

2021年 7月 2 日  
此文件在 收到，城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 20 JUL 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<br>請勿填寫此欄 | Application No.<br>申請編號 | A171-KTN/782 |
|                                 | Date Received<br>收到日期   | 20 JUL 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 樓及新界沙田上禾輋路 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   |  |
| ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) |  |
| 鄧錦承 TANG Kam Shing  |  |
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）  |  |
| ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )            |  |
| 不適用 NA  |  |
| 3. Application Site 申請地點  |  |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼（如適用）   | 元朗錦田丈量約份第107地段第1456號<br>Lot 1456 in D.D.107 Kam Tin, Yuen Long   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,677.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 128.1 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積（倘有）   | 不適用 NA ..... sq.m 平方米 <input type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>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/9<br>Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 「農業」<br>"Agriculture"  |
| (f) Current use(s)<br>現時用途   | 空置<br>Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</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>2</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>2</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>3</sup>.  
並不是「現行土地擁有人」<sup>3</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>4</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>4</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>5</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>5</sup>的同意。

| Details of consent of "current land owner(s)" <sup>5</sup> obtained 取得「現行土地擁有人」 <sup>5</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
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(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」"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)<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  
14/07/2021 (DD/MM/YYYY)<sup>#</sup>  
於 14/07/2021 (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 14/07/2021 (DD/MM/YYYY)<sup>#</sup>  
於 14/07/2021 (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)

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><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展   | 擬議臨時康體文娛場所 (休閒農場) 及填土工程<br>Proposed Temporary Place of Recreation, Sports or Culture<br>(Hobby Farm) and Filling of Land<br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... 3 .....<br><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  | 1,549.5 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed covered land area 擬議有上蓋土地面積   | 128.1 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | 7 .....  |
| 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   | 128.1 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積  | 128.1 .....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)<br>Please refer to the proposed layout plan. 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   | 3 .....  |
| 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  | NA 不適用 .....   |
| 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

上午九時至下午六時，逢星期一至日(包括公眾假期)

|  |  |  |
|--|--|--|
| (d) Any vehicular access to the site/subject building?<br>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)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Shul Mei Road, then access the site via local track<br>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><input type="checkbox"/>   |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br>.....<br>.....<br>.....<br>No 否 <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 492.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... 0.3 m 米 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br>No 否 <input type="checkbox"/> |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | On environment 對環境<br>On traffic 對交通<br>On water supply 對供水<br>On drainage 對排水<br>On slopes 對斜坡<br>Affected by slopes 受斜坡影響<br>Landscape Impact 構成景觀影響<br>Tree Felling 砍伐樹木<br>Visual Impact 構成視覺影響<br>Others (Please Specify) 其他 (請列明)<br>.....<br>.....  | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |

|  |   |
|--|---|
|  | 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)<br>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)<br>NA 不適用<br>.....<br>.....<br>.....<br>.....<br>..... |
|--|---|

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

## 7. Justifications 理由

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

Please refer to the attachment. 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



☒ 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

23/06/2021

..... (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**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

| Gist of Application 申請摘要   |   |
|--|---|
| (Please provide details in both English and Chinese 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.)<br>(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.<br>申請編號  | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置/地址  | 元朗錦田丈量約份第107地段第1456號<br>Lot 1456 in D.D.107 Kam Tin, Yuen Long  |
| Site area<br>地盤面積  | 1,677.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(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<br>圖則   | 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9<br>Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9  |
| Zoning<br>地帶   | 「農業」<br>"Agriculture"   |
| Type of Application<br>申請類別  | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展   | 擬議臨時康體文娛場所 (休閒農場) 及填土工程<br>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land   |

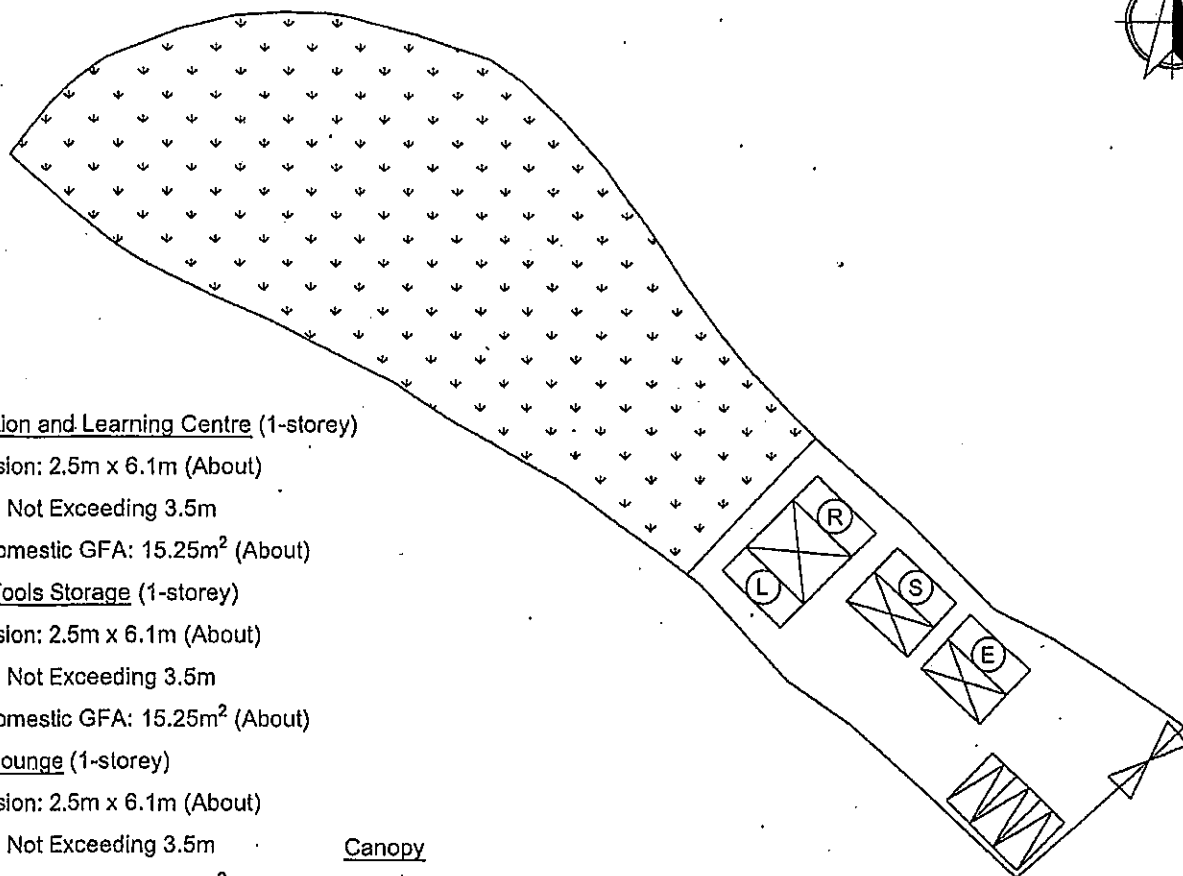
|  |   |   |   |
|--|---|---|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米  | Plot Ratio 地積比率   |
|  | Domestic<br>住用  | NA 不適用 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於           | NA 不適用 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用   | 128.1 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | NA 不適用 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用  | NA 不適用  |   |
|  | Non-domestic<br>非住用   | 7   |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>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<br>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<br>上蓋面積   | 7.6 % <input checked="" type="checkbox"/> About 約   |   |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 3<br><br>PC: 3  |
|  | Total no. of vehicle loading/unloading bays/lays<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                                  |   | NA 不適用  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
|  | Chinese<br>中文                       | English<br>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 checked="" type="checkbox"/> |
| Location Plan 位置圖  |                                     |                                     |
| Existing Vehicular Access Plan 現有行車道路圖   |                                     |                                     |
| <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)<br>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。





