

2025年 1月 14日
此文件在 城規・城市規劃委員會
只會在收到申請後，在申請表格上正式收到
申請的日期。

This document is received on 14 JAN 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

2402797

25/11

By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1080	1116
	Date Received 收到日期	14 JAN 2025	

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

1. Name of Applicant 申請人姓名/名稱

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

TANG Tsz Ki 鄧子其

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)

Tang Wing Yat Tommy 鄧榮日

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 9 (Part) and 10 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第9號(部分)及第10號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,411.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 144 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)	NA 不適用 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (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
05/11/2024-19/11/2024 (DD/MM/YYYY)[&]
於 05/11/2024-19/11/2024 (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 05/11/2024 _____ (DD/MM/YYYY)[&]
於 05/11/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(d) For Type (d) application 供第(d)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 502.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2-0.3 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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	擬議臨時康體文娛場所(休閒農場)連附屬設施 (為期5年) 及相關填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a period of 5 years and Associated Filling of Land

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

(iv) For Type (iv) application 供第(iv)項申請

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

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

(v) For Type (v) application 供第(v)項申請

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

擬議臨時康體文娛場所(休閒農場)連附屬設施(為期5年)
及相關填土工程

Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm) with Ancillary Facilities for a period of 5 years
and Associated Filling of Land

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	144	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.1		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	10.2	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	Not Exceeding 4	m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積).....
.....
.....☒ other(s) 其他

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

Ancillary Storage: GFA: About 12m x 6m = 72m²
Learning Centre and Lounge: GFA: About 12m x 6m = 72m²
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

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

Farming, Outdoor Activity Area, Vehicle Maneuvering Space
.....
.....
.....
.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2026

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Shui Mei Road 水尾路 <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 4 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) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 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) _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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"/>																													
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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"/>																													

10. Justifications 理由

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

Please refer to the Justification Document.

11. Declaration 聲明

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

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

Signature

簽署

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

鄧榮日

NA 不適用

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

22/11/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 9 (Part) and 10 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第9號(部分)及第10號(部分)		
Site area 地盤面積	1,411.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	「農業」 "Agriculture"		
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所(休閒農場)連附屬設施(為期5年) 及相關填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a period of 5 years and Associated Filling of Land		
(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	144 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	2	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	10.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____	4 PC:4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1 LGV:1

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access and Paved Area		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

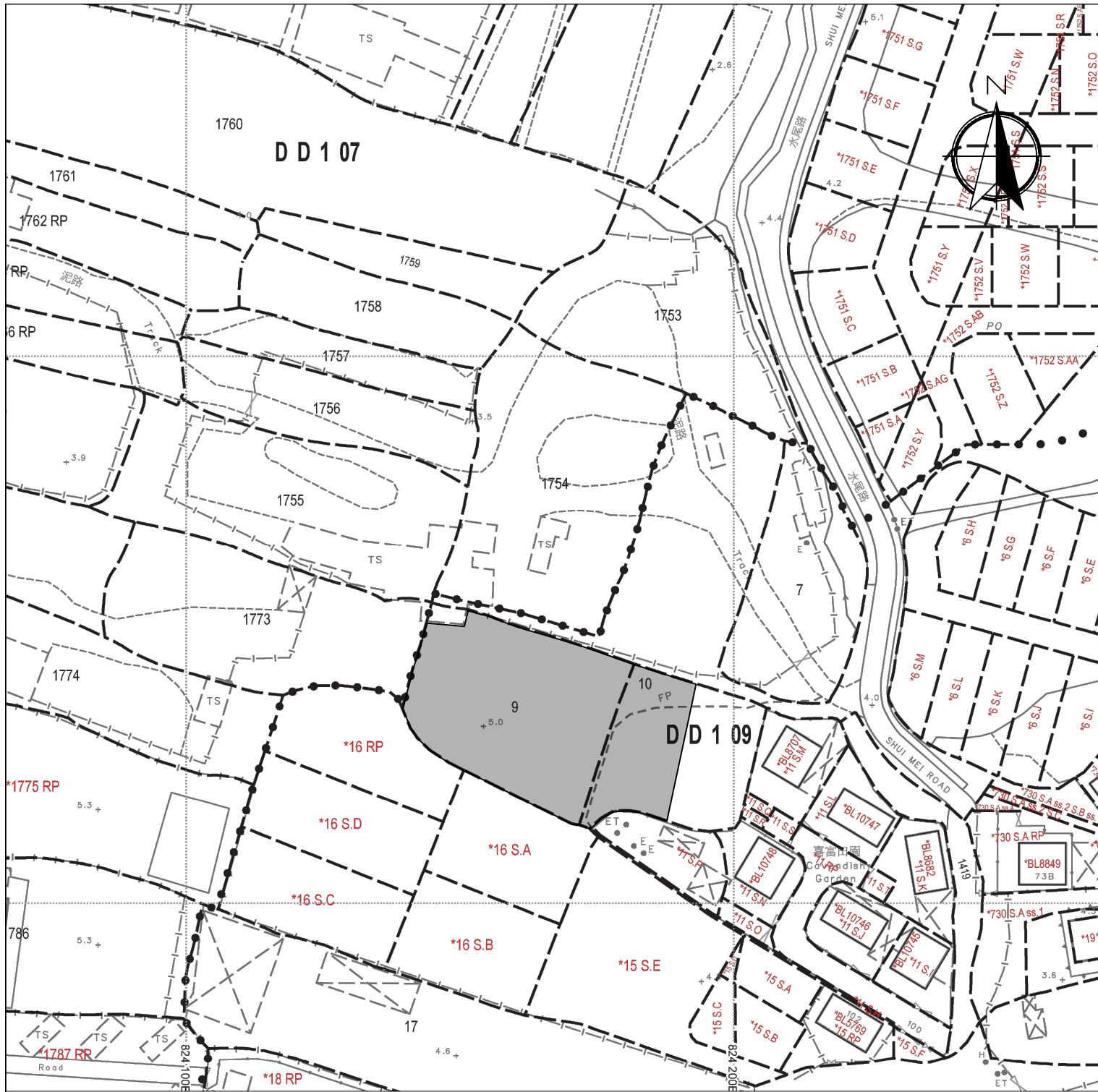
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田丈量約份第 109 約地段第 9 號(部份)及 10 號(部份)
作為期五年的臨時休閒農場連附屬設施及相關填土工程之用途

