

2021年 4月 2 日

A | Appendix I of RNTPC  
Paper No. A/YL-KTN/766

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

This document is received on 21 APR 2021  
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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-KTN/766
	Date Received 收到日期	21 APR 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

Urban Quit Limited 離域有限公司

## 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 )

TANG Lok San 鄧樂桑

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1750A2號餘段和毗連政府土地
(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 3,312.5 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 78.7 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	972 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Hobby Farm 休閒農場  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
19/04/2021 (DD/MM/YYYY)<sup>#</sup>  
於 19/04/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 19/04/2021 (DD/MM/YYYY)<sup>#</sup>  
於 19/04/2021 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land 臨時康體文娛場所 (休閒農場) 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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	3.233.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	78.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	78.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	78.7 .....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) Details Please Refer to Proposed Layout Plan. 詳情請參考擬議平面圖。	
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 ..... 8 ..... Motorcycle Parking Spaces 電單車車位 ..... NA 不適用 ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... NA 不適用 ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... NA 不適用 ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... NA 不適用 ..... Others (Please Specify) 其他 (請列明) ..... NA 不適用 .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... NA 不適用 ..... Coach Spaces 旅遊巴車位 ..... NA 不適用 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... NA 不適用 ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... NA 不適用 ..... Others (Please Specify) 其他 (請列明) ..... NA 不適用 .....	

Proposed operating hours 擬議營運時間 24 Hours daily, including public holidays 每日二十四小時，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 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)) Castle Peak Road - Tam Mi, then access via local track ..... <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) .....	
	No 否	<input type="checkbox"/>	
(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 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 ..... 704.7 ..... 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>NA 不適用</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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

請參考附件。



**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



鄧樂桑

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

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

NA 不適用

Others 其他

on behalf of  
代表

NA 不適用

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

Date 日期

10/04/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1750A2 RP in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1750A2號餘段及毗連政府土地
Site area 地盤面積	3,312.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 972 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
Zoning 地帶	Agriculture 農業
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 □ Year(s) 年 <u>3</u> □ Month(s) 月 <u>          </u>  <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 □ Year(s) 年 <u>          </u> □ Month(s) 月 <u>          </u>
Applied use/ development 申請用途/發展	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land 臨時康體文娛場所 (休閒農場)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	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	78.7 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	2.38 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	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) _____ _____		8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
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"/>
<hr/>		
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.

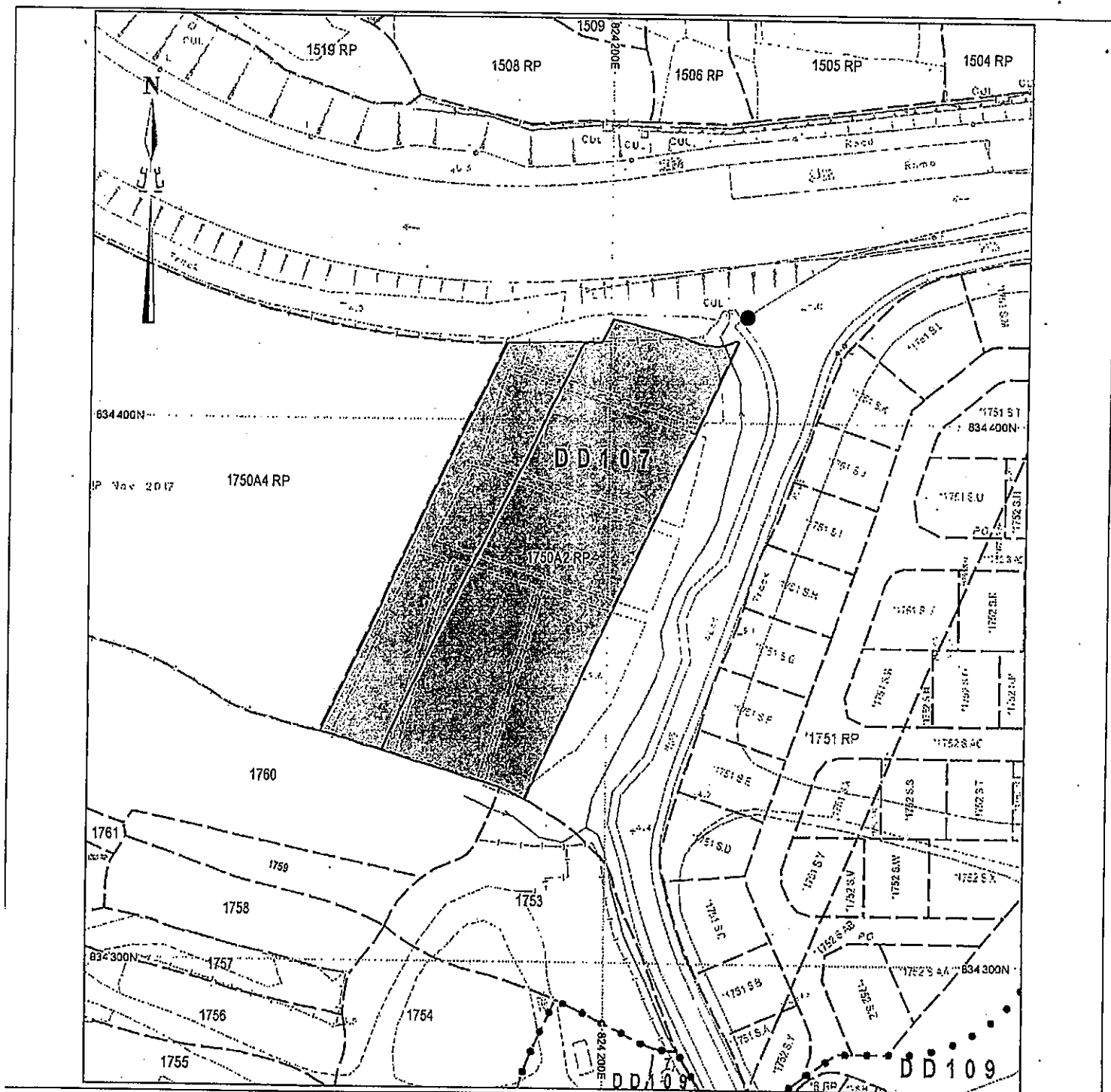
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