Reception and Learning Centre (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Farm Tools Storage (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Farm Lounge (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Electric Meter Room (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 3

Canopy

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 30.5m<sup>2</sup> (About)

Canopy (2)

Dimension: 3m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 2

Non-Domestic GFA: 36.6m<sup>2</sup> (About)

Legend:

⊞ Ingress/egress (Width: 6m)

□ Proposed Structures

⊞ Private Car Parking Space

⊞ Canopy

⊞ Farm Area

Ⓡ Reception and Learning Centre

Ⓛ Farm Lounge

ⓔ Electric Meter Room

Ⓢ Farm Tools Storage

Total Site Area: 1,677.6m<sup>2</sup> (About)

Covered Area: 128.1m<sup>2</sup> (About)

Uncovered Area: 1,549.5m<sup>2</sup> (About)

Paved Area Ratio

Farm Area: 1,185m<sup>2</sup> (70.6%)(About)

Paved Area: 492.6m<sup>2</sup> (29.4%)(About)

Appendix 2

Location: DD 107 Lot 1456

App. No.: A/YL-KTN/

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

Date: 13 July 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)及填土工程

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.:

2-01



### 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 1456 號作為期三年的  
擬議臨時康體文娛場所（休閒農場）及填土工程之用途

- 申請地點的面積約為 1,677.6 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/666（2019 年 7 月 5 日獲批），A/YL-KTN/766（2021 年 6 月 11 日獲批）及 A/YL-KTN/758（2021 年 4 月 30 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。
- 本次申請是延續申請編號 A/YL-KTN/630 的申請，用途相同。現時申請地點正在進行 A/YL-KTN/630 所定下的附加條件，包括落實美化環境建議及渠務建議。而安裝消防裝置方面，A/YL-KTN/630 所申請的擬議構築物仍未完成，當構築物完工，本人會立即聯絡承辦商安置消防裝置，盡快落實相關建議。
- 擬議用途的營業時間為星期一至星期日及包括公眾假期上午九時至下午六時。
- 申請地點中約有 492.6 平方米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錦田北丈量約份第 107 約地段第 1456 號為期三年的擬議臨時康體文娛場所（休閒農場）及填土工程的用途。



漁農自然護理署，運輸署及城市規劃委員會：

A/YL-KTN/782 - 附加文件

收悉各署對 A/YL-KTN/782 申請的查詢，本人現作書面回覆。

● 漁農自然護理署

本申請是為了承接本申請地點的上一個申請，申請編號為 A/YL-KTN/630。先前所進行的平整工程已完成，申請地點不會再進行有關平整的工程。申請地點並已進行環境綠化工程。

本申請地點地理位置接近公共交通工具及道路，為進出申請地點的參與人士及員工提供便利，能吸引外來人士。此外，本申請能善用申請土地。以往本申請地點長期丟空及長滿雜草，近年亦沒有進行任何耕種，本人希望透過申請規劃，以耕種作為基礎，有效地管理及美化申請地點，一改雜草叢生的印象，對本申請地點及附近的土地和人帶來正面影響，亦能減少蚊蟲滋生。另外，本申請用途是休閒農場，以耕作為目的，與土地用途相似，未有與土地用途不符或有偏差。因此，本申請仍會以耕種作為中心，吸引他人參與耕種，享受耕種的樂趣。

本申請的農地主要是耕種大眾化，較不受氣候影響及種植時間較短的蔬果，例如蕃茄等。本申請亦會耕種少量根據四季而生長的蔬果，例如木瓜等。本申請所用的種子會與本地農民合作。本申請的主旨是讓生活在城市的人明白耕種的概念及實際困難，並藉此推動本地耕種的理念。如耕種有成果，耕種人士可取回自己種植的蔬果。申請地點亦會向參與人士售賣場內耕種所得的蔬果。

本申請預計可接待 2-3 個家庭，約 10-15 人，星期六、日約有 20-25 人。在平整的地方中，並計劃提供 Lounge 讓使用者更換耕種的衣服及放下私人物品，當使用者安頓後便會進行有關耕種的講解及下田。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。由於人流較少，講解不需要使用任