- 申請地點的面積約為 1,411.7 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
- 申請地段將設有 2 個擬議建築物，有 1 個為附屬儲物室及 1 個為學習中心及休息室。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。
- 申請地點會採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗大棠丈量約份第 109 約地段第 9 號(部份)及 10 號(部份)作為期五年的臨時休閒農場連附屬設施及相關填土工程的用途。



Legend:



Application Site 申請範圍

Appendix 1

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 10 November 2024

Location

位置圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

Proposed Structures Detail

Ancillary Storage

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1



Learning Centre and Lounge

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1

Private Car Parking Space

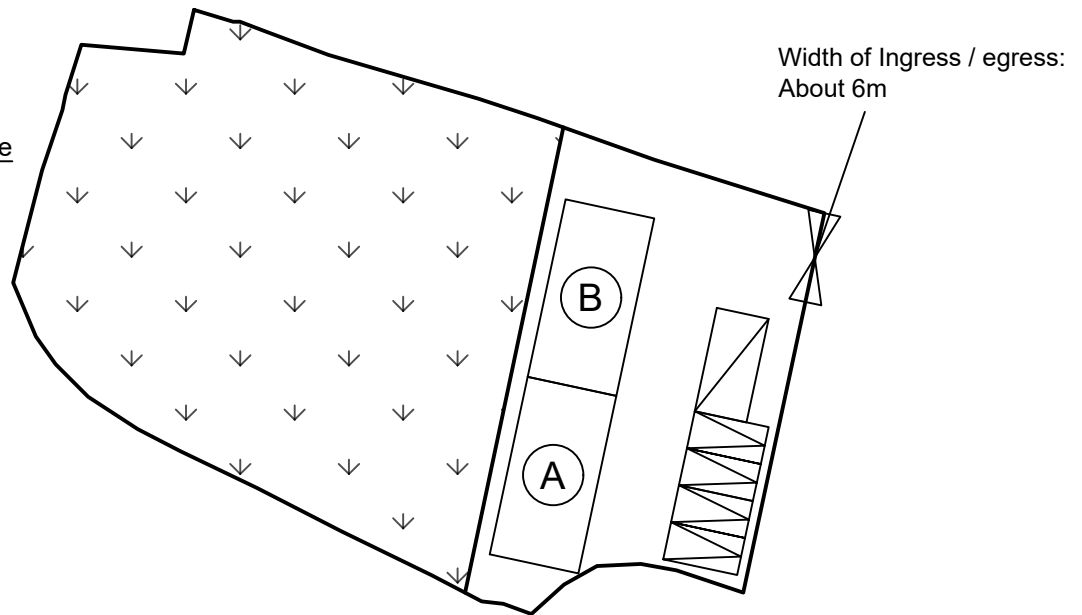
Dimension: 2.5 m x 5 m

Unit(s): 4

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m

Unit(s): 1



Legend:

⚡ Ingress/egress (Width: About 6m)

▢ Proposed Structures

▢ Private Car Parking Space

▢ LGV L/UL Space

Ⓐ Ancillary Storage

Ⓑ Learning Centre and Lounge

Total Area: 1,411.7 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 1,267.7 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 2

Appendix 2

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 21 November 2024

Proposed Layout Plan

擬議佈局平面圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

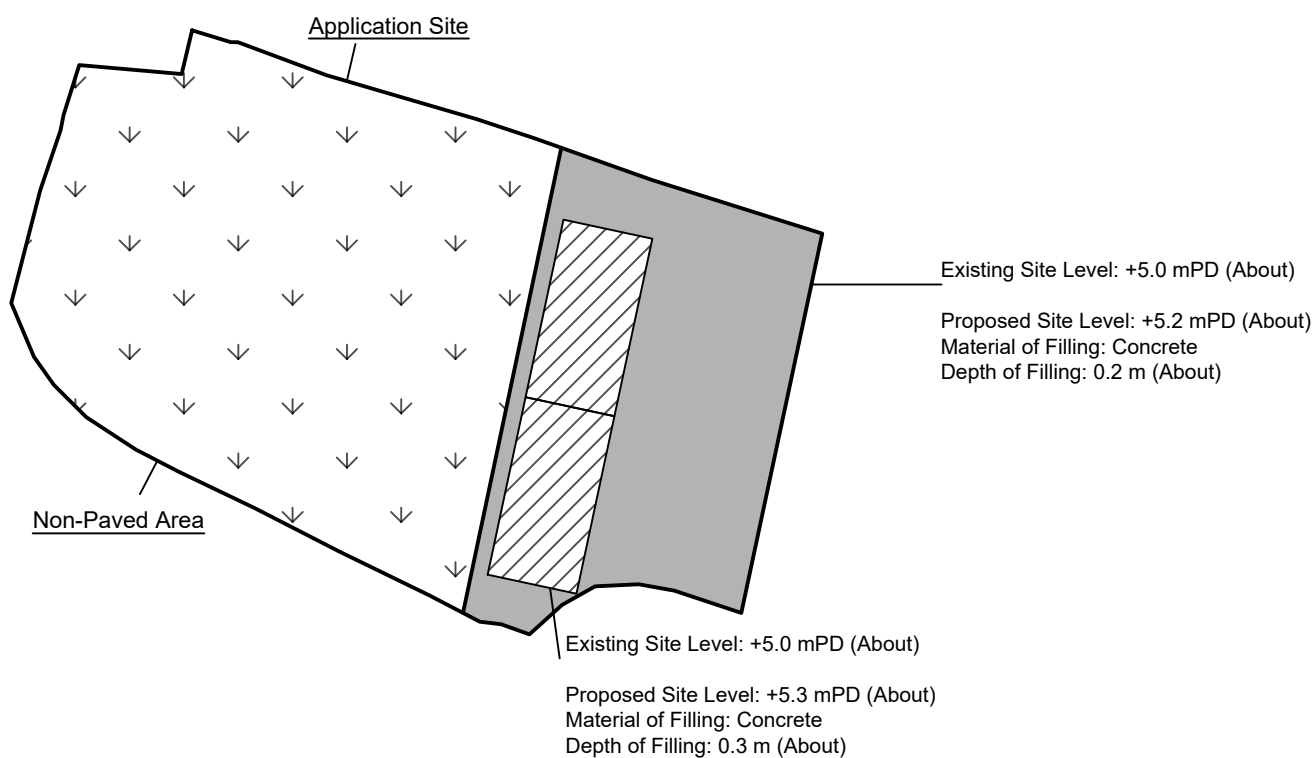
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 25th January 2024