### 申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 107 約地段 1750A2 號餘段及毗連政府土地約 972 平方米作為期三年的臨時康體文娛場所（休閒農場）及填土之用途

- 申請地點的面積約為 3,312.5 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，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。康體文娛場所（休閒農場）於「農業」地帶均是經常許可的發展。
- 擬議申請的康體文娛場所（休閒農場）屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會曾批准相類似的康體文娛場所（休閒農場）。申請包括：A/YL-KTN/649（2019 年 8 月 16 日獲批），A/YL-KTN/660（2019 年 10 月 4 日獲批）及 A/YL-KTN/626（2018 年 10 月 19 日獲批），因此希望城市規劃委員會對本申請作出相同的對待。
- 擬議用途的營業時間為星期一至星期日包括公眾假期，每日二十四小時。
- 現場不會安裝任何擴音器及揚聲器。
- 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北丈量約份第 107 約地段第 1750A2 號餘段及毗連政府土地約 972 平方米為期三年的臨時康體文娛場所（休閒農場）及填土的用途。



Legend:



Application Site 申請範圍



Location of the on-site notice 現場告示之張貼位置

#### Appendix 1

Location: DD 107 Lot 1750A2 RP  
Adjoining Government Land  
App. No.:

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 19 April 2021

#### Location 位置圖

擬議臨時康體文娛場所  
(休閒農場)(為期3年)及填土  
Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm)  
For a Period of 3 Years and Filling of Land

#### SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

**Proposed Structures Details:**

**Electric Meter Room (Only 1-storey)**

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

**Reception and Learning Centre (Only 1-storey)**

Dimension: 3.1m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 18.91m<sup>2</sup> (About)

**Storage (On Farm Area, Only 1-storey)**

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

**Storage (On Paved Area, Only 1-storey)**

Dimension: 1.3m x 1.3m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 1.69m<sup>2</sup> (About)

**Farm Lounge (Only 1-storey)**

Dimension: 3m x 5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15m<sup>2</sup> (About)

**Marquee**

Dimension: 2.8m x 4.5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 12.6m<sup>2</sup> (About)

**Private Car Parking Space**

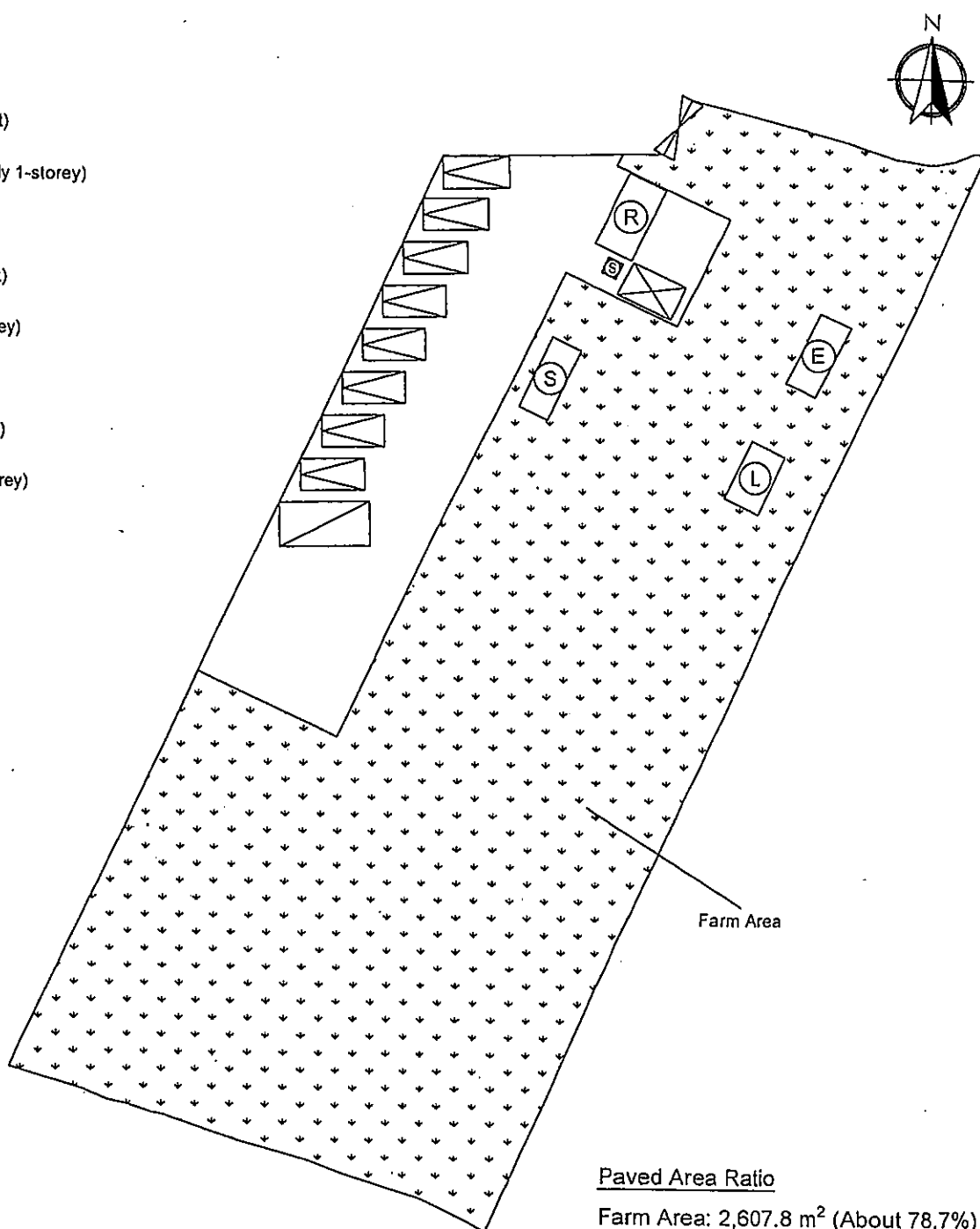
Dimension: 5m x 2.5m

Unit(s): 8

**LGV L/UL Space**

Dimension: 7m x 3.5m

Unit(s): 1



**Paved Area Ratio**

Farm Area: 2,607.8 m<sup>2</sup> (About 78.7%)

