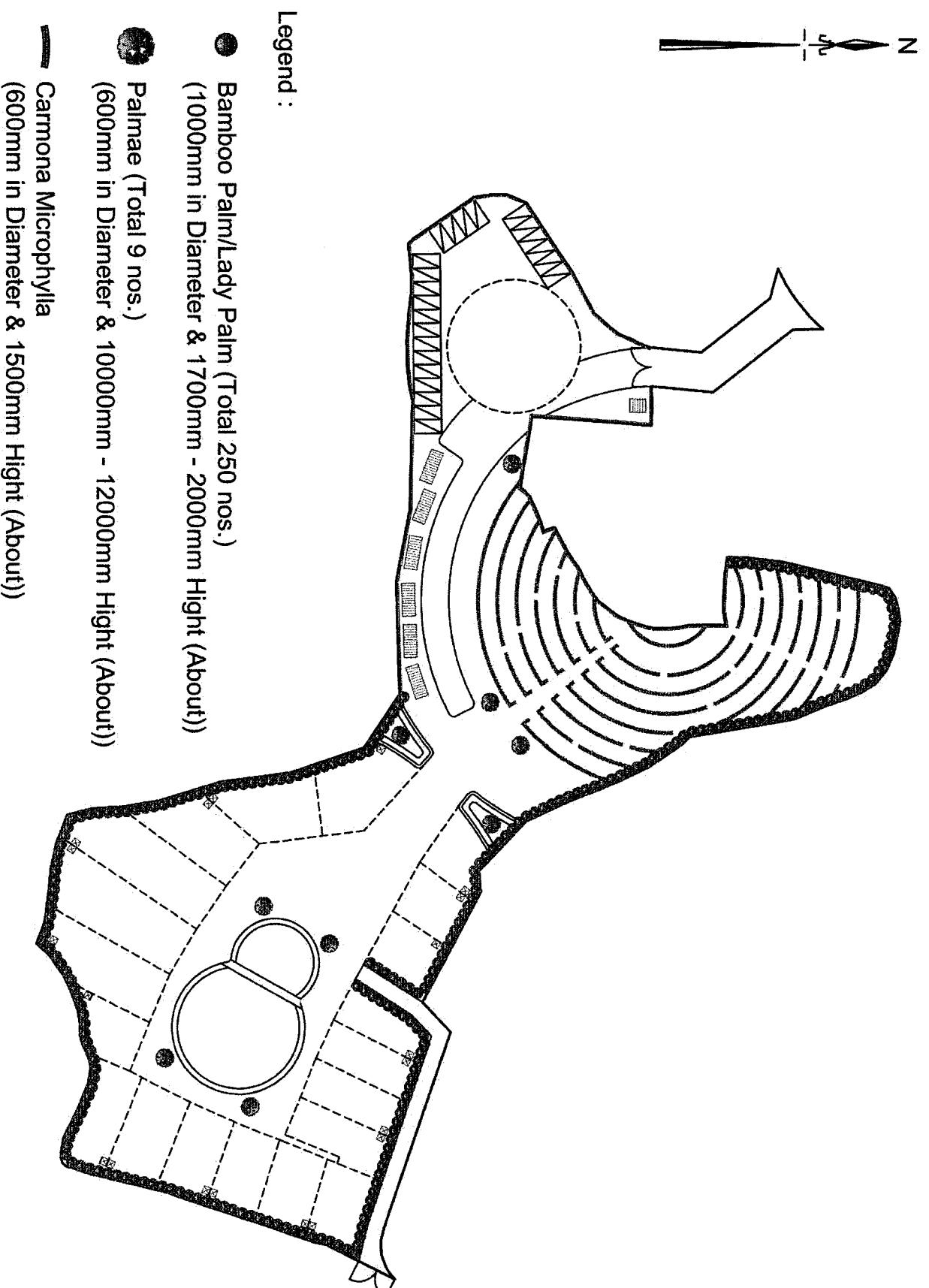
Site Layout Plan (2)