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 9 (Part), D.D. 109 Lot 10 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Hobby Farm with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land</p>	<p>Width of Shui Mei Road: 3-4m (About) with passing space</p> <p>Map Legend:</p> <p>●●●● Road Path</p> <p>— Site Boundary</p>	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 21/11/2024</p>
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Non-Paved Area: About 909.2 m² (About 64.4%)

Paved Area: About 502.2 m² (About 35.6%)

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 10 November 2024

Paved Area

平整位置圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

寄件日期: 2025年01月20日星期一 11:37
收件者: tpbpd/PLAND
主旨: Fw: A/YL-KTN/1080 - (Hobby Farm)
附件: Update 20250120.pdf

Please see the attachment section for the updated documents. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang via email to

Yours Sincerely,
Mr. Tang

Proposed Structures Detail

Ancillary Storage

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1



Learning Centre and Lounge

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1

Private Car Parking Space

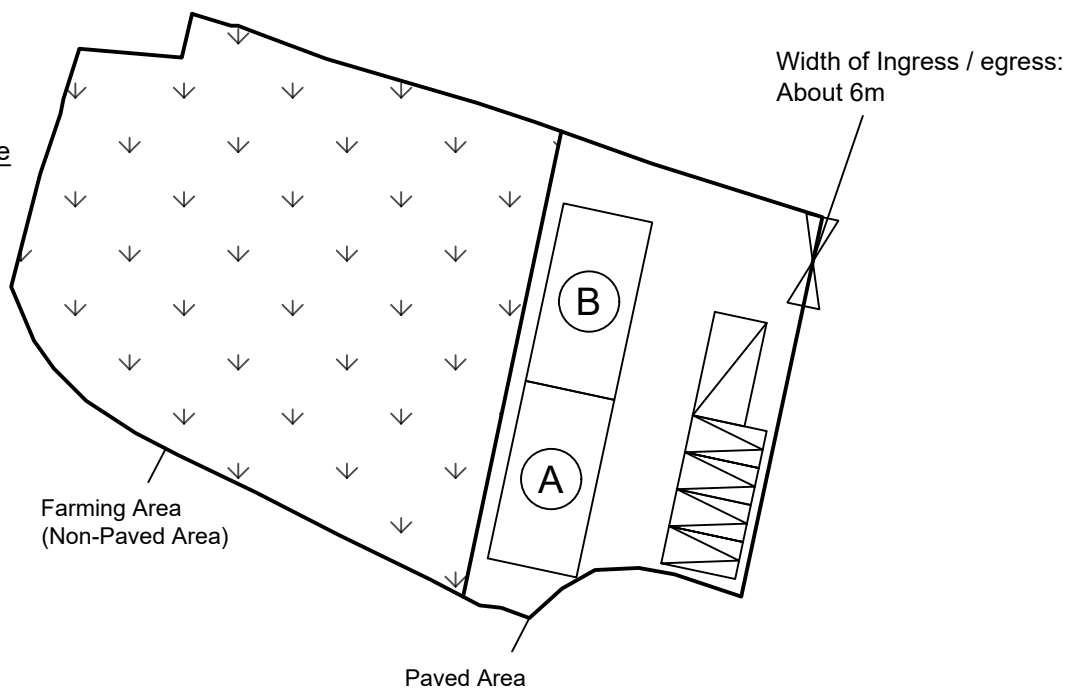
Dimension: 2.5 m x 5 m

Unit(s): 4

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m

Unit(s): 1



Non-Paved Area: About 909.2 m² (About 64.4%)

Paved Area: About 502.2 m² (About 35.6%)

Legend:

⊞ Ingress/egress (Width: About 6m)

▭ Proposed Structures

▭ Private Car Parking Space

▭ LGV L/UL Space

Ⓐ Ancillary Storage

Ⓑ Learning Centre and Lounge

Total Area: 1,411.7 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 1,267.7 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 2

Appendix 2

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 20 January 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