何擴音裝置，並能在已平整的地面上進行講解，減少對附近環境的影響。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。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。

池塘方面，魚塘位於本申請地點的西及北面，有見及此，本申請內的農田設在申請範圍內的西及北面，並將場內所有擬議構築物及已平整的空間設在申請範圍內的東南面，平整的地方只是接近公用道路的路邊及本申請地點的入口(即申請地點的東南面)，而貼近申請地點北面池塘的地方維持農業用途，以農田作與池塘緩衝空間，在兩者之間提供一定的距離，以免影響在申請地點外的池塘。此外，由於農田的吸水及去水性強，本人無需農田進行設置渠道工程或其他工程，而整個申請地點的流水斜度是向門口方向流去，本申請地點的水流不會流到西及北面的池塘，以免影響池塘的生態及運作。再者，申請地點所進行的活動是以農業作為基礎，與原來的用途沒有重大改變或產生偏差，不需要大幅改變現時土地的樣貌，對池塘不會有負面影響。

希望此附加文件能釋除 貴署對池塘、土地及周邊環境的隱憂。

● 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           |
| 07:00-08:00 | 0-2         |
| 08:00-09:00 | 0-3         |
| 09:00-10:00 | 0-3         |
| 10:00-11:00 | 0-3         |
| 11:00-12:00 | 0-3         |
| 12:00-13:00 | 0-3         |
| 13:00-14:00 | 0-3         |
| 14:00-15:00 | 0-3         |
| 15:00-16:00 | 0-3         |
| 16:00-17:00 | 0-3         |
| 17:00-18:00 | 0-3         |
| 18:00-19:00 | 0-2         |
| 19:00-20:00 | 0           |
| 20:00-21:00 | 0           |
| 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 7 月 8 日統計。

為了方便參與人士駕車到本申請地點，現申請三個停車位。本人亦會建議使用本場地的人士能響應環保，乘搭交通工具。

本申請建議計劃進入本申請地點的人士使用青山公路 - 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。

水尾路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，沿途設有避車處。現場相片請參考文件末端、Appendix 3 及 Appendix 5。

本人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。當預先知道車位會泊滿時，會建議有關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，有關位置及空間請參考 Appendix 4。由於申請地點內有足夠的空間，進出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，以免影響附近道路。



本申請地點能以的士及小巴到達，小巴路線 601 及 601B 號能到達申請地點出入口外約 350 米，位置請參考下圖：



本人了解位於青山公路 - 潭尾段至申請地點之間的道路不是由貴署管理。



以下為水尾路至申請地點的路段：























希望此附加文件能釋除 貴署的隱憂。

● 城市規劃委員會:

本申請是為了承接本申請地點的上一個申請，申請編號為 A/YL-KTN/630。先前所進行的平整工程已完成，申請地點不會再進行有關平整的工程。申請地點的平整範圍現時已使用混凝土作面層，底層已使用適合耕種的泥土作平整基礎。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，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，同時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。有見及此，本人希望能申請大約百分之三十作混凝土平整的地方，平整的範圍及大小已經營運所需最小。

填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +6.8 提高最多至大約 mPD +7.1，不會超出申請的厚度。填土位置方面請參考 Appendix 6。

本人會在申請結束後將鋪地的物料打碎並運走，回復適宜農業用途的土地，不會為該地造成長遠影響。

建築物方面，由於需要乾淨的環境給使用者使用，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，Canopy 的用途為遮風擋雨及乘涼，提供空間在戶外休息。建築物已是營運所需最少，望 貴署諒解。

當申請成功後，本人會盡快根據地政署所批出的短期豁免書興建構築物，並執行 貴署所定下的附加條件，包括聯絡承辦商落實渠務及安裝消防裝置。本人對未能及時完成附加條件致歉。