Paved Area: 704.7 m<sup>2</sup> (About 21.3%)

**Legend:**

⊞ Ingress/egress (Width: 4.8m)

⊞ Proposed Structures

⊞ Private Car Parking Space

⊞ LGV U/UL Space

⊞ Marquee

ⓔ Electric Meter Room

Ⓛ Farm Lounge

Ⓡ Reception and Learning Centre

Ⓢ Storage

Total Area: 3,312.5 m<sup>2</sup> (About)

Covered Area: 78.7 m<sup>2</sup> (About)

Uncovered Area: 3,233.8 m<sup>2</sup> (About)

Non-Domestic GFA: 78.7 m<sup>2</sup> (About)

Nos. of Proposed Structures: 6

**Appendix 2**

Location: DD 107 Lot 1750A2 RP  
Adjoining Government Land  
App. No.: AYL-KTN/

OZP: SYL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 19 April 2021

**Proposed Layout Plan**

擬議平面圖

擬議臨時康體文娛場所  
(休閒農場)(為期3年)及填土  
Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm)  
For a Period of 3 Years and Filling of Land

**SCALE**

1:500

@A4

For Identification Only

Drawing No..

2-03





運輸署，漁農自然護理署，規劃署及城市規劃委員會：

有關各署對 A/YL-KTN/766 的疑問

收悉各署對 A/YL-KTN/766 申請的疑問，本公司現書面回覆：

漁農自然護理署：

本申請主要是希望透過耕種一些大眾化、比較不受氣候及害蟲影響的蔬果，例如蕃茄及生菜等，讓參與人士可以明白耕種的概念及實際困難。種子及苗會向本地農民購買。如果耕種有成果，會讓參與人士取回自己的蔬果，亦會在現場售賣小量由申請地點所耕種的有機蔬果，而所耕種的有機蔬果只會向參與人士售出，不會公開售買。本公司目標是灌輸「不浪費」的理念給參與人士，主要是小朋友。本申請預計非公眾假期可同時接待 3-4 個家庭，約 15-20 人，星期六、日及公眾假期可同時接待 5-6 個家庭，約有 25-30 人。

在平整的地方中，本人計劃在休息室(Lounge)提供地方更換耕種的衣服，而 Storage 及 Reception and Learning Centre 會讓參與人士放下私人物品，當參與人士安頓之後便會進行有關耕種的講解及下田，當耕種期間會讓耕種人士自行影相留念，現場不會有大型活動。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，亦不會對此區的規劃意向帶來長遠或產生偏差的影響。

此申請並不會使用任何擴音設備進行廣播，包括任何形式的擴音設備，避免為附近環境帶來不良影響。

規劃署：

營運時間方面，本公司計劃主要營運時間為上午八時至下午五時，但營運時間有機會因太陽上落山時間及員工到達申請地點的時間而改變，才會申請二十

四小時營運，提供彈性。現希望更改營運時間為上午六時至下午九時，此時段已能確保足夠時間讓員工準備及執拾。本公司為此致歉。

申請地點不會提供任何形式的住宿過夜。

申請地點的平整範圍現時已使用混凝土及瀝青皮作面層，底層已使用適合耕種的泥土作平整基礎。本公司澄清申請地點不會在申請期間再進行任何填土及平整工程，基準水平不會再因填土及平整工程增加，現時基準水平為 mPD: +3.9。如果使用沙或泥土作平整物料，則未能提供用混凝土及瀝青皮的好處。用混凝土及瀝青皮平整後能提供乾淨的環境給使用者清潔，也避免當參與人士離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動，也提供緊急通道讓緊急車輛到達申請地點。有見及此，本人希望能申請大約百分之二十一作混凝土及瀝青皮平整的地方，平整的範圍及大小已經營運所需最小，望 貴署諒解。

建築物方面，由於需要提供乾淨環境給參與人士使用，例如儲放私人物品及更衣，並需要空間儲放農業工具及種子等，兩者需分開存放，避免混亂。單獨的電錶房能提供安全的電源及容易維修。此外，Marquee 的用途為遮風擋雨及乘涼，提供空間在戶外休息。因此，建築物已是營運所需最少。

本申請與上一個申請(申請編號: A/YL-KTN/610)沒有關係，上一個申請的使用人已沒有使用本申請地點，申請地點亦荒廢了一年多的時間，根據 貴署資料，申請編號 A/YL-KTN/610 已在 2020 年 2 月 3 日撤銷有關申請，而申請範圍及申請人也有改變，因此兩個申請並沒有關係。

當申請成功後，本公司會盡力及盡快執行 貴署所定下的附加條件，包括與有關署方商討落實建議，以及聯絡承辦商落實渠務，例如安裝沙井等設備來隔走垃圾，並會定時清理及安裝消防裝置。

本公司會在申請結束後將平整鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

本公司預計非公眾假期可同時接待 3-4 個家庭，約 15-20 人，星期六、日及公眾假期可同時接待 5-6 個家庭，約有 25-30 人。

現場的帳幕營地只是過渡性質，現場已種有多肉植物作觀賞，當申請成功後便會翻土及進行種植，以便進行休閒農場的計劃。本公司為此致歉。

申請地點出入口方面，由於本公司暫時沒有計劃將停車位置圍起，因此 Appendix 4 的出入口是進出已圍起的申請範圍，而車輛會直接轉入 Appendix 4 中所定下的停車及上落貨位置。希望能釋除 貴署的隱憂。