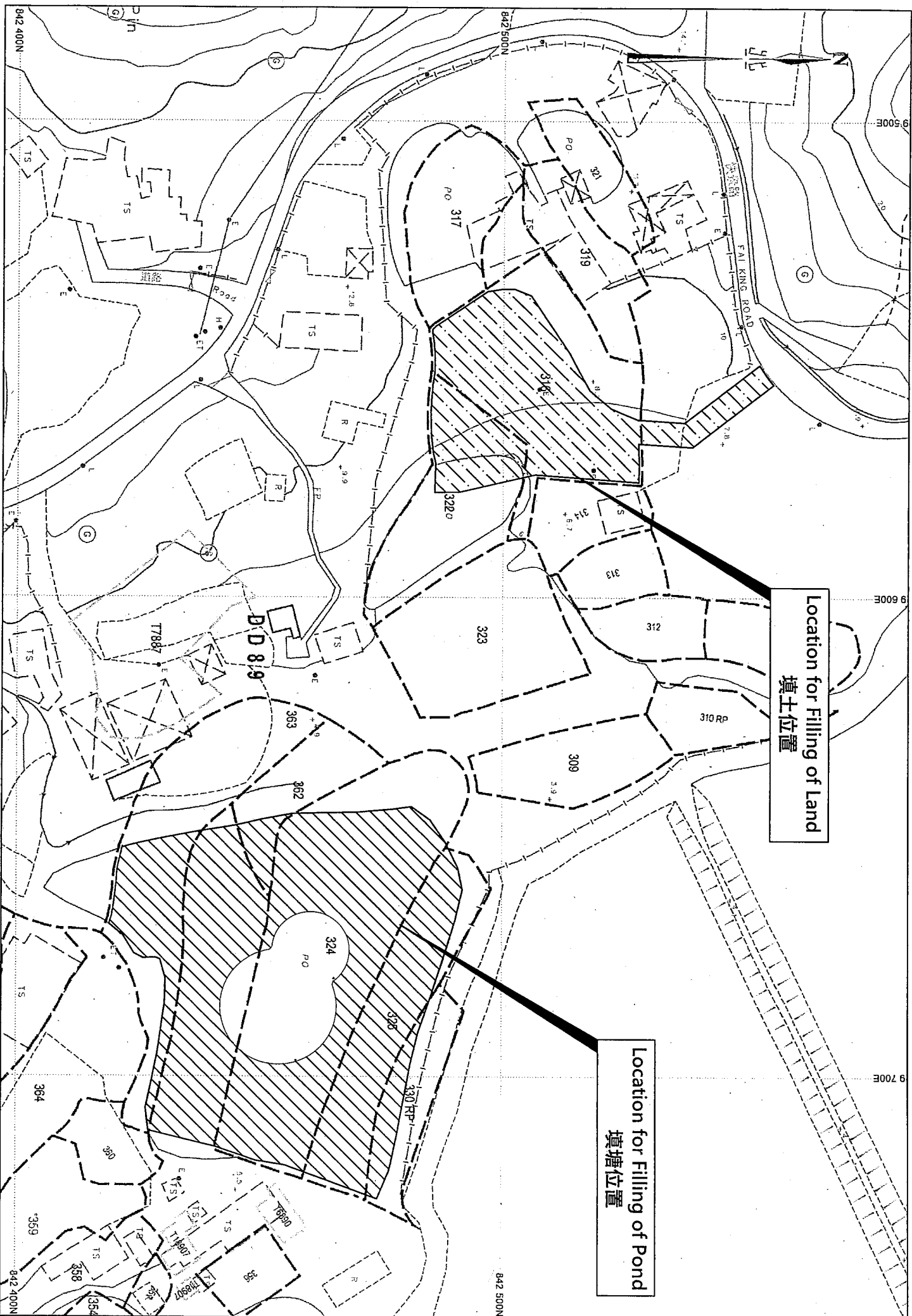


Legend :

- Bamboo Palm/Lady Palm
- Palmae
- Carmona Microphylla
- ⊠ Environmentally Portable Toilet