申請地點現時正在進行根據 A/YL-KTN/630 所接受的排水建議興建渠道，本附加文件末端附上渠務署及消防處在 A/YL-KTN/630 已接受的排水建議

及消防裝置建議，以便 貴委員會參考。本人再次對未能及時完成附加條件致歉。

希望此附加文件能解答 貴委員會對本申請的查詢。

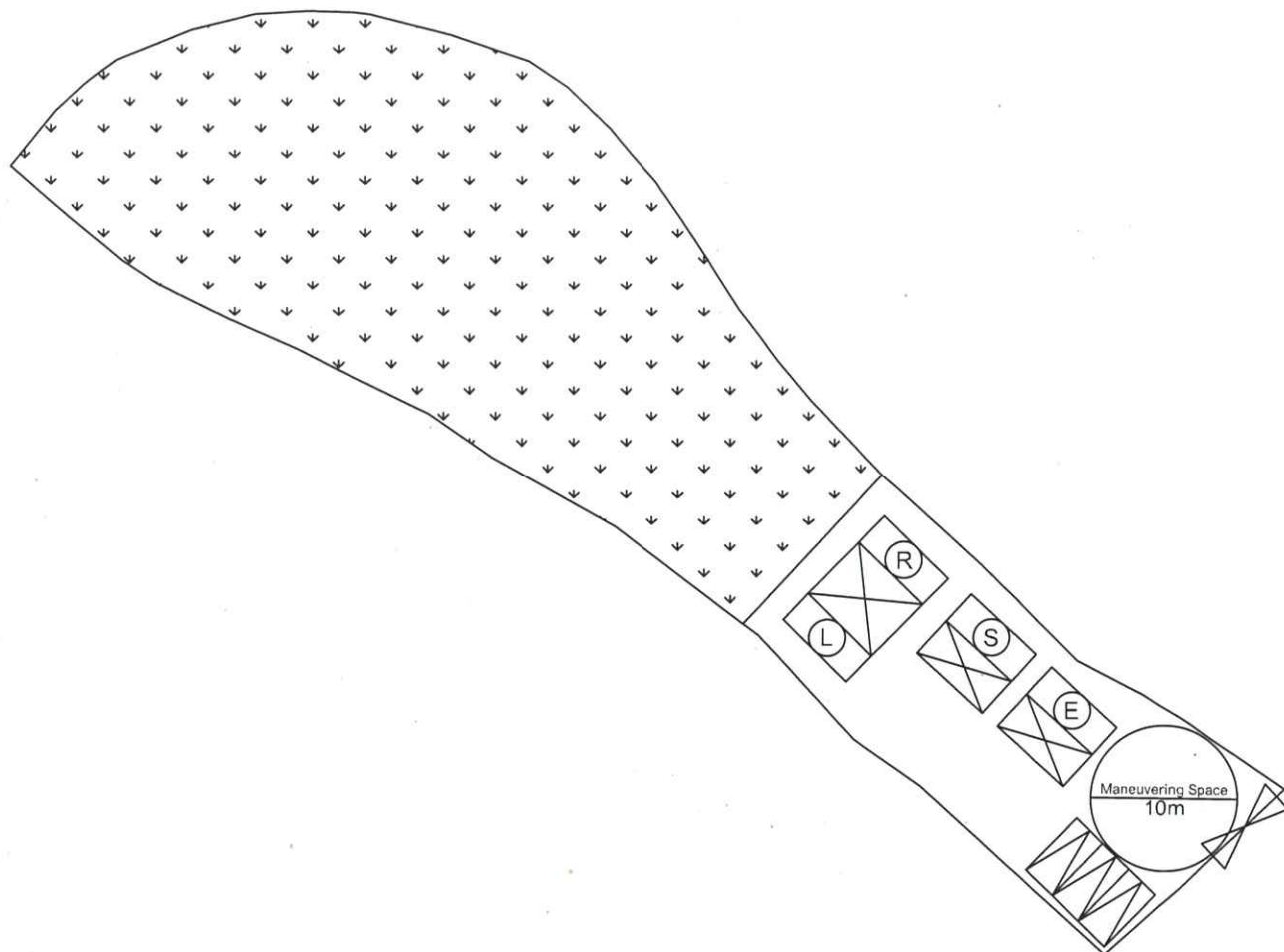
申請人  
鄧錦承

二零二一年九月二日









**Legend:**

- |                            |                               |
|----------------------------|-------------------------------|
| Ingress/egress (Width: 6m) | Reception and Learning Centre |
| Proposed Structures        | Farm Lounge                   |
| Private Car Parking Space  | Electric Meter Room           |
| Canopy                     | Farm Tools Storage            |
| Farm Area                  |                               |

Appendix 4

Location: DD 107 Lot 1456  
App. No.: A/YL-KTN/782

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

Date: 25 August 2021

Maneuvering Space Demonstration

申請地點調動空間示意圖

擬議臨時康體文娛場所 (休閒農場)  
(為期3年)及填土工程

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

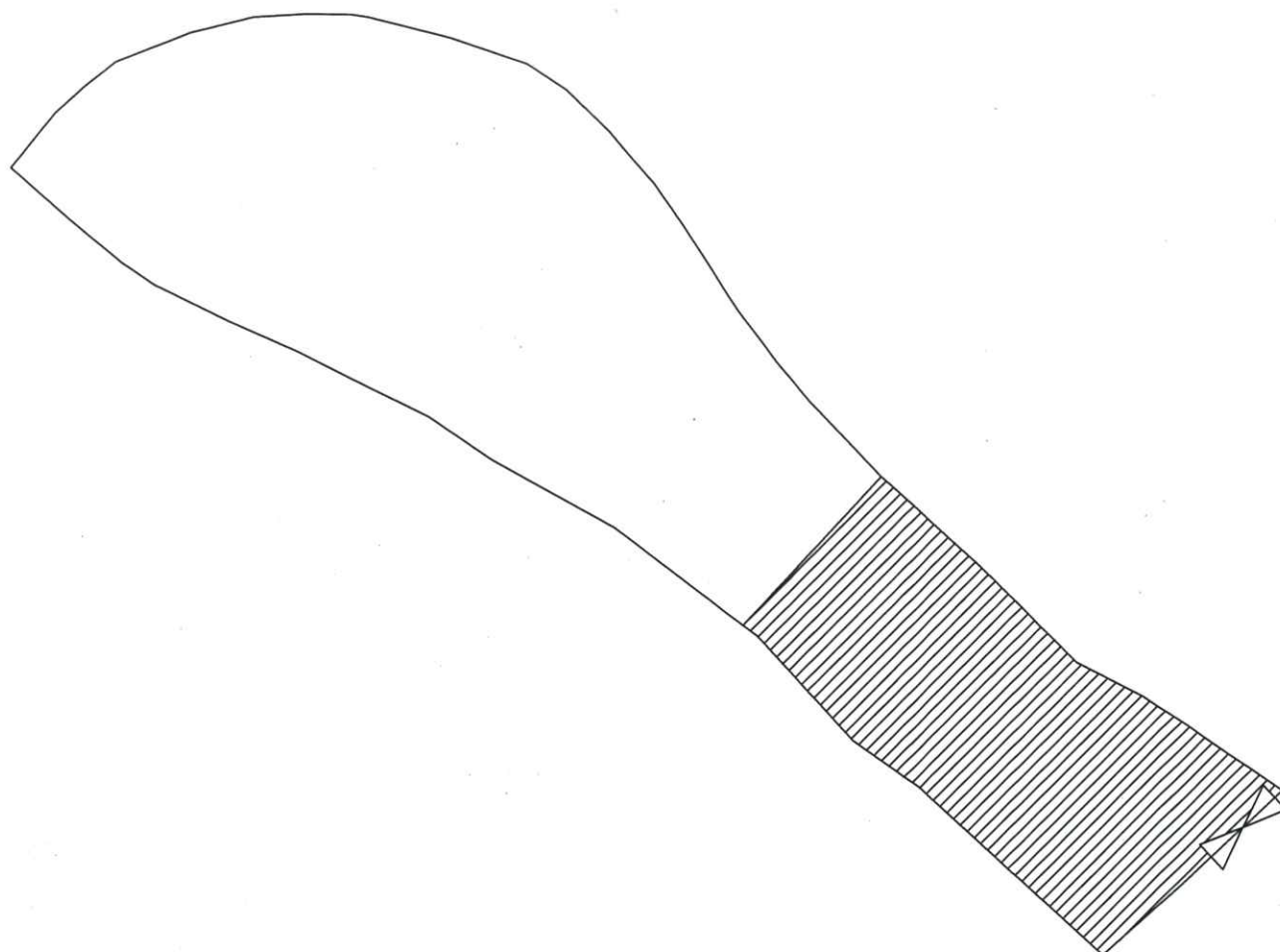
Drawing No.:

4-01












\*The mPD of the Paved Area will be increased by not more than 0.3m from mPD +6.8 to mPD +7.1.

**Legend:**

-  Ingress/egress (Width: 6m)
-  Non-Paved Area
-  Paved Area

Total Site Area: 1,677.6m<sup>2</sup> (About)

Paved Area Ratio

Farm Area: 1,185m<sup>2</sup> (70.6%)(About)

Paved Area: 492.6m<sup>2</sup> (29.4%)(About)

Appendix 6

Location: DD 107 Lot 1456  
App. No.: A/YL-KTN/782

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

Date: 28 August 2021

Paved Area

平整位置

擬議臨時康體文娛場所 (休閒農場)  
(為期3年)及填土工程

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

SCALE

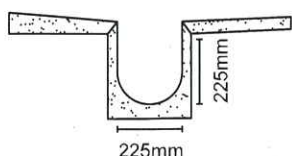
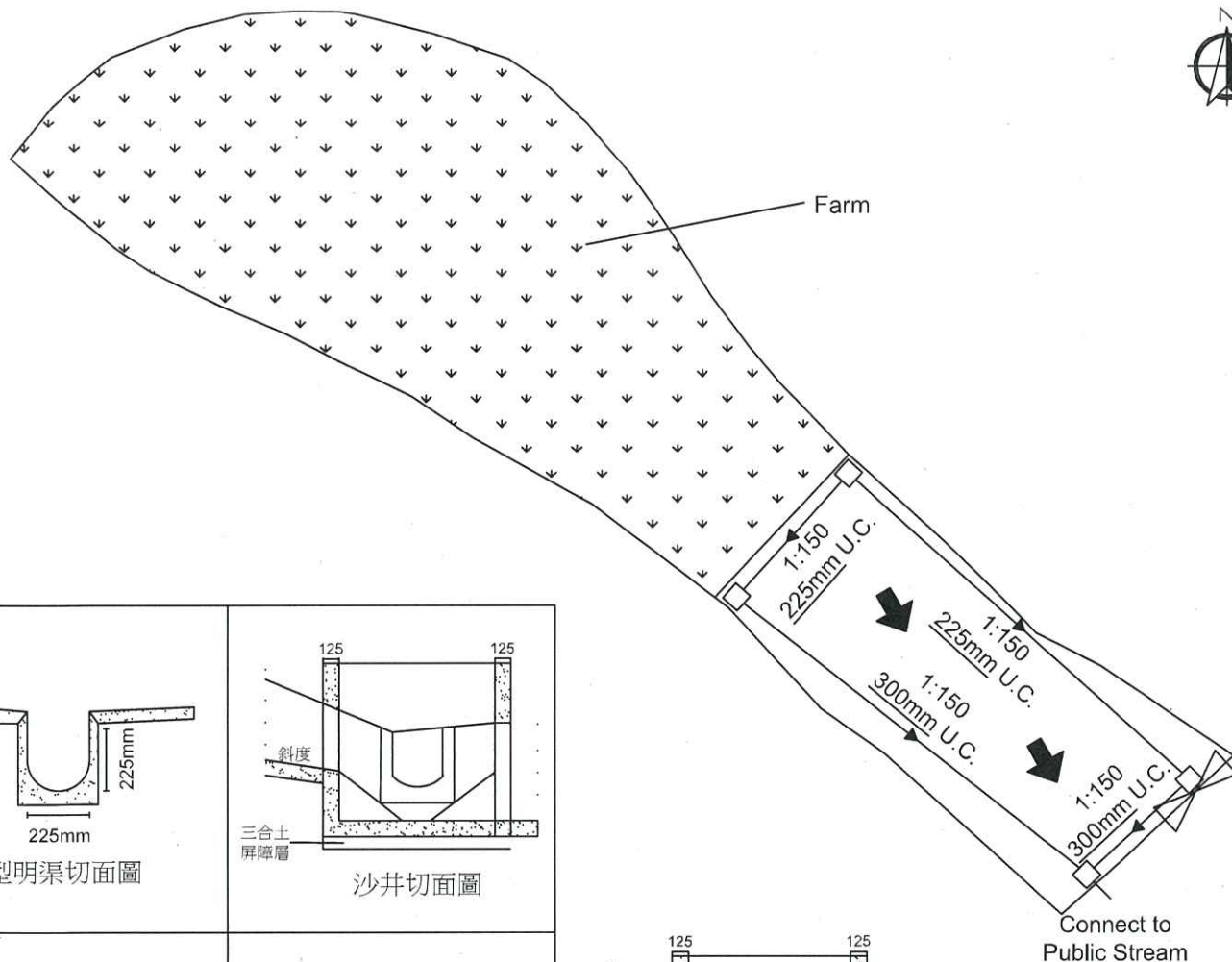
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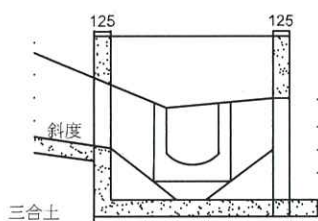
For Identification Only