運輸署：

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0-2
07:00-08:00	0-4
08:00-09:00	0-6
09:00-10:00	0-8
10:00-11:00	0-8
11:00-12:00	0-8
12:00-13:00	0-8
13:00-14:00	0-8
14:00-15:00	0-8
15:00-16:00	0-8
16:00-17:00	0-8
17:00-18:00	0-8
18:00-19:00	0-6
19:00-20:00	0-4
20:00-21:00	0-2
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為水尾村路大約的車流量^:

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛
08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2021 年 4 月 6 日統計。

進入本申請地點的人士可使用青山公路 - 潭尾段，再轉到途經長春新村的水尾路路段，再以私人路段進入申請地點。此路段亦都未出現過多車的情況，所以建議駕車人士使用長春新村的路段。再者，本申請的車流量少，相信不會對附近交通造成負面影響。經長春新村的水尾路路段的闊度上大多數能足夠讓兩輛平排通過，青山公路潭尾段闊 20 米，途經長春新村的水尾路路段最少為 3.4 米闊，最闊為 5 米，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動。請參考文件末端及 Appendix 5。

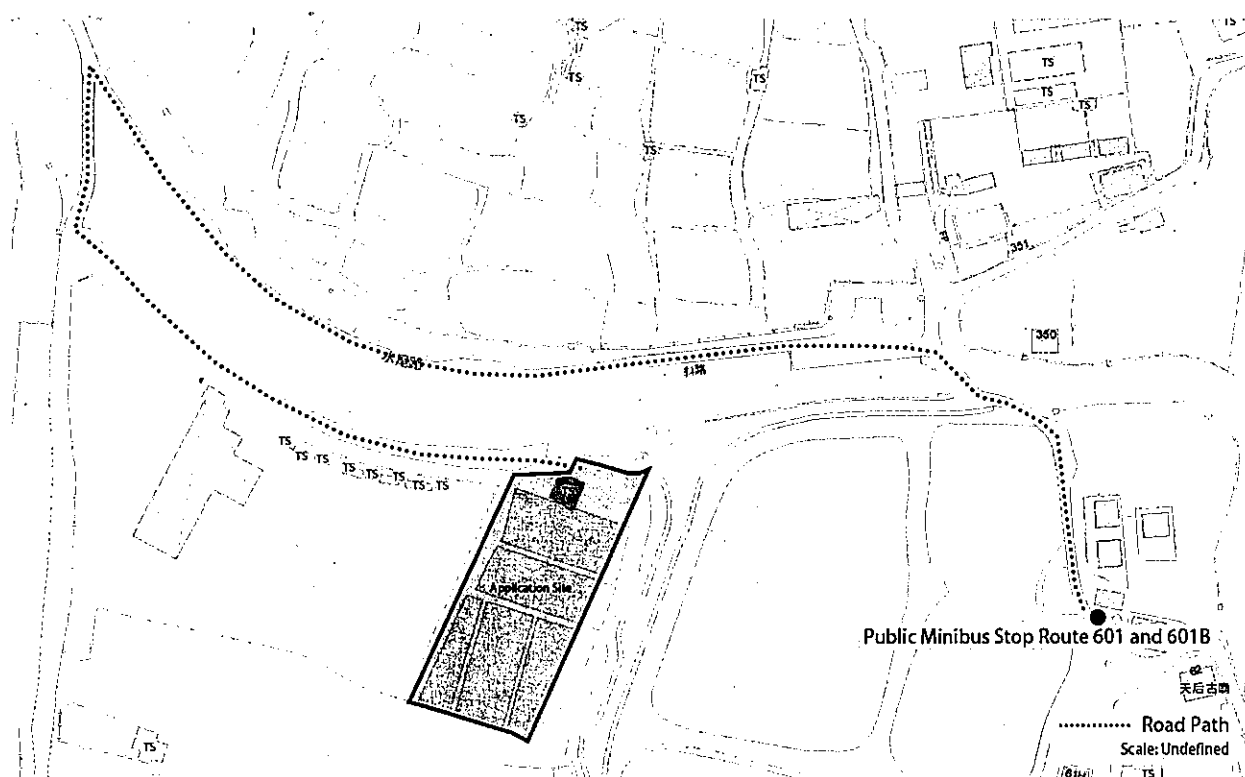
為了方便上落耕種用品及參與人士駕車到本申請地點，現申請八個停車位及一個客貨車上落貨位置，會保留兩個私家車車位給員工使用，其他六個私家車

停車位會供給參與人士使用。本公司亦會建議使用本場地的人士能響應環保，乘搭交通工具。

本公司計劃駕車到本申請地點的參與人士只能透過電話通知及預約使用有關停車位，並不接受未有預先通知員工的駕駛人士以車輛進入申請地點。當停車位已預先知道會滿載時，會要求後來的參與人士使用公共交通工具。

在申請地點內有足夠位置讓車輛進行調動，請參考 Appendix 4。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。

本申請地點能以的士及小巴到達，綠色公共小巴路線 601 及 601B 線能到達申請地點出入口外約 100 米，位置請參考下圖：



希望此附加文件能釋除各署的隱憂。

申請人  
離城有限公司

二零二一年六月四日

**Proposed Structures Details:**

**Electric Meter Room (Only 1-storey)**

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

**Reception and Learning Centre (Only 1-storey)**

Dimension: 3.1m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 18.91m<sup>2</sup> (About)

**Storage (On Farm Area, Only 1-storey)**

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15.25m<sup>2</sup> (About)

**Storage (On Paved Area, Only 1-storey)**

Dimension: 1.3m x 1.3m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 1.69m<sup>2</sup> (About)

**Farm Lounge (Only 1-storey)**

Dimension: 3m x 5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 15m<sup>2</sup> (About)