Landscape Plan

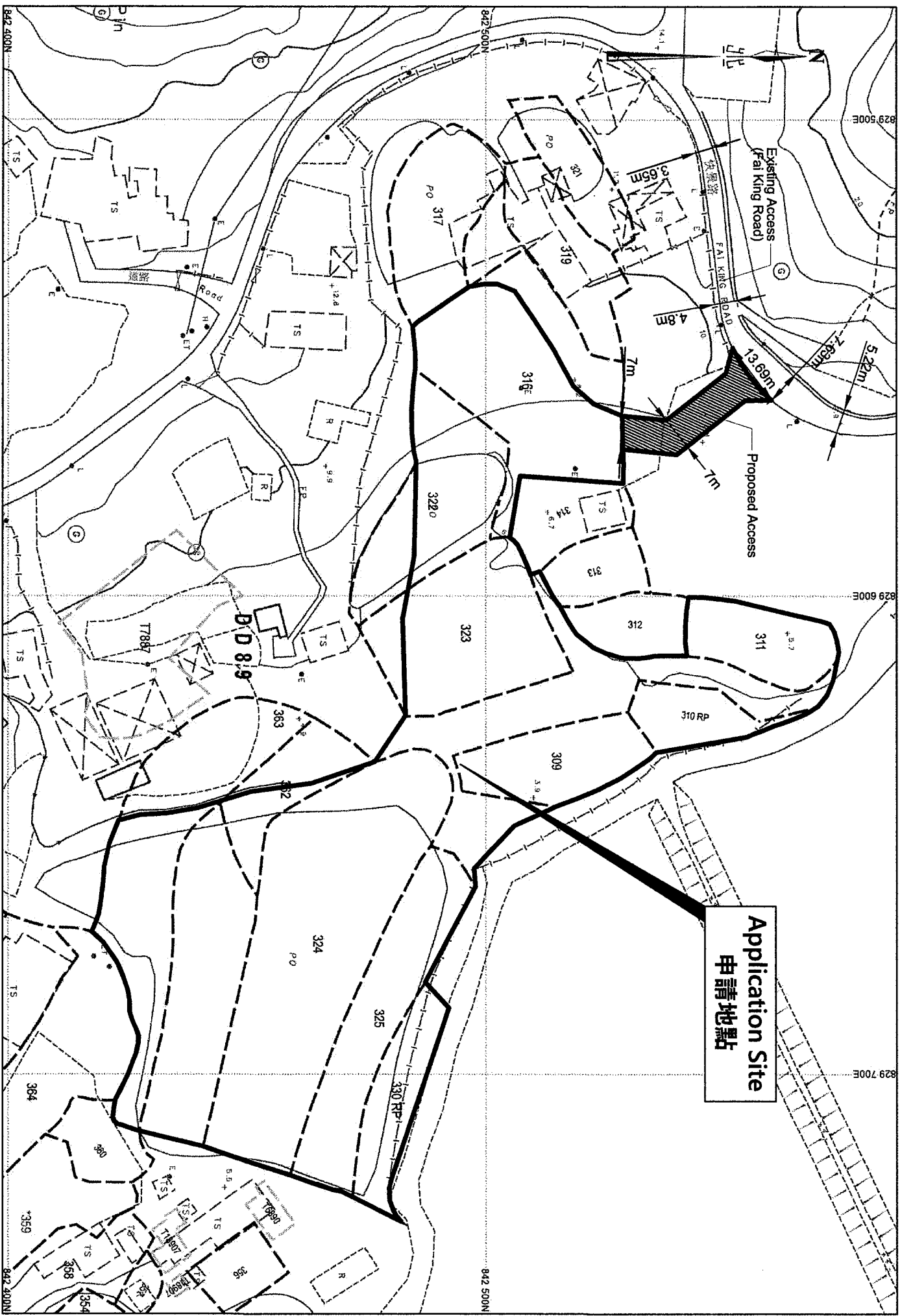




Location for Filling of Land
填土位置

Location for Filling of Pond
填塘位置

Access Plan



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Brother Inter Limited 兄弟國際有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Pang Hing Yeun 彭慶餘

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）	LO WU, LOT Nos. 309(Part), 310RP(Part), 311(Part), 316(Part), 322(Part), 323(Part), 324(Part), 325(Part), 330RP(Part), 362(Part), 363(Part) and Adjoining Government Land IN D.D. 89 羅湖丈量約份第89約地段第309(部份), 310餘段(部份), 311(部份), 316(部份), 322(部份), 323(部份), 324(部份), 325(部份), 330餘段(部份), 362(部份), 363(部份)及毗連政府土地
(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 9997.60 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 137.93 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... 2256.04 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 Holiday Camp and Ancillary Pet Garden for a Period of 3 Years with Filling of Pond and Land (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) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	..... 9867.11 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 130.49 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 27
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 137.93 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 137.93 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 2個闊 2.44m 長 6.096m 高 2.62m 一層高貨櫃用作辦公室，2個闊 2.44m 長 6.096m 高 2.62m 一層高貨櫃用作儲物室，1個下層闊 2.44m 長 6.096m 高 2.62m 及上層闊 2.44m 長 3.048m 高 2.62m 層半高貨櫃用作休息室，1個闊 2.44m 長 6.096m 高 2.62m 一層高貨櫃用作洗手間，1個闊 2.44m 長 3.048m 高 2.62m 一層高貨櫃用作更亭，20個闊 1.3m 長 1.3m 高 2.2m 流動環保廁所	
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	..... 20個闊 2.5m 長 5m
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 3個闊 2.5m 長 5m
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 場地營業時間為星期一至日早上8時至下午10時(包括公眾假期)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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))	
	No 否	<input checked="" 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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 .....3800..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 .....1.8..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 .....1045..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .....0.3..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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。

1. 申請地點所涉及的私人土地業權屬於祖堂及袁氏後人擁有，由於所屬土地的司理及負責人已去世，而現時由香港羅湖袁氏(土地)物業管理有限公司負責管理有關地段。
2. 申請地點位於綠化地帶，帳幕營地屬經常准許用途。
3. 申請地點以前為一幅大草地，在東面有一個魚塘，但已荒廢幾十年，魚塘差不多乾涸，雜草叢生。
4. 我們現希望活化該大幅土地，提供多一個郊外郊遊地方予本土市民享樂。
5. 申請地點會設立20個帳幕營地給予露營，另設立一個約2100平方米的寵物公園給予寵物遊樂。
6. 我們用2個每個面積約14.87平方米的貨櫃作為辦公室，2個每個面積約14.87平方米的貨櫃作為儲物室，1個下層面積約14.87平方米，上層面積約7.44平方米的貨櫃作為休息室，1個面積約14.87平方米的貨櫃作為洗手間，1個面積約7.44平方米的貨櫃作為更亭。
7. 我們其中一個貨櫃用作洗手間，而每個營地亦都設立一個流動環保廁所，並且定期由環保公司清理污水。
8. 我們會保留部份魚塘，並將其美化，而塘中會建一度木橋及用戶外木作圍欄。
9. 我們場地外圍大約種植250棵 Bamboo Palm/Lady Palm 高度約1.7米至2米，一來可美化環境，二來可提高場地私隱度，其餘邊界位置則會採用戶外木作圍欄。
10. 我們場地的出入通道會採用植草磚，可美化之餘亦可達到疏水功能，同時易於維修或清理。
11. 而場地其他地方主要為草坡地，同時我們亦會種植約9棵 Palmae 去美化場地。
12. 我們寵物公園會種植約1.5米高的 Carmona Microphylla 去美化場地。
13. 我們會有23個車位，5個供員工使用及18個供遊人使用，而車位亦會採用植草磚。
14. 我們申請地點擬議一條車路約7米闊，而直達場內會有掉頭位置，確保所有車輛及緊急車輛能有足夠位置進出，確保不會影響附近交通。
15. 為了確保不會污染環境，我們場地內所有構築物都是隨時可以搬走，其餘一切所採用的物料都是隨時可以清理，亦無採用任何傷害土地的物料，確保將來取消申請時，亦能保持原貌。
16. 我們場地大部份位置都能夠疏水，因此場地不會有水浸或積水的風險。
17. 我們會每天都會清理垃圾，並將垃圾運往垃圾站，確保保持場地清潔。
18. 我們會定期檢查、保養場地內植物，確保所有植物維持最好狀態。
19. 我們場地一切以環保為主，確保不會影響環境，而在景觀上，我們亦做到美化環境需要。

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）。

20. 我們場地營業時間為星期一至日早上8時至下午10時(包括公眾假期)，如規劃申請獲得批准，在疫情期間定必遵從政規定，限制人數及時段，亦會定立場地守則，以確保一切安全。