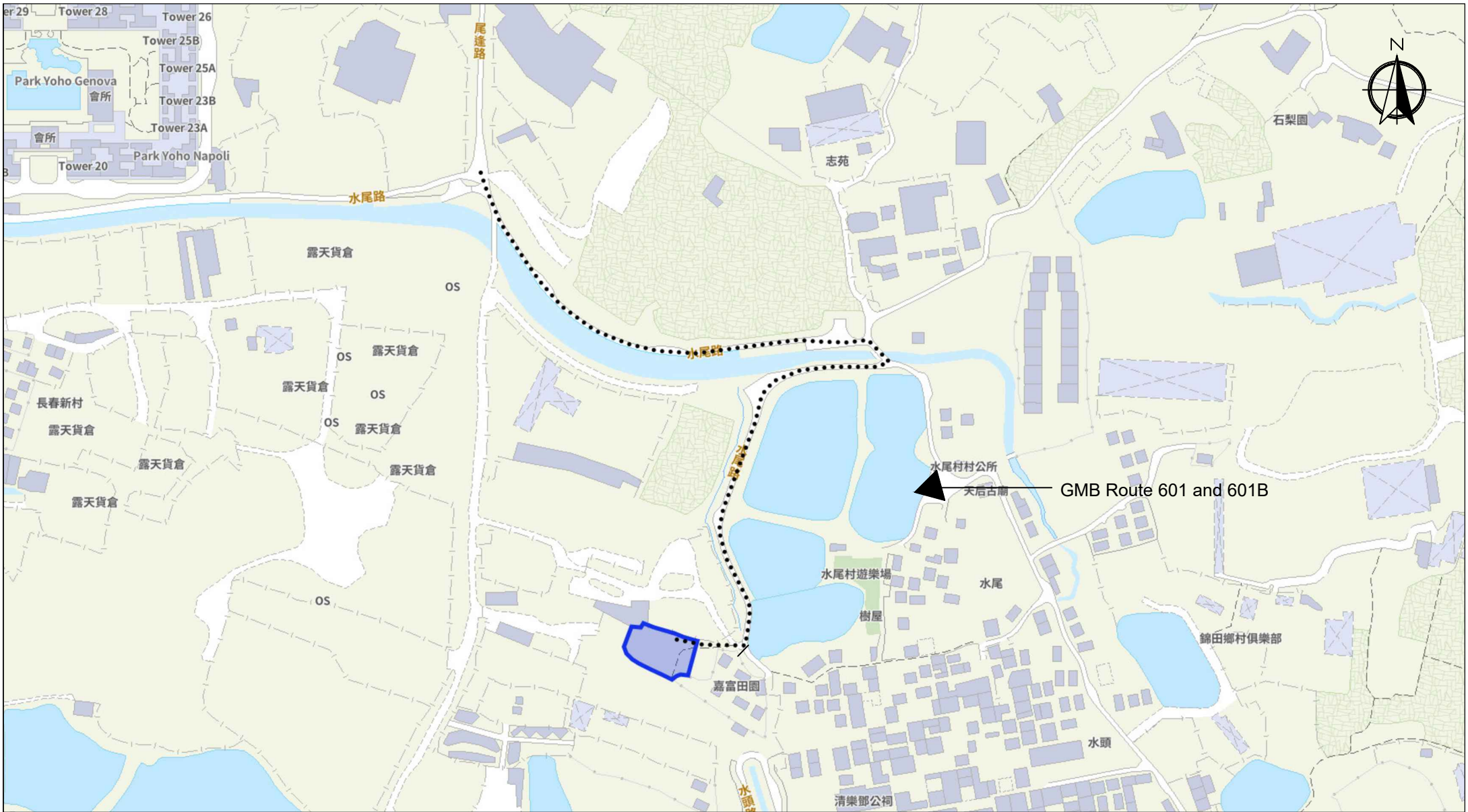
1:500

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 25th January 2024

Appendix 5 Public Transport	Location: D.D. 109 Lot 9 (Part), D.D. 109 Lot 10 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Hobby Farm with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	Width of Shui Mei Road: 3-4m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary ▲ GMB 601 and 601B	Drawing No.: 5-01
				For Identification Only Date: 20/01/2025

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田丈量約份第 109 約地段第 9 號(部份)及 10 號(部份)
作為期五年的臨時休閒農場連附屬設施及相關填土工程之用途

- 申請地點的面積約為 1,411.7 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。休閒農場連附屬設施於「農業」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
- 申請地段將設有 2 個擬議建築物，有 1 個為附屬儲物室及 1 個為學習中心及休息室。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。
- 本申請禁止使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。
- 申請地點會有約 502.2 平方米採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。其餘約 909.2 平方米不會進行平整，並用作耕種用途。
- 本申請包括 4 個私家車停車位及 1 個輕型貨車上落區，當中有 1 個私家車停車位會預留予員工使用，其餘 3 個的家車停車位會安排予訪客使用，所有停車位都需要預先以有效方式，例如電話向申請人預約，不接受未有預約的車輛使用。上落區是為了方便上落物料，因此本申請需要 1 個輕型貨車上落區。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約地段第 9 號(部份)及 10 號(部份)作為期五年的臨時休閒農場連附屬設施及相關填土工程的用途。

寄件日期: 2025年02月27日星期四 14:40
收件者: tpbpd/PLAND
主旨: Fw: Departmental Comments: YL-KTN/1080
附件: AYL-KTN 1080 20250227.pdf

From: Tang Lok San < >
Sent: Thursday, February 27, 2025 1:02 PM
To: Jet Sze Jet CHEUNG/PLAND < >
Subject: Re: Departmental Comments: YL-KTN/1080

Thank you for the email. Please see the attachment section for the further information on the comments of TD and AFCD. Please contact Mr. Tang via email if you have any question regarding to the captioned application.