**Marquee**

Dimension: 2.8m x 4.5m (About)

Height: Not Exceeding 3.5m

Unit(s): 1

Non-Domestic GFA: 12.6m<sup>2</sup> (About)

**Private Car Parking Space**

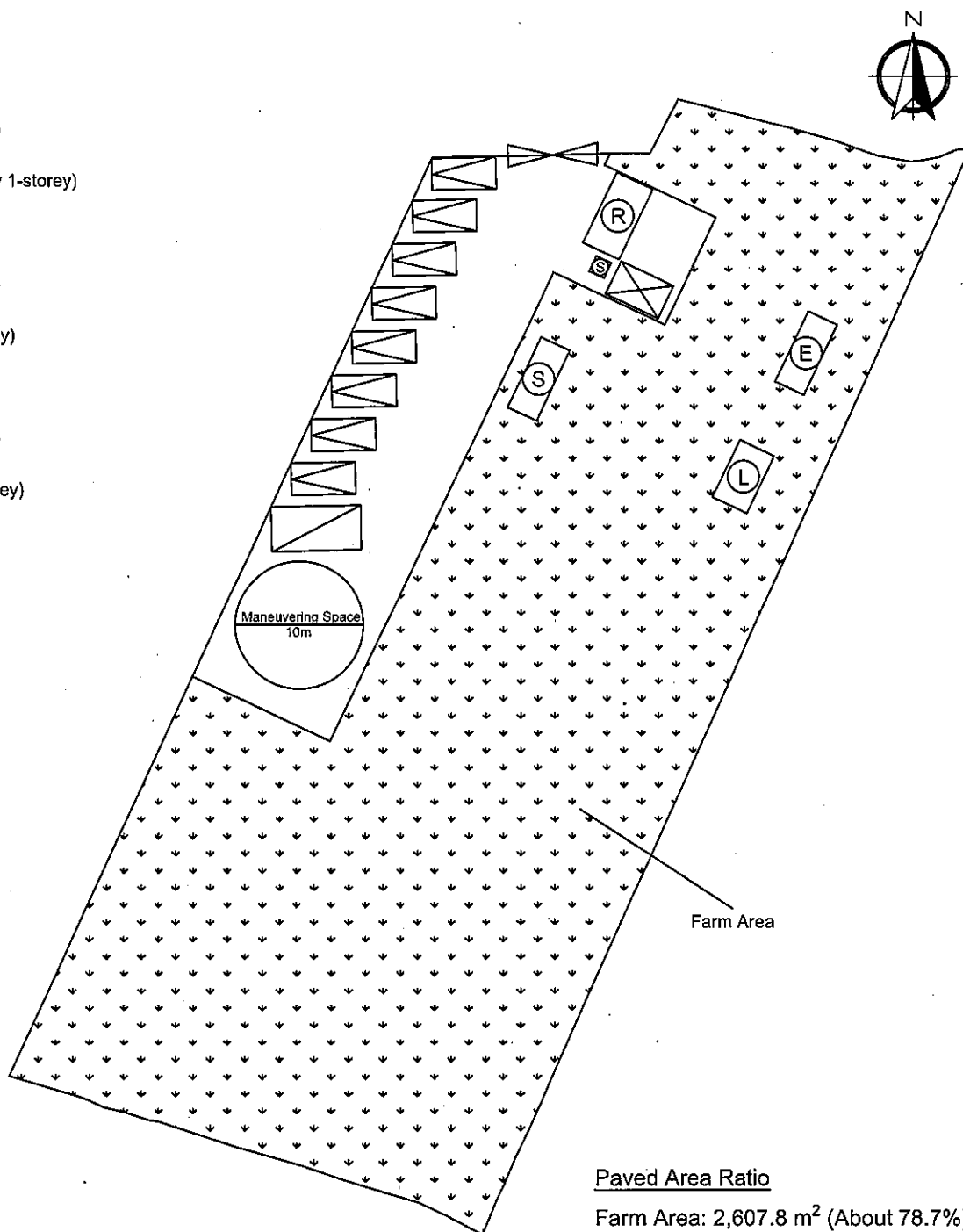
Dimension: 5m x 2.5m

Unit(s): 8

**LGV U/UL Space**

Dimension: 7m x 3.5m

Unit(s): 1



**Paved Area Ratio**

Farm Area: 2,607.8 m<sup>2</sup> (About 78.7%)

Paved Area: 704.7 m<sup>2</sup> (About 21.3%)

**Legend:**

⊗ Ingress/egress (Width: About 7m)

□ Proposed Structures

⊠ Private Car Parking Space

⊡ LGV U/UL Space

⊞ Marquee

Ⓔ Electric Meter Room

Ⓕ Farm Lounge

Ⓖ Reception and Learning Centre

Ⓒ Storage

Total Area: 3,312.5 m<sup>2</sup> (About)

Covered Area: 78.7 m<sup>2</sup> (About)

Uncovered Area: 3,233.8 m<sup>2</sup> (About)

Non-Domestic GFA: 78.7 m<sup>2</sup> (About)

Nos. of Proposed Structures: 6

**Appendix 4**

Location: DD 107 Lot 1750A2 RP  
Adjoining Government Land  
App. No.: A/YL-KTN/766

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 4 June 2021

**Proposed Layout Plan**

擬議平面圖

擬議臨時康體文娛場所  
(休閒農場)(為期3年)及填土

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm)  
For a Period of 3 Years and Filling of Land