21. 我們場內的寵物公園及停車場只作為租用者使用。

22. 我們場內預計最多容納大約80人，而員工大約6-8人。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	LO WU, LOT Nos. 309(Part), 310RP(Part), 311(Part), 316(Part), 322(Part), 323(Part), 324(Part), 325(Part), 330RP(Part), 362(Part), 363(Part) and Adjoining Government Land IN D.D. 89 羅湖丈量約份第89約地段第309(部份), 310餘段(部份), 311(部份), 316(部份), 322(部份), 323(部份), 324(部份), 325(部份), 330餘段(部份), 362(部份), 363(部份)及毗連政府土地
Site area 地盤面積	9997.60 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2256.04 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/NE-MTL/3 馬草壟分區計劃大綱圖
Zoning 地帶	Green Belt 綠化
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp and Ancillary Pet Garden for a Period of 3 Years with Filling of Pond and Land

**Relevant Extracts of Town Planning Board Guidelines No. 10
for “Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance”
(TPB PG-No. 10)**

The relevant assessment criteria for assessing applications include:

- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds;
- (g) the proposed development should not overstrain the overall provision of Government, institution and community facilities in the general area; and
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Lots 309 (Part), 310 RP (Part), 311 (Part), 316 (Part), 322 (Part), 323 (Part), 324 (Part), 325 (Part), 330 RP (Part), 362 (Part), 363 (Part) all in D.D. 89 and the adjoining Government Land (GL). The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining GL will be allowed for vehicular access to the Site for the proposed use;
- our recent site inspection noted that portion of the GL within the Site is fenced off without approval from her office. This office reserves the right to take necessary land control action against the irregularities on GL as appropriate;
- it is noted that land and pond filling works would be performed on the Site. The applicant should make precautionary measures to restrict the scale of the land/pond filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all the land and pond filling requirements imposed by relevant Government department(s), if any; and
- according to the proposal, toilet facilities would be erected. The applicant should note that any toilet facilities should meet the current health requirements.

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, approval conditions on (i) the submission of a Drainage Impact Assessment (DIA) including flood relief mitigation measures; (ii) the implementation of the drainage proposal and other necessary flood relief mitigation measures identified in the DIA; (iii) no pond/land filling on Site will be allowed until the flood relief mitigation measures have been implemented, all to the satisfaction of the Drainage Services Department or of the Town Planning Board should be imposed. Besides, an approval condition requesting the applicant to maintain the implemented drainage facilities at the Site at all times during the planning approval period is required; 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. **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.

5. **Water Supply**

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

- no objection to the application; and
- existing water mains 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.

6. **Licensing**

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(LA), HAD):

- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
- if the mode of operation falls within the definition of "hotel" or "guesthouse" under the HAGAO, a licence under the HAGAO must be obtained before operation. Whether the mode of operation of a camping site falls within the ambit of HAGAO depends on the actual circumstances of each case and cannot be generalized;
- for any structure which constitutes as "building works" or "building" under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO; and
- detailed licensing requirements will be formulated upon receipt of application under the HAGAO.

7. District Officer's Comments

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

- he has consulted the locals. All consultees, including the Chairman of Sheung Shui District Rural Committee, the incumbent North District Councilor of N11 Constituency, the Indigenous Inhabitant Representatives (IIRs) of Ho Sheung Heung and Liu Pok, the Resident Representatives (RRs) of Ho Sheung Heung and Liu Pok and the Chairman of Fung Shui Area Committee have no comment on the application.

8. Other Departments

- the following government departments have no comment on/no objection to the application:
 - (i) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (ii) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
 - (iii) Commissioner of Police (C for P); and
 - (iv) Director of Leisure and Cultural Services.

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department that:
- (i) the applicant should make precautionary measures to restrict the scale of the land/pond filling activity so as to ensure no private lot(s)/GL adjacent to the Site would be disturbed. Besides, the applicant should also comply with all the land and pond filling requirements imposed by relevant Government department(s), if any;
 - (ii) the applicant should note that any toilet facilities should meet the current health requirements;
 - (iii) should the application be approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) covering all the proposed structures and actual occupation area concerned. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee, rent and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Commissioner for Transport (C for T) that the existing Fai King Road/Ho Sheung Heung Road between the Site and Ho Sheung Heung Road (section beyond the Lo Wu Correctional Institution) is not under TD's management. The applicant should check the land status of the access with the lands authority, and clarify its management and maintenance responsibilities with the relevant lands and maintenance authorities accordingly;
- (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 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;
 - (ii) 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 flush 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 Sites. The applicant should also ensure that the flow from the Sites 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 Sites to be intercepted by the drainage system of the Sites 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 Sites 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 Sites 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 Sites, the existing drainage/flowpaths around the Sites, the proposed drainage from the Sites 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;
- the proposed flood mitigation measures can be implemented prior to any pond filling activities around the periphery of the Site. The flood mitigation measures

shall be clearly delineated from the internal drainage of the proposed development;

- (e) 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 be designated for any proposed uses 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 issue of a licence, any existing structures on the 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 licencing authority;
 - (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings that are subject to the control of the Building (Planning) Regulations (B(P)R) Pt. VII;
 - (vi) the site shall be provided with means of obtaining access thereto from a street under the BPR 5 and emergency vehicular access shall be provided under BPR 41D;
 - (vii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
 - (viii) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008;
 - (ix) it is noted that portable toilets are to be provided for the proposed development. The applicant's attention is drawn to the provisions of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
 - (x) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual site will be

provided at the building plan submission stage;

- (f) 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;
- (g) 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; and
- 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.