Yours Sincerely,
Mr. Tang



AYL-KTN 1080 20250227.pdf

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1080 的查詢

收悉 貴署對 A/YL-KTN/1080 申請的疑問，本人現書面回覆。

本申請主要耕種大眾化及比較不受氣候影響的蔬果，例如蕃茄等。申請主要提供土地及空間讓比較少接觸郊區及農業的人士明白相關概念及實際困難。

如果耕種有成果，會讓耕種人士取回自己的蔬果。本申請預計在星期一至五會同時接待 1-2 個家庭，約 5-10 人，星期六、日約有 10-15 人，一日會進行兩組的活動。

申請包括平整約 502.2 平方米，平整的地方會用停泊車輛、車輛轉動空間及興建構築物。計劃在 Learning Center and Lounge 的空間提供空間更換及儲存參加人士的私人物品及衣服，當參加人士準備後便會進行有關耕種的講解及下田，耕種期間會讓參加人士自行影相留念，申請範圍不會進行大型活動，以免影響附近地方及居民。

由於較少人流，講解工作能夠在平整的地方及安靜的環境進行，因此不會使用任何擴音裝置。講解後才會下田耕種，減低土壤污染及提高成功耕種的機會。相信這些活動及少量的人流不會影響土壤及在附近棲息的動物，也不會對此區的規劃意向帶來長遠或產生偏差的影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1080 的查詢

收悉 貴委員會對 A/YL-KTN/1080 申請的疑問，本人現書面回覆。

申請暫時計劃安排兩位員工在場接待參加人士及進行耕種。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/1080 的查詢

收悉 貴署對 A/YL-KTN/1080 申請的意見，本人現書面回覆。

出入本申請地點主要使用水尾路，該道路為一條單線雙程的道路，並備有避車處。

水尾路的設計容量為每小時可容納 100 輛車輛使用，根據上述統計數字，水尾路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。此路段連接青山公路譚尾段，設有避車處。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段(7:00-11:59)	6	0	1	0	0	0	0	0	7
下午時段 (12:00- 23:59)	0	6	0	1	0	0	0	0	7
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

為了方便上落物料及參與人士和方便員工及參與人士駕車到本申請地點，現申請 1 個客貨車上落貨位置及 4 個私家車停車位。申請地點內的私家車位置會有 2 個為員工車位，不會對公眾開放，其餘 2 個私家車停車位會以電話或其他可行的方式向員工預約，不接受未有預約的車輛使用。因此上述的客貨車上落貨位置及私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路約有 3-4 米闊，並設有避車處。私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

連接本申請地點的郊區小徑約 12 米長。

在申請地點內有一個直徑超過 8 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請地點的出入道路相片：



Proposed Structures Detail

Ancillary Storage

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1



Learning Centre and Lounge

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1

Private Car Parking Space

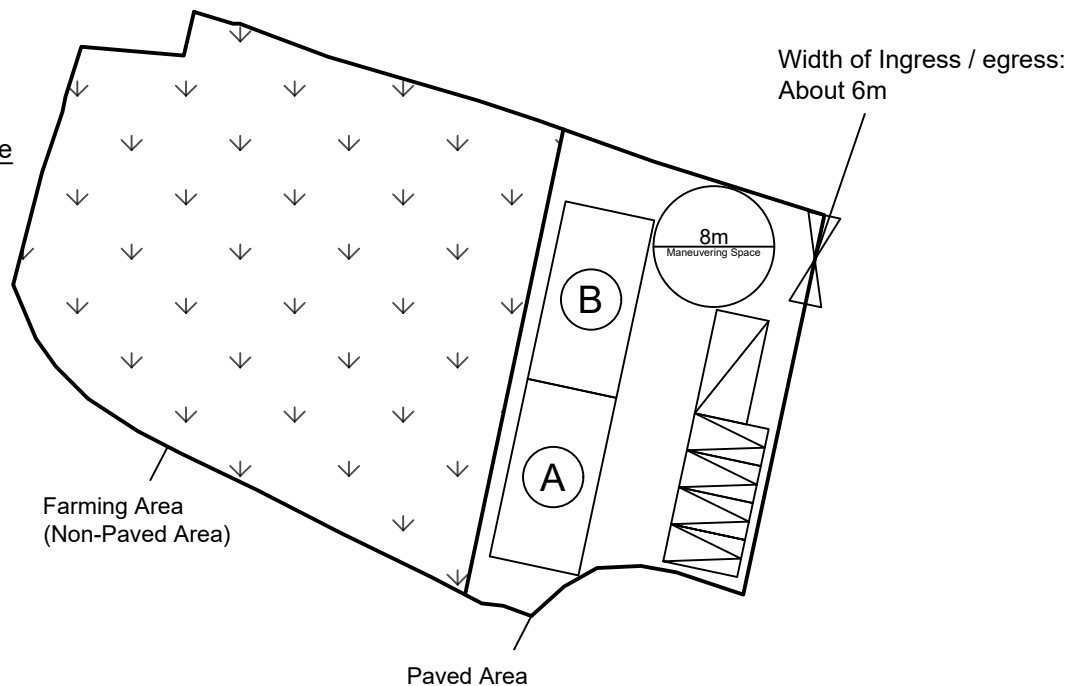
Dimension: 2.5 m x 5 m

Unit(s): 4

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m

Unit(s): 1



Non-Paved Area: About 909.2 m² (About 64.4%)

Paved Area: About 502.2 m² (About 35.6%)

Legend:

⋈ Ingress/egress (Width: About 6m)

▭ Proposed Structures

▭ Private Car Parking Space

▭ LGV L/UL Space

Ⓐ Ancillary Storage

Ⓑ Learning Centre and Lounge

Total Area: 1,411.7 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 1,267.7 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 2

Appendix 2

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 24 February 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