Drawing No.:

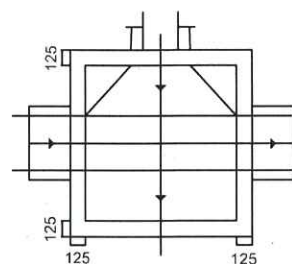
6-01



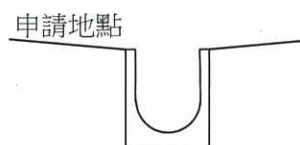
U型明渠切面圖



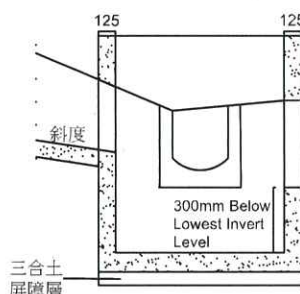
沙井切面圖



沙井俯視圖



U型明渠切面略圖



沙井切面圖  
(CP1 Design)

Ground level shall be 1:150 fall toward the catchpit (CP1)  
CP1 is the lowest (Ground Level) point on the application site.

Legend:

- ☐ Proposed Catchpit
- Proposed U-Channel
- Water Flow
- ◄ Ingress/egress

Note:

1. Adequate opening will be provided around the application site.
2. Catchpit design shall follow CEDD standard drawing No. C2406I.
3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).

Appendix 2

Location: DD 107 Lot 1456

App. No.: A/YL-KTN/630

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

Date: 7 April 2020

Proposed Drainage Plan

擬議渠道計劃

擬議臨時康體文娛場所 (休閒農場)  
(為期3年)

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm)  
for a Period of 3 Years

SCALE

1:500

@A4

Draw Reference: 04-04-2019

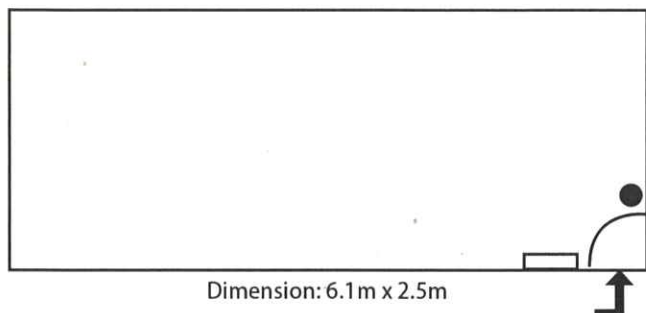
For Identification Only

Drawing No.:

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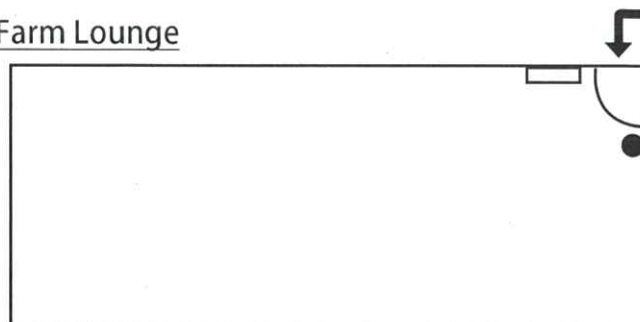


### Reception and Learning Centre



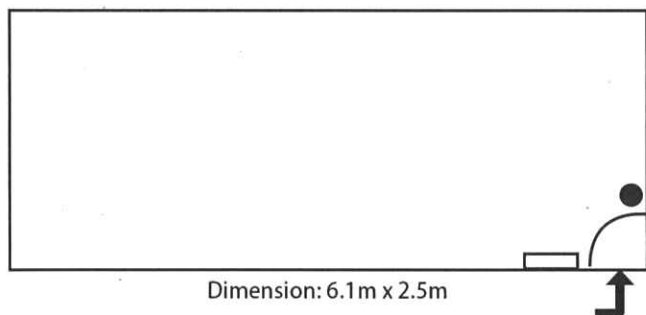
Dimension: 6.1m x 2.5m

### Farm Lounge



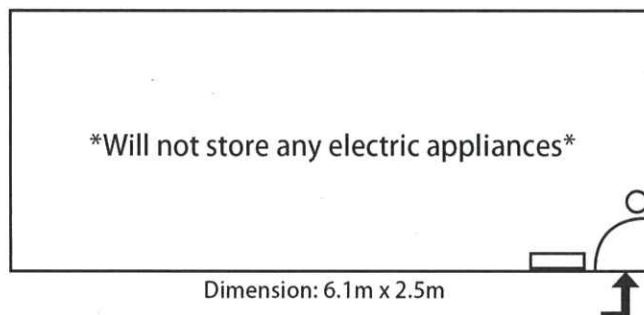
Dimension: 6.1m x 2.5m

### Electric Meter Room



Dimension: 6.1m x 2.5m

### Farm Tools Storage



Dimension: 6.1m x 2.5m

#### Legend:

- 5 kg Portable Dry Powder type Fire Extinguisher (3 in total)
- 9 kg Portable Water type Fire Extinguisher (1 in total)
- Emergency Lighting (in accordance with BS 5266-1: 2011 and BS EN 1838:2013) (4 in total)
- ↪ Ingress/egress Direction

\*All FSI (includes installation / maintenance / modification / repair work) will be completed by RFSIC.