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

參考編號

Reference Number:

220629-182036-06280

提交限期

Deadline for submission:

19/07/2022

提交日期及時間

Date and time of submission:

29/06/2022 18:20:36

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MTL/8

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tsit Yang

意見詳情

Details of the Comment :

香港嚴重缺乏綠色意識的公園比寵物和市民共樂。既然有地方又有公司願意提供更多設施。應該比他們發展，令市民和寵物與大自然更多接觸。

2

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

220629-182458-12407

提交限期**Deadline for submission:**

19/07/2022

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

29/06/2022 18:24:58

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

A/NE-MTL/8

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

先生 Mr. Manfred Chan

意見詳情**Details of the Comment :****本人同意 上述規劃**

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反對規劃意見
30/06/2022 09:32

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
File Ref:

至城規會：

本人對規劃申請編號（A/NE-MTL/8）提出反對意見。

對於申請規劃圖範圍本是農用地。大面積的土木工程，會嚴重的影響周邊以及百米距離之差的濕地公園生態環境之平衡。以及規劃圖里毫無提及到污水排放問題。及生活垃圾問題的處理。

其次就是就當地本屬羅湖邊境之禁區範圍。幾年前才開放。大量的單車友，行山人士。本土居民大多數是選擇踩單車或不行至港鐵羅湖站翻工翻學。這份規劃土地之車輛出入馬路祇有4.5米寬。如何能容納大量遊客玩燒烤？露營？寵物公園？小朋友踩單車翻學翻屋企危險大量增加而且！最重點的是對於我本人來說簡直就是噩夢。無法想像。圖紙範圍離我家祇有幾米距離！一個村莊生活區怎能容許私人胡作非為？！

懇請城規會實地考察。拒絕其申請！

而且，城規會發出的對大眾通告，早已被業主當天取下。很多人不知情！

而且！該規劃申請在數月前已被無數居民和行山人士，踩單車打卡人士反對中取消！上次規劃申請編號為A/NE-MTL/4

所以，好多村民懷疑市鍵局內部是否有人收受賄賂？需要icac介入？如該規劃通過，東張西望。

快景路居民

阿歡

電話：[REDACTED]

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對填塘建寵物公園及露營地的意見
30/06/2022 10:12

From:

To:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>

致：香港城市規劃委員會

本人就規劃申請（申請編號：A/NE-MTL/8)提出反對意見。其反對理由如下：

- 1、據悉此地帶是政府規劃的綠化地帶，之前作魚塘養殖用途近半世紀，若填塘用來建寵物公園及露營地是否違反土地使用用途？
- 2、此地帶近梧桐河、雙魚河，環境優美、寧靜舒適，過往及現在此處有候鳥、丹鶴、水鴨在塘邊嬉戲玩耍及落腳，如將來改為露營後它們會被迫遷徙甚至無家可歸。
- 3、如填塘改為露營場地，施工期長達三年，對附近居民一定會造成環境污染同噪音問題，修建成功之後一定會吸引大量露營愛好者前往露營，由此會造成村落交通更加擠逼(马路为单行道)，村民及學生大多以單車出行。周邊交通設施尚未完善，且路況狹窄，揸車入村便會種下交通隱患，如出現交通意外，難道僅僅是車主責任？
- 4、此地在去年11月已提過申請，相信城市規劃委員會已收到不少市民持反對的意見！為何在事隔半年後仍可就同一地方提出同樣的申請？其意義何在？在此本人真誠希望城規會成員可以接納本人提出的反對意見，慎重考慮其規劃用途，謝謝！

村民：費小姐

電話：

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反對規劃申請
01/07/2022 14:43

From:

To:

File Ref:

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

城市規劃委員會

本人吳偉文是村民，現在提出反對申請編號 A/NE-MT1/8，因為會造成環境污染，同破壞大自然生態，填土魚塘破壞雀鳥生活，所以現在提出反對通知書，及城市規劃委員會。

村民吳偉文上

聯絡電話 [REDACTED]

從 iPhone 版的 Yahoo Mail 傳送

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反對申請編號 A/NE-MT/ 8

04/07/2022 14:49

From:

To:

File Ref:

tpbpd@pland.gov.hk

城市規劃委員會

本人吳詠儀是村民，現在提出反對申請編號 A/NE-MT1/8，因為會造成環境污染，同破壞大自然生態，填土魚塘破壞雀鳥生活，所以現在提出反對通知書，及城市規劃委員會。

村民吳詠儀上

聯絡電話

從我的iPhone傳送

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反對規劃申請(申請編號是A/NE-MTL/8)

04/07/2022 14:41

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

(反對規劃申請)

給城市規劃委員會:

本人李先生是行山人士，現在提出反對規劃申請，申請編號是A/NE-MTL/8，因改變地方用途會破壞大自然生態同美好環境，同太過商業化，只為求金錢，所以現在我提出反對通知信給城市規劃委員會。

行山人士李先生

聯絡電話

傳送自 Android 上的 Yahoo Mail

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反對填魚塘

04/07/2022 21:37

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

至城市規劃委員會

本人郭小姐是注重保育生態人士，因看了通告，要填魚塘及改變雀鳥生活，所以現在提出反對通知信，本人反對申請編號 A/NE-MTL/8，因完全破壞大自然生態環境，希望本處認真考慮接受。

環保人士郭小姐

手機 [REDACTED]