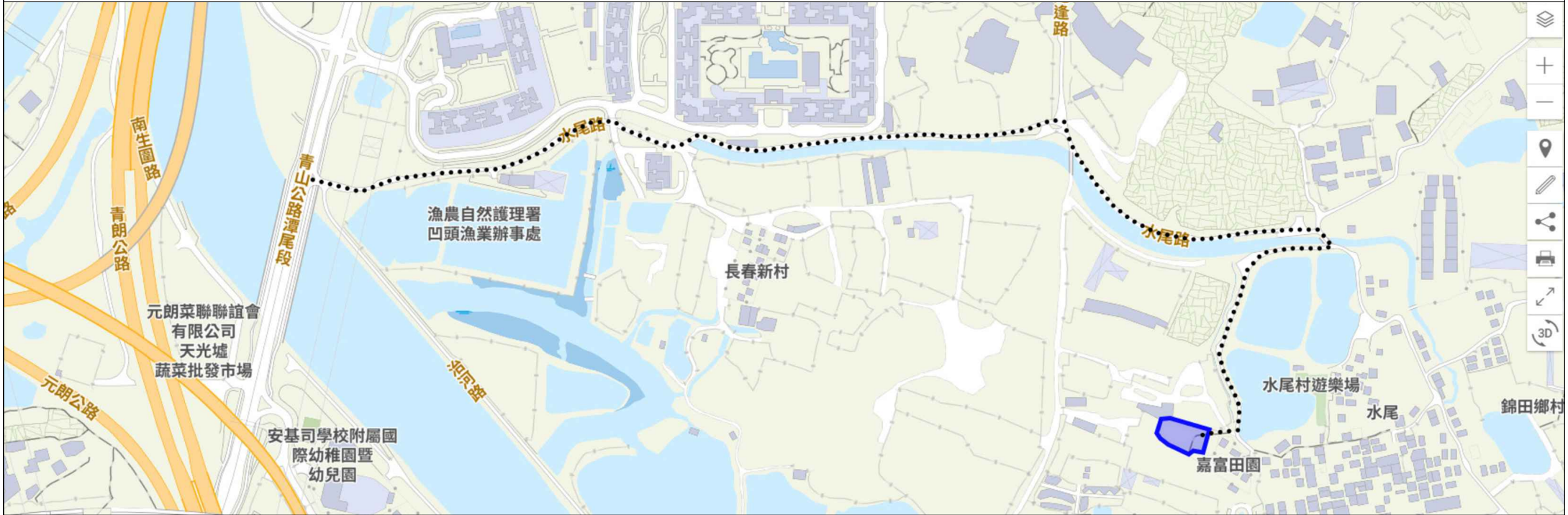
1:500

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 26th February 2025

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 9 (Part), D.D. 109 Lot 10 (Part)</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Hobby Farm with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land</p>	<p>Width of Shui Mei Road: 3-4m (About) with passing space</p> <p>Map Legend:</p> <ul style="list-style-type: none">●●●● Road Path— Site Boundary	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 26/02/2025</p>
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寄件者:
寄件日期: 2025年03月10日星期一 10:54
收件者: tpbbpd/PLAND
副本:
主旨: Fw: Planning Applications No. A/YL-KTN/1080
附件: AYL-KTN 1080 20250310.pdf

Thank you for the email and phone call. Please see the attachment for the updated proposed layout plan and the diagram of paved area (A/YL-KTN/1080). It is confirmed that the total proposed application area is about 1,411.7 m² and the total proposed non-paved area is 909.5 m².

Please contact Mr. Tang via email
tioned application.

if you have any question regarding to the cap-

Yours Sincerely,
Mr. Tang

Proposed Structures Detail

Ancillary Storage

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1



Learning Centre and Lounge

Non-Domestic GFA: About 12 m x 6 m = 72 m²

Height: Not Exceeding 4m

Storey: 1

Unit(s): 1

Private Car Parking Space

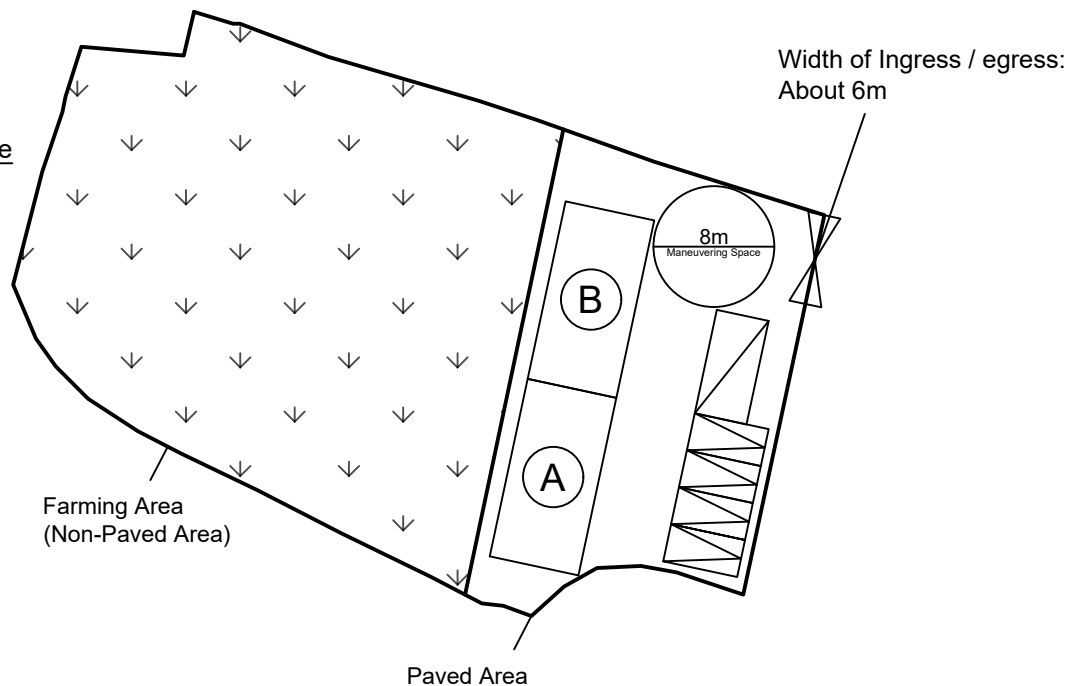
Dimension: 2.5 m x 5 m

Unit(s): 4

Light-Goods Vehicle L/UL Space

Dimension: 3.5 m x 7 m

Unit(s): 1



Non-Paved Area: About 909.5 m² (About 64.4%)