**SCALE**

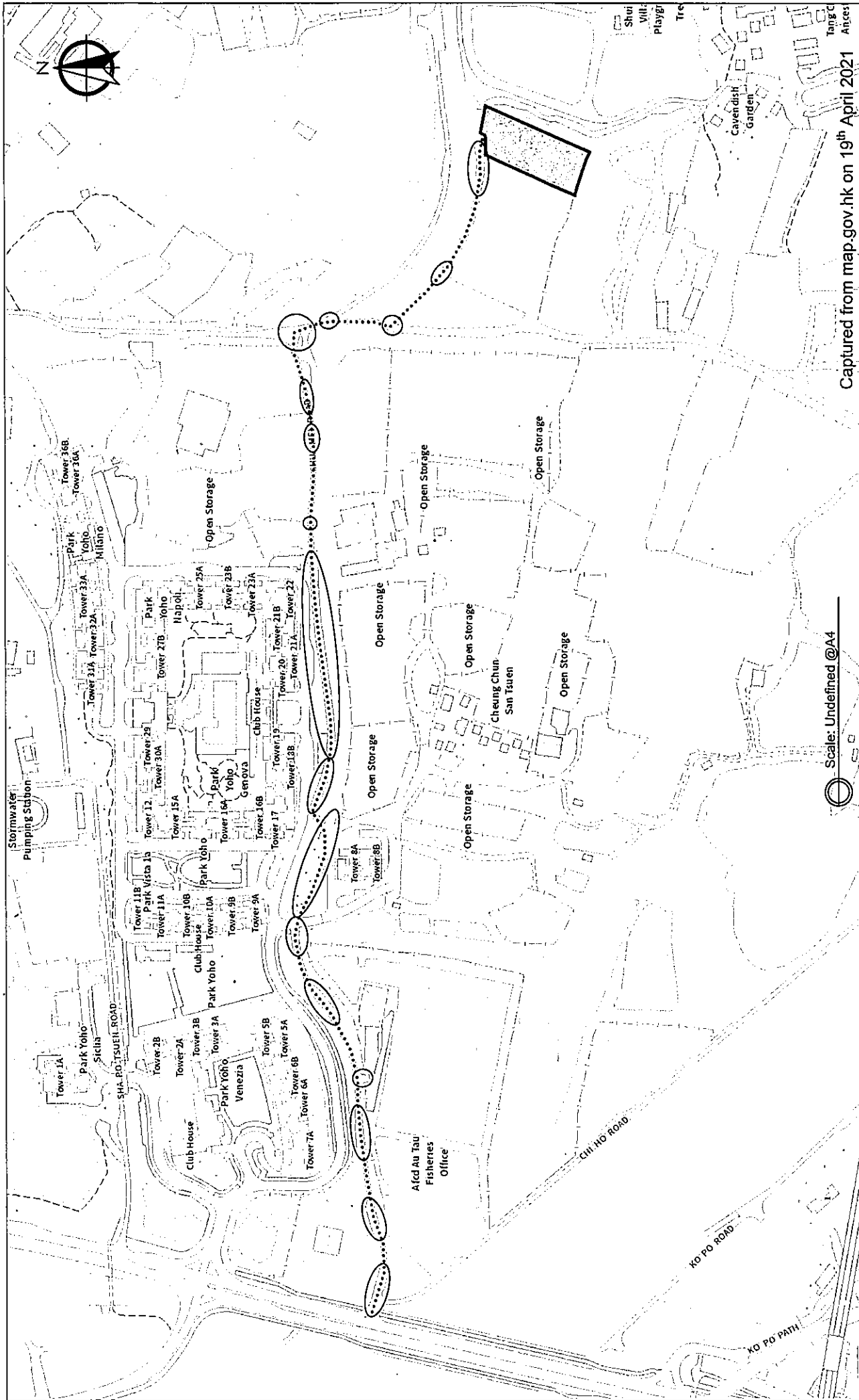
1:500

@A4

For Identification Only

Drawing No.:

4-01



Captured from map.gov.hk on 19th April 2021

<b>Appendix 5</b> Existing Vehicular Access with Maneuvering Space	<b>Location:</b> D.D. 107 Lot 1750A2 RP and adjoining Government Land <b>OZP:</b> S/YL-KTN/9 <b>District:</b> Kam Tin North <b>Zoning:</b> Agriculture		<b>Project:</b> Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) For a Period of 3 Years and Filling of Land		Width of Shui Mei Road: 3-5m (About)  Map Legend: ..... Road Path —— Site Boundary ○ Maneuvering Space		Drawing No.: 5-01  For Identification Only Date: 27/05/2021





**Previous s.16 Application covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/YL-KTN/610	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2020]	(1), (2), (3), (4), (5), (6), (7), (8)

**Approval Conditions:**

- (1) Restriction on operation hours / no queue back or reserve of vehicles onto/from public road
- (2) No public announcement system, portable loudspeaker or any form of audio amplification system on the site
- (3) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter/exit the site
- (4) Submission and implementation of landscape proposal
- (5) Submission and implementation of drainage proposal
- (6) Submission and provision of fire service installations proposal
- (7) Revocation of the planning approval if any of the planning conditions is not complied with during the planning approval period or by the specified date
- (8) Reinstatement of the site to an amenity area upon expiry of the planning permission



**Similar Applications within the Same “AGR” Zone on the Kam Tin North OZP**

**Approved Applications for Temporary Hobby Farm**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-KTN/465	Proposed Temporary Hobby Farm for a Period of 3 Years	3.7.2015 [revoked on 3.4.2016]	(1), (2), (3), (4), (5), (6),
2.	A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of 3 Years	7.8.2015 [revoked on 7.8.2016]	(1), (2), (3), (4), (5), (6), (10)
3.	A/YL-KTN/513	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.2.2018]	(1), (2), (3), (4), (5), (6)
4.	A/YL-KTN/516	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.12.2016]	(1), (2), (3), (4), (5), (6)
5.	A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of 3 Years	27.5.2016	(1), (2), (3), (4), (5), (6), (7)
6.	A/YL-KTN/535	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017 [revoked on 13.12.2018]	(1), (2), (3), (4), (5), (6), (7),
7.	A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017	(1), (2), (3), (4), (5), (6), (7)
8.	A/YL-KTN/538	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	23.12.2016 [revoked on 23.9.2017]	(1), (2), (3), (4), (5), (6), (7), (8), (9)
9.	A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	8.9.2017	(1), (3), (4), (5), (6), (7)
10.	A/YL-KTN/579	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.12.2017 [revoked on 22.5.2020]	(1), (3), (4), (5), (6), (7), (8)
11.	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]	(1), (2), (3), (4), (5), (6), (7), (8)
12.	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018 [revoked on 16.4.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
13.	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018 [revoked on 7.2.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
14.	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (11)
15.	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (11)