9

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

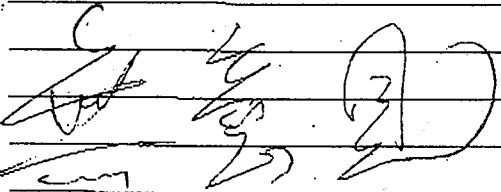
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MTL/8

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

2022.7.4

10

規劃委員 你們好



A/NE-MTL/8 馬草壟

新界羅湖丈量約第89的地段

我是

養殖人(溪塘) 袁氏祖塘物業
兄弟有限公司 同一班人聽聞會收地
幾年前開始破壞厝舍 趕老人家走
霸道行為 報警多次 警察叫我
地找律師解決 地底同地面
問題 現居住呢個地方超過60年
現在又用規劃處來做寵物公園
填塘及填土工程 如果批咗
不得了 好多人家可歸

希望規劃處 正視問題

現正排期高院 打迷權侵佔官司

其實袁氏太惡，連地政務處

都怕了他 我~~幫~~村民投訴去

加萬頭 加^地位 有地政人員解答

問題 他都是霸佔官地人民

敬請委員多多幫忙

很想有安樂居所住 靜靜地

嚮往退休生活

謝謝各位 1/7/2022

[REDACTED]

11

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Comment on the Section 16 Application No. A/NE-MTL/8

19/07/2022 15:29

From: "Roy Ng" <roy@cahk.org.hk>
To: <tpbpd@pland.gov.hk>
File Ref:

1 attachment



TPB20220719(MTL8).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association
T: 2728 6781
D: 2272 0303
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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<https://www.avast.com/antivirus>



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

19th July 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/8

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

1. Not in line with the planning intention of Green Belt (GB) 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 GB zone *“is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”*.

From the application, 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. Adverse environmental impacts

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

- No plans on land recovery: Various structures/uses, including 27 temporary structures (not exceeding 5.24m in height), office, storage, lounge, washroom, guard house, portable toilets, parking spaces, etc., would be temporarily proposed in the application site. Meanwhile, the proposed land and pond filling with a depth of about 0.3m and 1.8m respectively would occupy nearly half of the site (48.5%).



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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, 電子郵件 E-mail:cahk@cahk.org.hk
Kwai Chung, New Territories, H.K.
網址 Website:www.cahk.org.hk

However, no details are available to illustrate how the land would be recovered after the proposed temporary use, land and pond filling activities.

- Lacking details on the proposed pet park: According to the application, almost half of the site would be occupied by the pet park. However, we cannot see any plans or details to deal with associated potential environmental nuisance generated by the pet park during construction and operation phase.
- Adverse sewage and waste impact: According to the application, we cannot see any details of the proposed toilets (both portable toilets and a toilet in a container), such as design; collection, treatment and disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems.
- Lacking details of drainage design: a recent application A/NE-MTL/2, which is less than 50m from this application site, was rejected by the Rural & NT Planning Committee (RTNPC) on 8/1/2021. The RTNPC 663rd meeting pointed out that *“the applicant (A/NE-MTL/2) fails to demonstrate that the filling of pond and land would not cause adverse drainage and environmental impacts on the surrounding area”*. Referring back to the current application, similarly we cannot see how the project proponent can demonstrate that the plan, especially pets park and campsite, will not cause adverse drainage and environmental impact too.
- Light and noise pollution: As the application mentioned that the proposed site will be opened 24 hours from Mondays and Sundays, light and noise pollution generated from various activities would be highly inevitable. However, no attempts have been proposed to tackle such disturbance.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

3. Adverse ecological impact at Ho Sheung Heung Egretty and Conservation Area

The application is very close to the Ho Sheung Heung Egretty currently zoned Conservation Area. According to Egretty Counts in Hong Kong (2016-2020), it showed that Ho Sheung Heung Egretty was once a major habitat for Eastern Cattle Egret



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網址 Website: www.cahk.org.hk

(*Bulbulcus coromandus*), and Chinese Pond Heron (*Ardeola bacchus*) also found in surrounding area. However, we worry that the application involved filling of pond and land, and this may affect their foraging habitat.

Besides, the site falls within/very close to part of the flight-lines between the egret and foraging locations of ardeids. As North East New Territories New Development Areas EIA Report (EIA-213/2013) showed that 28.5% flight-lines (Figure 1) will be crossed with the application site. During both construction and operation phase of the project, associated human disturbance such as light and noise pollution would be generated and may threaten the flight path of those birds. With such an important ecological site nearby, however, the project proponent fails to take this into account.

4. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 2-4). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”¹. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,