Paved Area: About 502.2 m² (About 35.6%)

Legend:

⊞ Ingress/egress (Width: About 6m)

▢ Proposed Structures

▢ Private Car Parking Space

▢ LGV L/UL Space

Ⓐ Ancillary Storage

Ⓑ Learning Centre and Lounge

Total Area: 1,411.7 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 1,267.7 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 2

Appendix 2

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 9 March 2025

Proposed Layout Plan

擬議佈局平面圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

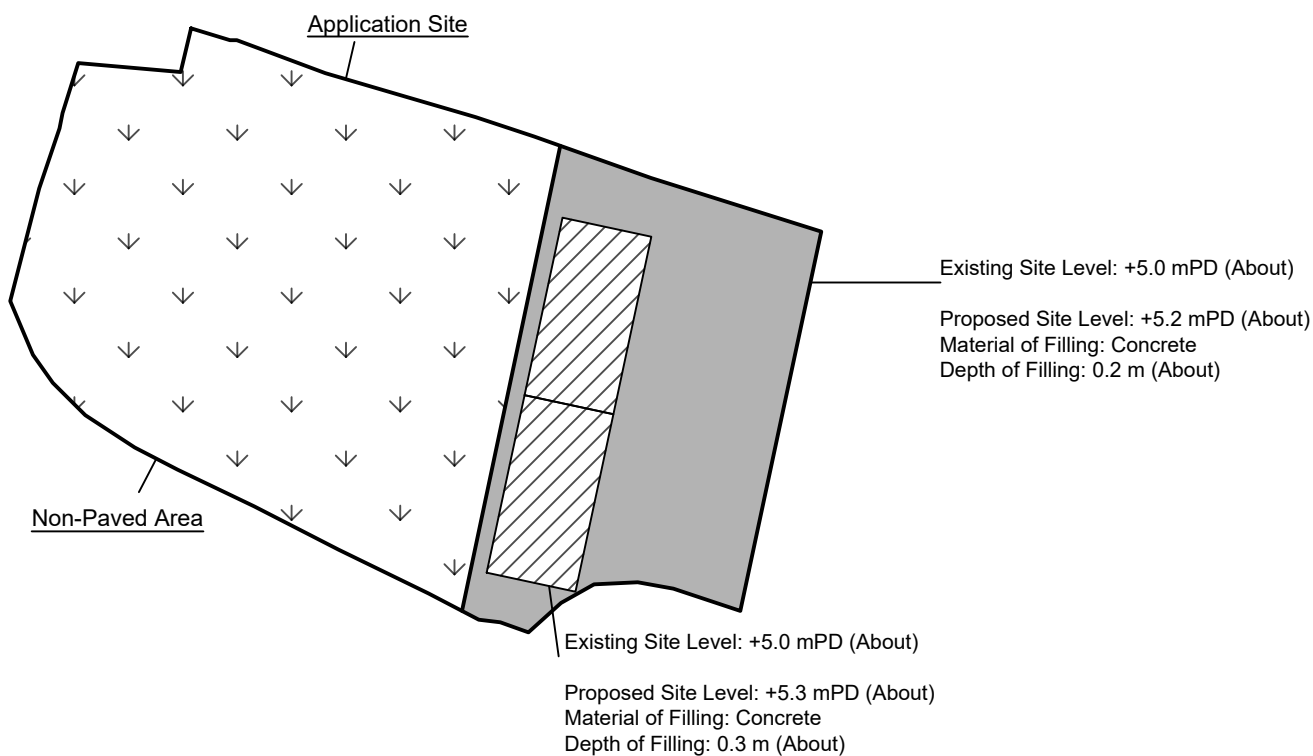
1:500

@A4

For Identification Only



Drawing No.:

2-01



Non-Paved Area: About 909.5 m² (About 64.4%)
Paved Area: About 502.2 m² (About 35.6%)

Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 9 (Part)
DD 109 Lot 10 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 9 March 2025

Paved Area

平整位置圖

擬議臨時休閒農場連附屬設施
(為期5年)及相關填土工程

Proposed Temporary Hobby Farm with Ancillary
Facilities For a Period of 5 Years and Associated
Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

Previous s.16 Application covering the Application Site (the Site)

Rejected Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/66	New Territories Exempted House (Small House)	28.8.1998

Rejection Reasons:

- (1) The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone.
- (2) There is no information in the submission to demonstrate that land was not available within the “Village Type Development” zone in the vicinity of the Site for the proposed development.
- (3) Approval of the application would set an undesirable precedent for similar applications in the “AGR” zone and the cumulative effect of approving such similar applications would result in the further encroachment upon good agricultural land in the area.

Similar s.16 Applications within/straddle the Same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of Three Years and Filling of Land	15.5.2020 [revoked on 15.6.2022]
2.	A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	24.4.2020 [revoked on 24.7.2022]
3.	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	15.5.2020 [revoked on 15.11.2021]
4.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	6.11.2020 [revoked on 6.2.2023]
5.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	5.2.2021 [revoked on 5.2.2022]
6.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	30.4.2021 [revoked on 30.9.2023]
7.	A/YL-KTN/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	11.6.2021 [revoked on 11.9.2022]

	Application No.	Use/Development	Date of Consideration
8.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
9.	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	10.9.2021 [revoked on 10.6.2023]
10.	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	20.5.2022 [revoked on 20.2.2025]
11.	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Ancillary Supporting Facilities for a Period of Three Years	9.9.2022
12.	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]
13.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Three Years and Filling of Land	12.8.2022 [revoked on 12.5.2024]
14.	A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.10.2024]
15.	A/YL-KTN/857	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	3.2.2023 [revoked on 3.8.2024]
16.	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	3.2.2023 [revoked on 3.11.2024]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 9 and 10 both in D.D. 109 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; and
- detailed advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- detailed advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- detailed advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- the Site falls within the “Agriculture” zone and possesses potential for agricultural rehabilitation. He has no strong view against the application from agricultural perspective on the understanding that agricultural activities will be involved in the Site; and

- no comment on the application from nature conservation perspective.