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
16.	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
17.	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (2), (3), (4), (5), (6), (7), (8)
18.	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (11)
19.	A/YL-KTN/665	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019	(1), (3), (4), (5), (6), (7), (8), (11)
20.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (11)
21.	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (3), (4), (5), (6), (7), (11)
22.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020	(1), (3), (4), (5), (6), (7)
23.	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020 [revoked on 17.1.2021]	(1), (3), (4), (5), (6), (7)
24.	A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020	(1), (3), (4), (5), (6), (7)
25.	A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020	(1), (3), (4), (5), (6), (7), (12)
26.	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020	(1), (3), (4), (5), (6), (7)
27.	A/YL-KTN/720	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.8.2020	(1), (3), (4), (5), (6), (7)
28.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020	(1), (3), (4), (5), (6), (7)
29.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021	(1), (3), (4), (5), (6), (7)
30.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021	(1), (3), (4), (5), (6), (7)
31.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	28.5.2021	(1), (3), (4), (5), (6), (7)

**Approval Conditions:**

- (1) Restriction on operation hours / no queue back or reserve of vehicles onto/from public road
- (2) Submission and implementation of landscape and tree preservation proposal/ implementation of the accepted landscape proposal
- (3) Submission and implementation of drainage proposal/maintenance of drainage facilities
- (4) Submission and implementation of fire service installations proposal
- (5) Revocation of the planning approval if any of the planning conditions is not complied by the specified date or during the planning approval period
- (6) Reinstatement of the site to an amenity area
- (7) No public announcement system, portable loudspeaker or any form of audio amplification system on the site
- (8) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter the site
- (9) Submission of a proposal and implementation to provide buffer planting along the northern boundary in order to screen potential disturbance to the adjacent drainage channel
- (10) Submission and implementation of a revised layout plan with reduced paved area
- (11) Maintenance of the implemented drainage facilities on the site
- (12) The existing trees on site shall be maintained in healthy condition

**Rejected Application for Temporary Hobby Farm**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1.	A/YL-KTN/394	Proposed temporary field study/education centre and hobby farm for 5 years	14.6.2013 [on review]	(1), (2), (3)

**Rejection Reasons:**

- (1) The site was the subject of unauthorized land filling. The filling materials on-site comprising sand, stones, debris and construction waste were not suitable for cultivation. There was no detailed information provided regarding the design and operation of the proposed development particularly the hobby farm, field study/education centre and the office with porch
- (2) The applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas
- (3) Approving the application would set an undesirable precedent for similar applications within the "AGR" zone, and the cumulative effect of which would result in a general degradation of the rural environment of the area





長春社

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The Conservancy Association

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

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
電子郵件 E-mail: cahk@cahk.org.hk

12<sup>th</sup> May 2021

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,

RE: Comment on the Section 16 Application No. A/YL-KTN/766

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

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

According to The Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9, the planning intention of AGR zone *"is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for cultivation and other agricultural purposes"*. However, 21.3% is proposed for "paved area" and is largely not for cultivation or farming-associated ancillary use. We do not think such plan is in line with the planning intention.

**2. Undesirable precedent of "destroy first, build later"**

This site has been subject to land formation and vegetation clearance since early 2014 (Figure 1-4). From our current observation, the proposed car park, paved with asphalt, was already in operation (Figure 5). 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*



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網址 Website: [www.cahk.org.hk](http://www.cahk.org.hk)

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

*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*<sup>1</sup>. 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

---

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





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電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

**Figure 1-4** According to aerial photos, the site (marked in red) was subject to land formation and vegetation clearance in the past (Source: Google Earth)





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電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

Figure 5 Site condition observed in mid-March 2021 (circled in red)



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



**A/YL-KTN/766 DD 107 Shui Mei Tsuen**  
21/05/2021 22:13

From:

To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

**A/YL-KTN/766**

Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area : 3,312.5sq.m Includes Government Land of about 972 sq. m

Zoning : "Agriculture"

Applied Use : Hobby Farm / 9 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So Applicant of 610 failed to fulfill a number of conditions and according to the minutes had cleared vegetation on part of the site.

But never mind, he knows how to play the game, file another application and add almost 1,000sq.m of public land.

---

Members must bear in mind that the community does not approve of government land being used for illegal operations and members have a duty to protect public assets from exploitation..

Previous objections valid.

Mary Mulvihill

**From:**

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

**Sent:** Thursday, June 13, 2019 2:51:35 AM

**Subject:** A/YL-KTN/666 DD 107 Shui Mei Tsuen

Dear TPB Members,

What a farce, unapproved use of site, no action taken. Application for Hobby Farm, PlanD positive as usual, approved and then applicant fails to provide drainage and fire services.

But never mind because he can apply again and get approval, fail to fulfill conditions again, apply again .....

Mary Mulvihill

**From:**

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

**Sent:** Thursday, July 5, 2018 2:20:43 AM

**Subject:** A/YL-KTN/609 and 610 DD 107 Shui Mei Tsuen

A/YL-KTN/609

Lot 1505 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area: 4,111.3m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm / 5 Vehicle Parking

A/YL-KTN/610

Lot 1750A2 RP in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area : 2,340.2m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm / No Parking

Dear TPB Members,

The two applications are opposite to each other and the applicant appears to be the same so they will be considered together. Hobby Farm is the current application favourite to get around unapproved brownfield use and to avoid the term 'open storage'

The proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas via the provision of facilities such as septic toilets, the run off of chemicals and toxic substances, introduction of foreign species, etc

Location is not close to MTR so parking provision is suspect..