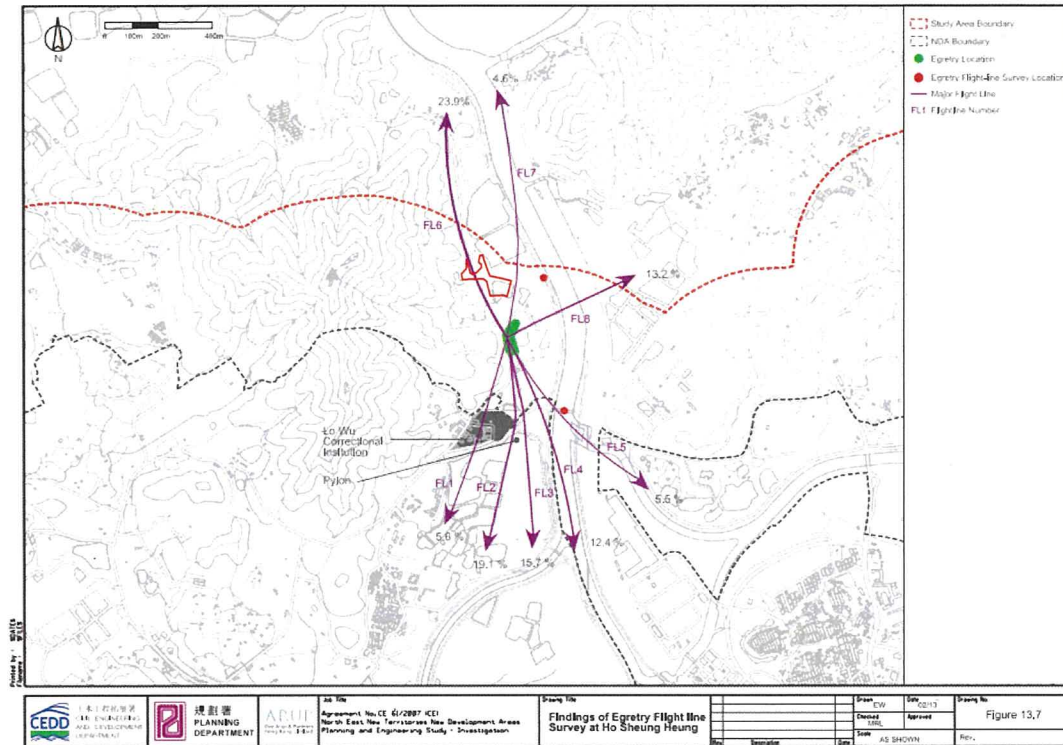
Ng Hei Man

Campaign Manager

The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1 Findings of egretty flight-line survey at Ho Sheung Heung²
(application site marked in red)



² Figure 13.7, North East New Territories New Development Areas Planning and Engineering Study – Investigation Final Environmental Impact Assessment Report
https://www.epd.gov.hk/eia/register/report/eiareport/eia_2132013/eia/pdf/figure/figure_13-7.pdf

The Conservancy Association

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網址 Website:www.cahk.org.hk

Figure 2-4 According to aerial photos (Source: Google Earth) and our observation in May 2021, this site (marked in red) has been subject to land formation and vegetation clearance (marked in blue). It is suspected that this is a case of “destroy first, build later”





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網址 Website: www.cahk.org.hk



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HKBWS's comments on the planning application for the proposed Temporary Holiday Camp, Pets Park and Ancillary Facilities for a Period of 3 Years with Filling of Pond and Land at Lo Wu, New Territories (A/NE-MTL/8)

19/07/2022 16:51

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Holiday Camp, Pets Park and Ancillary Facilities for a Period of 3 Years with Filling of Pond and Land at Lo Wu, New Territories (A/NE-MTL/8) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong

香港九龍荔枝角青山道532號偉基大廈7樓C室

T: +852 2377 4387 | F: +852 2314 3687



20220719_LoWu_HolidayCamp_A_NE_MTL_8_HKBWS.pdf



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

By email only

19 July 2022

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Holiday Camp,
Pets Park and Ancillary Facilities for a Period of 3 Years with Filling of Pond and
Land at Lo Wu, New Territories (A/NE-MTL/8)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the “Green Belt” (GB) zoning

The application site is located on GB zone, where is intended “to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.” The Google Earth aerial photograph in February 2021 reveals that there was well-vegetated land and ponds within the application site and is performing the function to define the limit of sub-urban development (Figure 1). However, we consider the proposed Camp Site, Pets Park and pond filling would lead to loss in wetland and are not in line with the planning intention of GB to retain natural features. Therefore, we urge the Town Planning Board (Board) to reject this application.

2 Potential impacts on sensitive ecology and the Ho Sheung Heung Egretty

2.1 The proposed site is included in the “Inner Deep Bay and Shenzhen River catchment” Important Bird Area, which is recognized by the BirdLife



- International¹. The wetlands and natural features within the application site are also potential foraging ground for migratory birds.
- 2.2 Moreover, Ho Sheung Heung egretty is one of the two egretties that have been actively used by Eastern Cattle Egret (*Bubulcus coromandus*) in Hong Kong recently². A latest report published by HKBWS suggests that the breeding population of Eastern Cattle Egret was found dropped by two-thirds in the past 10 years, likely due to the loss in farmland and wetland habitats caused by development pressure³. The potential impacts (i.e. wetland loss, diversion of river, noise, sewage, light and human disturbance) from the proposed recreation development and the associated pond and land filling should be carefully identified and avoided.
- 2.3 Given that breeding ardeids could fly as far as 4km from the nest to the access their feeding grounds, in order to safeguard these breeding egrets and herons, the nesting locations together with feeding grounds and flight paths of the birds should all be protected. However, the application site is located just about 250 m away from the egretty. We are concerned the proposed recreation development would potentially deteriorate the habitat quality of their feeding grounds and adversely affect the breeding birds and their breeding success.
- 2.4 In order to avoid the potential adverse impacts on both migratory and breeding birds and also their habitats, we urge the Board to reject this application.

3 The Town Planning Board should not encourage “destroy first, build later”

From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site in 2021 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of

¹ <http://datazone.birdlife.org/country/hong-kong-china/ibas>

² Anon, 2021. Summer 2020 Report: Egretty Counts in Hong Kong with particular reference to the Mai Po Inner Deep Bay Ramsar Site. Report by The Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department, Hong Kong Special Administrative Region Government.

³ Hong Kong Biodiversity and Conservation 10-year Review against the Convention on Biological Diversity. Available at:

https://cms.hkbws.org.hk/cms/phocadownload/submissions/HKBiodiversity_10yr_Review_en.pdf



the current application would further legitimize the current misuse of the GB zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*⁴ We urge the Board to reject this application.