**For EVA, please see Appendix 2**

For Identification Only, Not in Scale

#### Appendix 1

Location:  
DD107 Lot 1456  
App. No.:  
A/YL-KTN/630  
OZP: S/YL-KTN/9  
District: Kam Tin North  
Date: 18 Mar 2019

#### Proposed Fire Service Installation Plan

擬議消防設備安裝設計圖  
擬議臨時康體文娛場所（休閒農場）（為期3年）  
Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm)  
for a Period of 3 Years

Scale  
Not in Scale  
@A4



## Appendix 2

Plan Name:  
Emergency Vehicular Access

Location:  
DD107 Lot 1456

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

Project:  
Proposed Temporary  
Place of Recreation, Sports  
or Culture (Hobby Farm)

Scale:  
Not in Scale @A4  
For identification only

Map Legend:

- Road Path
- Site Boundary
- Proposed Structure

Date:  
18<sup>th</sup> March 2019

Width of Cheung Chun San Tsuen:

4m (About)

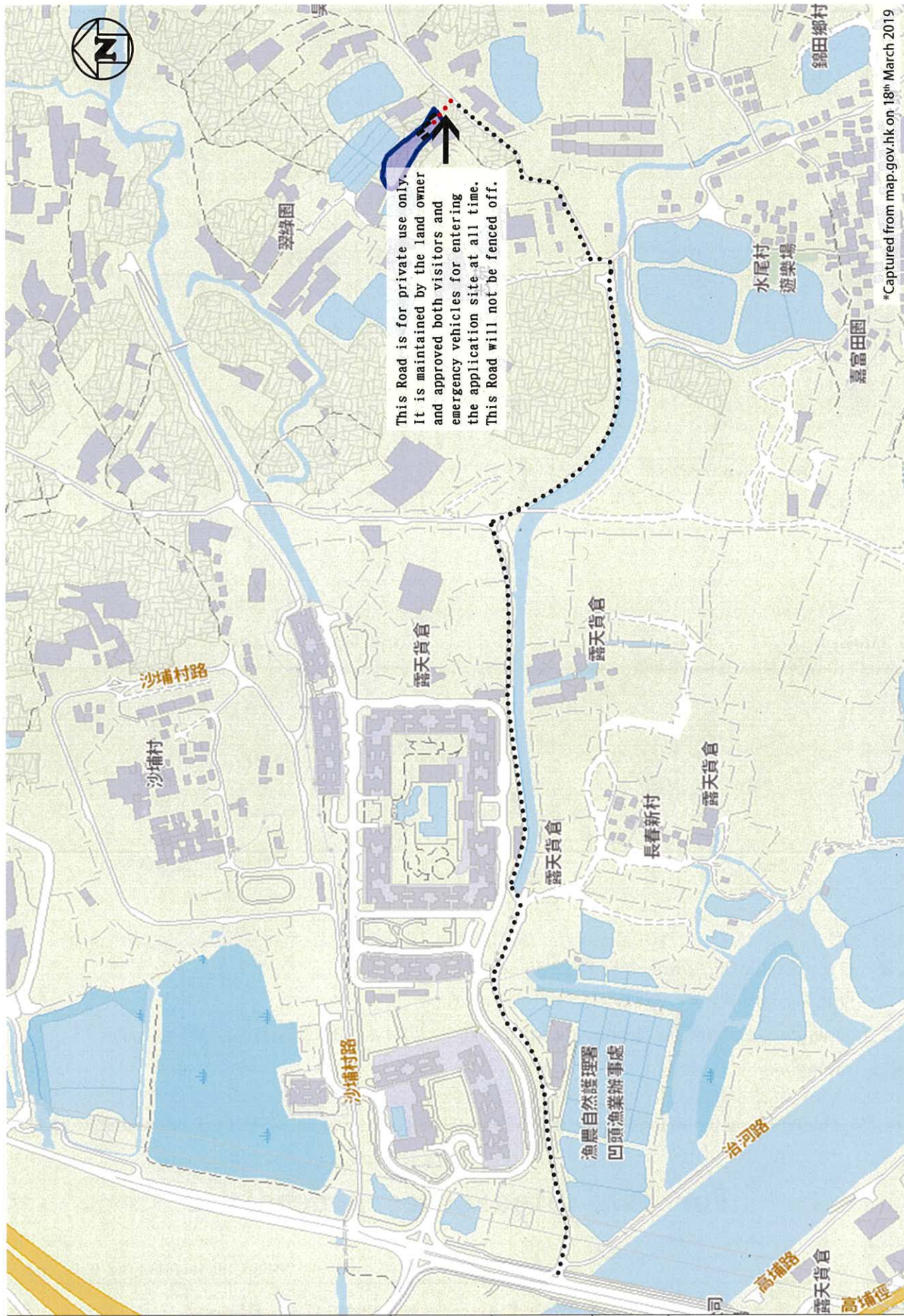
Width of Shui Mei Tsuen Road:

4m (About)

\*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

\*\*Most of the EVA is built and maintained by related department of HKSAR.

(Apart from the red dots.)



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



Planning Application No. A/YL-KTN/782  
03/09/2021 17:01

From: Tang Lok San  
To: 規劃處（錦田北）滕小姐 Loree <llyduen@pland.gov.hk>

Ms. Duen,

Thank you for the phone call.

I hereby clarify that the captioned planning application will neither install nor use any public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system on the application site.

If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone or email to

Your Sincerely,  
Mr. Tang



**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<br/>(RNTPC)</u></b> | <b><u>Approval<br/>Condition(s)</u></b>           |
|----|-------------------------------|--|---|---|
| 1. | A/YL-KTN/630                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | 18.1.2019<br>[revoked on 18.6.2021]             | (1), (2), (3), (4),<br>(5), (6), (7), (8),<br>(9) |

**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 or 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) Maintenance of the implemented drainage facilities on the site