5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the information provided, the proposed use would not involve use of heavy vehicle and dusty operation. According to the desktop review, there are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- detailed advisory comments are at **Appendix IV**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- detailed advisory comments are at **Appendix IV**.

7. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photos, the Site is located in a rural inland plains landscape character comprising vacant land, ponds, scattered temporary structures, farmland, village houses and scattered tree groups. The Site is mainly vacant with no significant landscape resources. According to the applicant, no tree felling is involved, and more than half of the Site is proposed to be farming area. Significant adverse landscape impact on landscape character and resources is not anticipated.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- detailed advisory comments are at **Appendix IV**.

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any locals' comment on the application.

10. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structures erected within the private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - it is noticed that lounge was proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural lands will not be entertained. Hence, his office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road). Shui Mei Road is not maintained by HyD; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to:
 - i. ensure no public announcement system, portable loudspeaker or any form of

audio amplification system is allowed to be used on the Site at any time, as proposed by the applicant, during the planning approval period;

- ii. follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - iii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - iv. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - v. meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

Dear Sir/Madam,

In relation to Lot No. 9 (Part) and Lot No. 10 (Part) in Demarcation District 109, Kam Tin, Yuen Long, New Territories

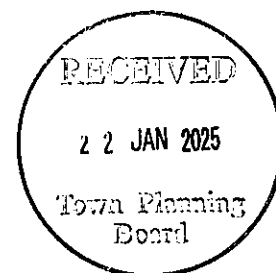
I am writing to oppose the application of A/YL-KTN/1080, which is applied by 鄧子其 and 鄧榮日. These two people were reported in the newspapers for violating the land lease in Kam Tin Shui Mei Village last year. I believe your department also has their records. On the surface, they applied to build a dog farm or leisure farm, but after approval, Actually, They have been using the land as a warehouse to store metals. They have been violating the law and the land treaty, seriously disrupting the lives of residents. They have already applied for various uses of the land many times, but they were not approved. I hope the relevant committee members will pay attention to this.

This area was originally a habitat for buffaloes and other animals, but these people have destroyed the environment. I am worried that once your application is approved, they will use it for storage, with large trucks coming in and out, creating dust and noise pollution, which will seriously affect our lives and will be extremely inconsistent with nearby residents and the ecological environment.

Thanks

Residents of Cavendish Garden,

Mr. Cheung



From: [REDACTED]
Sent: 2025-02-11 星期二 05:07:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1080 DD 109 Cavendish Garden, Kam Tin

Dear TPB Members,

So 1016 has been withdrawn. So now its the Final Solution
Applied use: Hobby Farm / 5 Vehicle Parking / **Filling of Land / 5 Years**

It is quite clear that the real intention is brownfield, see 986. The application is nothing more than a ruse to get initial approval to fill in part of the site. A genuine farming operation would never cover in almost 40% of arable land.

A three year old would see through this one.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 10 June 2024 2:40 AM HKT
Subject: A/YL-KTN/1016 DD 109 Cavendish Garden, Kam Tin

Dear TPB Members,

A/YL-KTN/9\1016 (should read A.YL-KTN/1016)

Lots 9 (Part) and 10 (Part) in D.D. 109, Cavendish Garden, Kam Tin, Yuen Long

Site area: About 1,411.7sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

986 withdrawn, back with ABE. And application is for 5 years. Why is this allowed when the guidelines clearly state that the approvals should be for a period of 3 years.

This is a FAKE APPLICATION. The intention is brownfield. Has the applicant applied for the requisite licence from Ag and Fish?

Even if the intention is a genuine ABE, DOUBTFUL, this would be an even more unwelcome operation next door to residential units. Issues of noise pollution, odours, drainage, etc.

Previous objections applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 29 February 2024 2:26 AM HKT
Subject: A/YL-KTN/986 DD 109 Cavendish Garden, Kam Tin

A/YL-KTN/986

Lots 9 (Part) and 10 (Part) in D.D. 109, Cavendish Garden, Kam Tin, Yuen Long

Site area: About 1,411.7sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of applications.

There are a number of trees on the site but no mention of this in the application. Applicant however states that the site will be improved by covering it in a layer of cement!

The lot is situated behind a residential node and the brownfield activity could post safety risks to local residents.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-02-10 星期一 20:12:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 250210 s16 KTN 1080.pdf; 250210 s16 TT 695.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

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)

10th February, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities for a Period of 5 Years and Associated Filling of Land
(A/YL-KTN/1080)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Kong A Leng². According to the relevant government document³, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document³ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Kong_A_Leng.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is covering one of the proposed APAs (e.g., Kong A Leng); if yes (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.
5. We urge the Board to seriously consult the relevant authorities as to whether the proposed use ('Temporary Place of Recreation, Sports or Culture (Hobby Farm)') is in line with the APA Policy – is facilitating the establishment of 'Temporary Place of Recreation, Sports or Culture (Hobby Farm)' the intention (or part of) of the APA policy?
6. We also urge the Board to note the following as stated in the supporting document of this application: '申請地點會有約 502.2 平方米採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。其餘約 909.2 平方米不會進行平整，並用作耕種用途。'; we urge the Board to investigate with relevant authorities as to whether the proposed paving would cover APA and whether the proposed paving will greatly affect the arability of the site. We would also like to ask the Board to investigate whether there would be authority responsible (if yes, which authority?) to make sure that the cement covering the site would be removed once the planning permission ceases (as stated above).
7. Overall, we urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).
8. We urge the Board to seriously consider all the above before making a decision.
9. Thank you for your attention.