4 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and the existing wetlands from any development threats.

5 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological⁵ and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity⁶, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

⁴ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

⁵ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁶ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html



The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

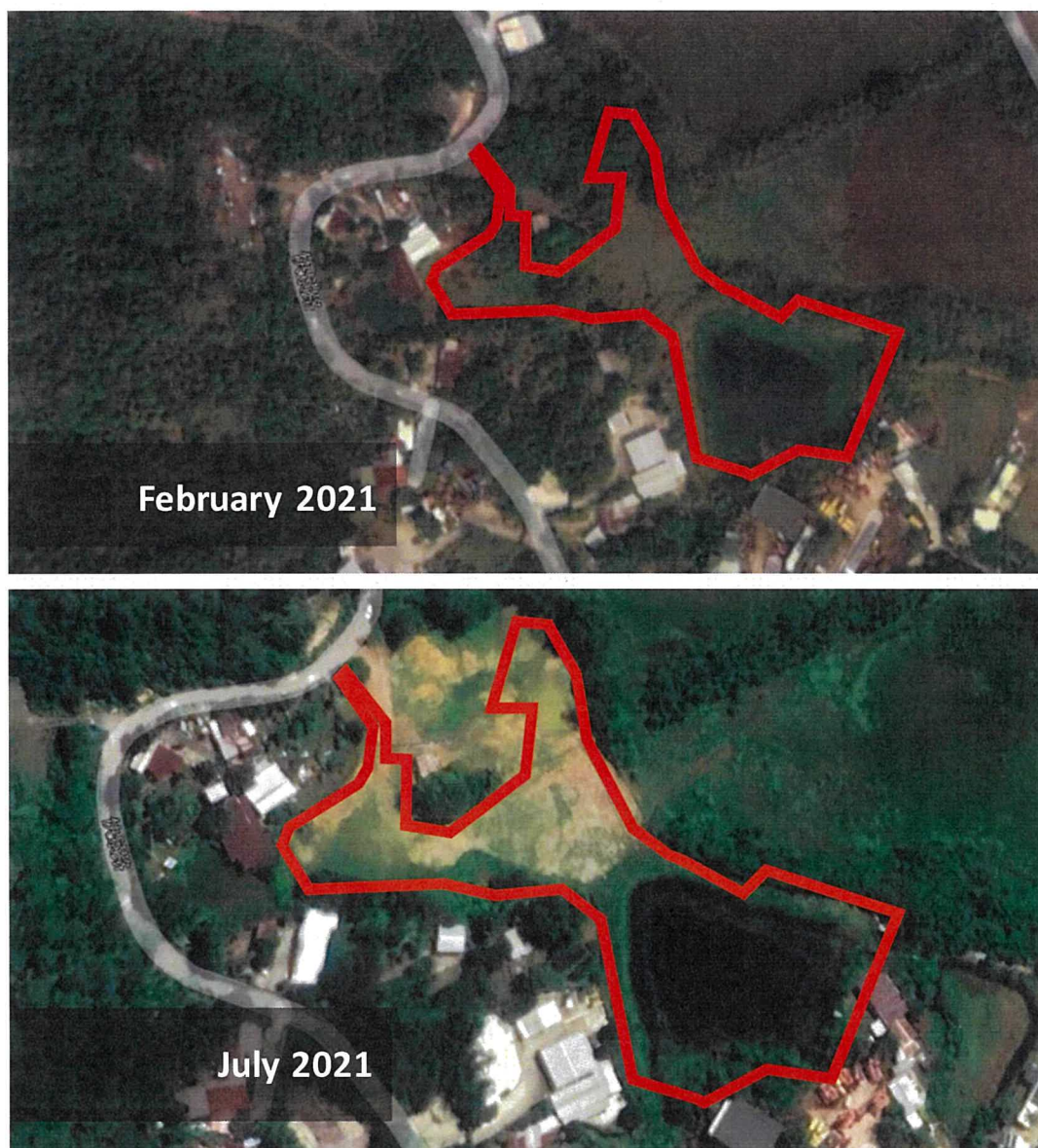
香港觀鳥會 Hong Kong Bird Watching Society

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Figure 1. The Google Earth aerial photograph in February 2021 reveals that there was well-vegetated land and ponds within the application site and is performing the function to define the limit of sub-urban development. However, landscape changes including vegetation clearance and land filling were seen at the application site in July 2021. We consider that this is “destroy first, build later”.



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KFBG's comments on one planning application

19/07/2022 19:49

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

1 attachment



220719 s16 MTL 8c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

19th July 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp, Pets Park and Ancillary Facilities for a Period
of 3 Years with Filling of Pond and Land
(A/NE-MTL/8)**

1. We refer to the captioned.
2. There is a withdrawn application for similar purposes covering the current application site (i.e., A/NE-MTL/4). We consider our views on this withdrawn application would still be largely valid for the present application and thus our previous submission for A/NE-MTL/4 is attached in **Appendix 1** for your reference (updated information: please also note that the Ho Sheung Heung egretty was still active in 2021¹).
3. We also conducted a visit to the locality recently and as observed, the site contains pond (**Figure 1**) and is close to wetlands (**Figure 2**). We urge the Board to seriously consider all the impacts including the potential cumulative impacts of approving this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://cms.hkbws.org.hk/cms/en/component/phocadownload/file/812-egretry-summer-report-2021>

Figure 1. Pond within the site.



Figure 2. Wetlands around the site.