Approval of the application, even on a temporary basis, would set an undesirable precedent for other similar uses to proliferate into the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

Moreover in light of reports of a number of illegal camping sites operating in Kam Tin area to provide accommodation for low cost mainland tours, the true objective of the plan must be evaluated.

Mary Mulvihill



世界自然基金會  
香港分會

WWF-Hong Kong

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

21 May 2021



By E-mail ONLY

Dear Sir/Madam,

**RE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in "Agriculture" zone in Shui Mei Tsuen in Kam Tin (A/YL-KTN/766)**

WWF shows concern to the captioned application.

**"Destroy first, develop later" approach may have adopted**

According to a recent site investigation, the application site has been modified into a camp site with elevated structure found and parked with vehicles (Fig 1 and 2). Since we now don't have neither the environmental situation inside the application site nor whether the application is currently associated with unlawful development, we would like to ask the Town Planning Board to request government authorities to check whether the application is linked with unresolved unauthorized development including the emerged structure. If that was the case, we would like to ask the Town Planning Board to proactively deter such "Destroy first, build later" planning application so as to be consistent with the Government press release on 4 July 2011 which 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"*<sup>1</sup>.

We would be grateful if our comment could be considered by the Town Planning Board.

together possible

<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

贊助人：香港特別行政區行政長官  
林鄭月娥女士、大眾勸募員 GBS  
主席：白丹尼先生  
署理行政總裁：黃慧蘭女士

義務核數師：香港立信德華會計師事務所有限公司  
義務秘書：廣信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS  
The Chief Executive of the HKSAR  
Chairman: Mr Daniel R Bradshaw  
Acting CEO: Ms Nicole Wong

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Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

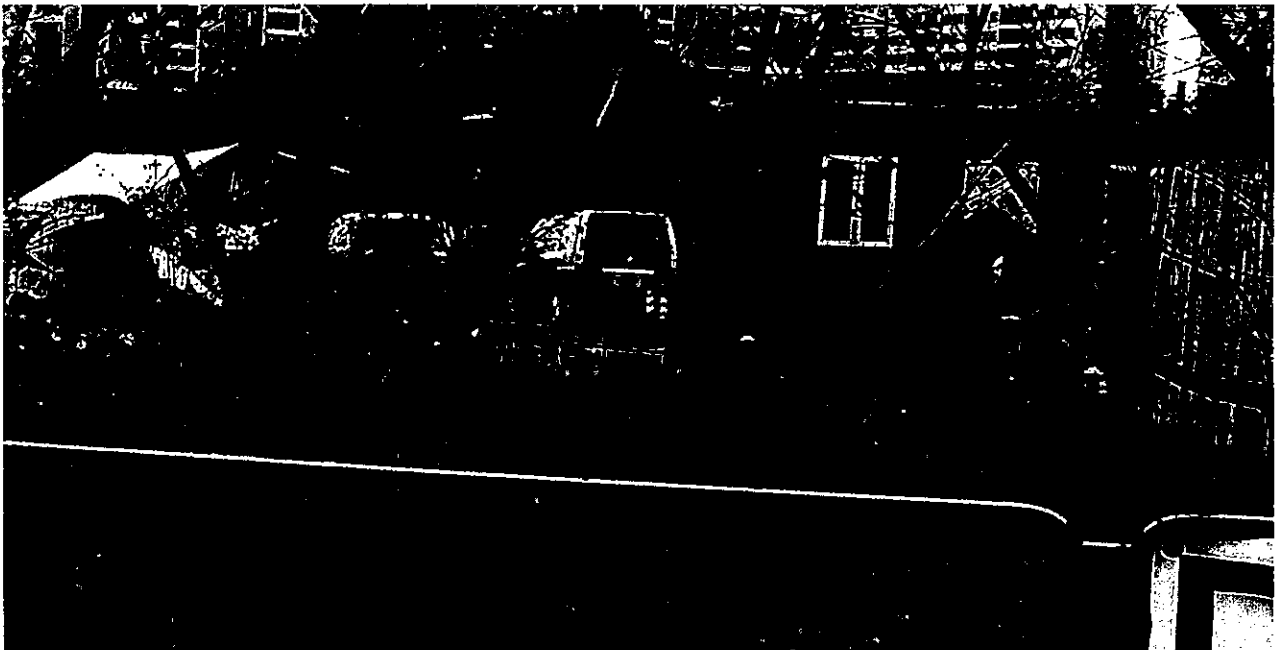
註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Sincerely yours,  
Tobi Lau (Mr.)  
Manager, Local Biodiversity

**Fig 1 Campers seen within the application site**



**Fig 2 Emerged structures and parking of vehicles found inside the application site**



**Advisory Clauses**

- (a) the planning permission is given to the developments/uses under application. It does not condone any other developments/uses which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such developments/uses not covered by the permission;
- (b) note DLO/YL, LandsD's comments that The Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL (about 972m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot owner will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to exclude the GL portion from the Site or apply to his office for a Short Term Tenancy to occupy the GL. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not be 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;
- (d) note CHE/NTW, HyD's comments that Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting to the Site and Castle Peak Road – Tam Mi. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note DAFC's comments that the applicant is reminded to adopt necessary measures to avoid polluting the drainage channel to the north of the Site;
- (f) note DEP's comments that the applicant is advised to (i) follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii) no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in the case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for

Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (g) note CE/MN of DSD's comments that the submission of a drainage proposal required under the approval condition should demonstrate, inter alia, how the existing flow paths as well as the run-off falling onto and passing through the Site could be intercepted and disposed of via proper discharge point;
- (h) note D of FS's comments that in consideration of the design/nature of the proposal, FSI's are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSI's to his department for approval. 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. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the 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. 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 BA should be obtained, otherwise they are UBW. 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. 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. Detailed checking under the BO will be carried out at the building plan submission stage.