**Appendix III of RNTPC**  
**Paper No. A/YL-KTN/782**

**Similar Applications within the Same “AGR” Zone in the vicinity of the Site**  
**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</u></b><br><b><u>(RNTPC/TPB)</u></b> |
|-----|-------------------------------|---|--|
| 1.  | A/YL-KTN/474                  | Proposed Temporary Hobby Farm for a Period of 3 Years   | 7.8.2015<br>[revoked on 7.8.2016]                                |
| 2.  | A/YL-KTN/513                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 18.3.2016<br>[revoked on 18.2.2018]                              |
| 3.  | 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  |
| 4.  | 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  |
| 5.  | A/YL-KTN/579                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 22.12.2017<br>[revoked on 22.5.2020]                             |
| 6.  | A/YL-KTN/609                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 3.8.2018<br>[revoked on 3.2.2019]                                |
| 7.  | A/YL-KTN/610                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 3.8.2018<br>[revoked on 3.2.2020]                                |
| 8.  | A/YL-KTN/615                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 16.11.2018<br>[revoked on 16.4.2021]                             |
| 9.  | A/YL-KTN/620                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 7.9.2018<br>[revoked on 7.2.2021]                                |
| 10. | A/YL-KTN/626                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 18.1.2019  |
| 11. | A/YL-KTN/636                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 21.12.2018<br>[revoked on 21.5.2021]                             |
| 12. | A/YL-KTN/649                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years  | 16.8.2019  |
| 13. | A/YL-KTN/660                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 4.10.2019  |
| 14. | 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   |
| 15. | A/YL-KTN/666                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 4.10.2019  |
| 16. | A/YL-KTN/670                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years  | 16.8.2019<br>[revoked on 16.8.2021]                              |
| 17. | A/YL-KTN/690                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 17.1.2020  |
| 18. | 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<br>[revoked on 17.1.2021]                              |
| 19. | 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  |
| 20. | A/YL-KTN/697                  | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 24.4.2020  |

|     | <u>Application No.</u> | <u>Proposed Use</u>   | <u>Date of Consideration</u><br><u>(RNTPC/TPB)</u> |
|-----|------------------------|---|--|
| 21. | A/YL-KTN/705           | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 15.5.2020  |
| 22. | 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  |
| 23. | 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   |
| 24. | A/YL-KTN/758           | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  | 30.4.2021  |
| 25. | A/YL-KTN/766           | Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years   | 11.6.2021  |
| 26. | A/YL-KTN/772           | Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land | 9.7.2021   |

**Rejected Application for Temporary Hobby Farm**

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

**Approved Applications for Filling of Land for Temporary Animal Boarding Establishment**

|    | <b><u>Application No.</u></b> | <b><u>Proposed Uses</u></b>  | <b><u>Date of Consideration (RNTPC)</u></b> |
|----|-------------------------------|--|---|
| 1. | A/YL-KTN/716                  | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land | 20.11.2020                                  |
| 2. | A/YL-KTN/752                  | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 26.3.2021                                   |
| 3. | A/YL-KTN/769                  | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 9.7.2021                                    |
| 4. | A/YL-KTN/771                  | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 9.7.2021                                    |
| 5. | A/YL-KTN/775                  | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 23.7.2021                                   |

**Rejected Application for Filling of Land for Temporary Animal Boarding Establishment**

|    | <b><u>Application No.</u></b> | <b><u>Proposed Uses</u></b>  | <b><u>Date of Consideration (RNTPC/TPB)</u></b> | <b><u>Main Reason for Rejection</u></b> |
|----|-------------------------------|--|---|---|
| 1. | A/YL-KTN/759                  | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land | 14.5.2021                                       | (1)                                     |

**Rejection Reason**

- (1) The site is fragmented with structures excluded. Approving the application would result in piecemeal development and is undesirable from land-use planning and planning control point of view.



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

參考編號

Reference Number:

210728-163317-83357

提交限期

Deadline for submission:

17/08/2021

提交日期及時間

Date and time of submission:

28/07/2021 16:33:17

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/782

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李頌慈

意見詳情

Details of the Comment :

如以上規劃申請不只是純粹用作農作物耕作，本人將提出反對意見。因錦田區已有不少休閒農莊存在，而當中不少會同時營運餐廳和不同收費活動，變相加重本區的交通負擔。

tpbpd@pland.gov.hk

Appendix IV-2 of RNTPC  
Paper No. A/YL-KTN/782

寄件者: [REDACTED]  
寄件日期: 2021年08月14日星期六 4:00  
收件者: tpbpd  
主旨: A/YL-KTN/782 DD 107 Shui Mei Tsuen

Dear TPB Members,

After **NINE** Extensions of Time the application was revoked.....**THREE YEARS LATER**. A number of conditions were not met, landscape, drainage and fire.

On 6 August members agreed to tighten up the extremely lax approach to conditions.

The board should now send out a strong message that the gravy train days are over, going forward conditions will have to be implemented and in a limited time frame.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, October 5, 2018 3:01:33 AM  
**Subject:** A/YL-KTN/630 DD 107 Shui Mei Tsuen

A/YL-KTN/630  
Lot 1456 in D.D. 107, Shui Mei Tsuen, Kam Tin  
Site area : 1,677.6m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Development : Hobby Farm / 3 Vehicle Parking

Dear TPB Members,

Can Ag & Fish provide data on how many 'Hobby Farms' there are in the district and how many are genuine as opposed to fake applications to legitimize ongoing brownfield use?

'Hobby Farm' is the poster child for all sorts of activities that were previously called Open Storage. Now that this is synonymous with Brownfield, the hobby farm tag is being trotted out.

Recently a report was issued by The Hong Kong Bird Watching Society detailing the damage being done to agricultural land by fake hobby farms and clandestine camping grounds.  
<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Moreover these fake farms are depriving genuine farmers of access to agriculture land that could be used for genuine production of fresh produce for the local market.

Members should reject application.

Mary Mulvihill

Advisory Clauses

- (a) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (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. Lot No. 1456 in D.D. 107 is covered by Short Term Waiver (STW) No. 5244 to permit structures erected thereon for the purpose of "Temporary Place of Recreation, Sports or Culture (Hobby Farm)". The the STW holder will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. 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 DEP's comments that the applicant is advised (i) to 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) note that 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) to note that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (f) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to 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;
- (g) note CBS/NTW, BD's comments that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. 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. 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. A Detailed checking under the BO will be carried out at the building plan submission stage; and
- (h) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, design, organizing, supervising and conducting any activity near the underground cable or overhead line under the Site should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where appropriate) to find out whether there is any underground cable and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.