

The document is received on **17 NOV 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.

表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)";
 興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
 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;及
- (iii) Renewal of permission for temporary use or development in rural areas
 位於鄉郊地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form 填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-KTN/802
	Date Received 收到日期	17 NOV 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)

TANG Wai Ip 鄧偉業

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)

NA 不適用

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 1397 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1397號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 960 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 121 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
15/11/2021 (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/11/2021 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one "✓".

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(v) For Type (v) application 供第(v)類申請

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

(iv) For Type (iv) application 供第(iv)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 339.7 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 </div> <div> <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 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

臨時康體文娛場所 (休閒農場) (為期5年)及填土工程

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	121	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	NA 不適用		<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	12.6	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	3-4	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

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

Please refer to Proposed Layout Plan.

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

NA 不適用

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track. 水尾路, 之後轉到小路</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 1</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p>

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

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

如需要的話，請另頁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。

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

10. Justifications 理由

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

Please refer to Executive Summary. 請參考行政摘要。

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

鄧偉業

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

08/10/2021

(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，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

NA 不適用

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

在非龕位的範圍內最多可安放骨灰的數量

NA 不適用

Total number of niches 龕位總數

NA 不適用

Total number of single niches

單人龕位總數

NA 不適用

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

NA 不適用

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

NA 不適用

Number of single niches (residual for sale)

單人龕位數目 (待售)

NA 不適用

Total number of double niches

雙人龕位總數

NA 不適用

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

NA 不適用

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

NA 不適用

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

NA 不適用

Number of double niches (residual for sale)

雙人龕位數目 (待售)

NA 不適用

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

NA 不適用

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

NA 不適用

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

NA 不適用

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

NA 不適用

Number of niches (residual for sale)

龕位數目 (待售)

NA 不適用

Proposed operating hours 擬議營運時間

NA 不適用

NA 不適用

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1397 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1397號 (部分)		
Site area 地盤面積	960	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
Zoning 地帶	「農業」 "Agriculture"		
Applied use/ development 申請用途/發展	臨時康體文娛場所 (休閒農場) (為期5年) 及填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) For a period of 5 Years and Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	121 <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	5	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3-4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	12.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

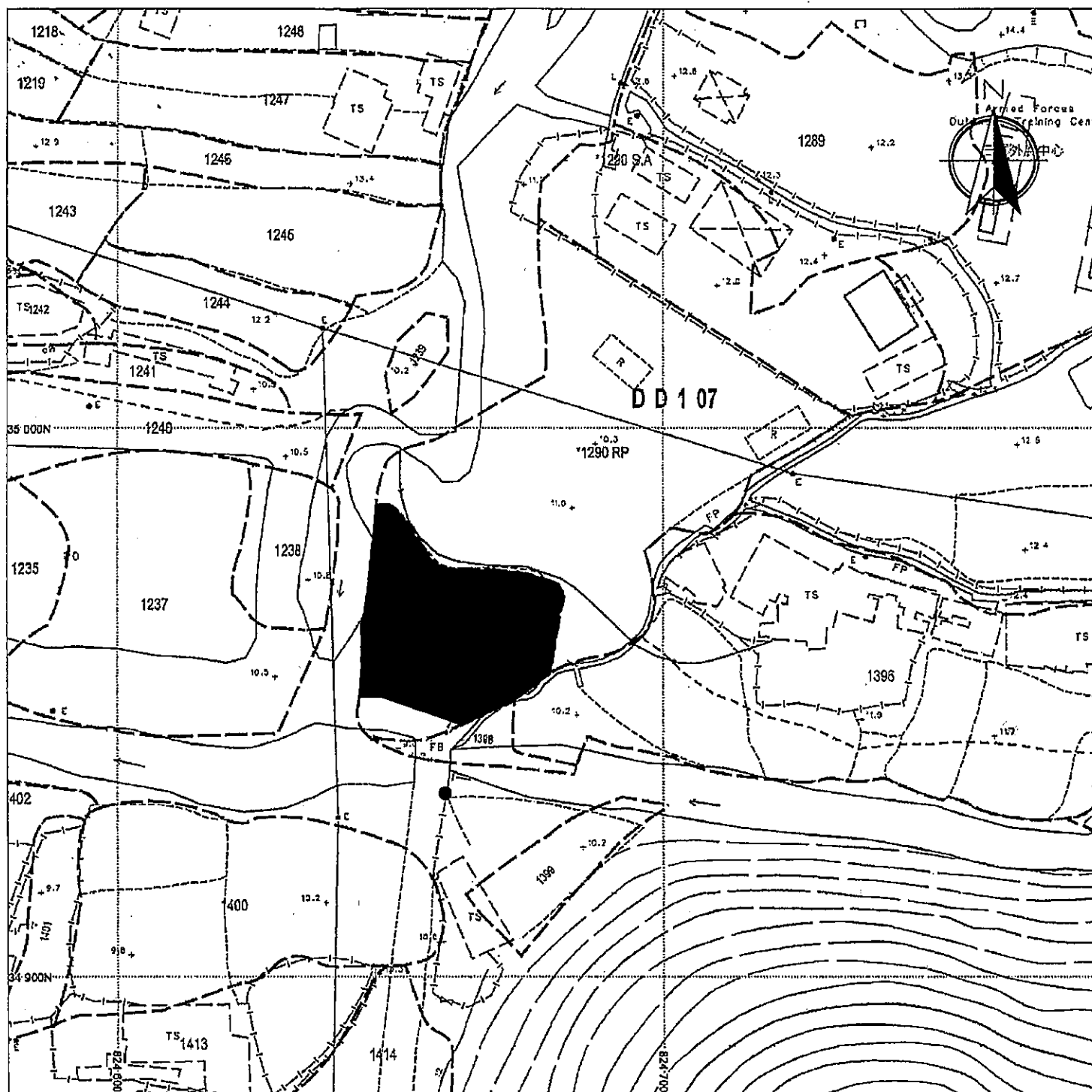
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

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



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 1397 (Part)

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

Date: 7 October 2021

Location

位置圖

擬議臨時康體文娛場所
(休閒農場)(為期5年)及填土工程

Proposed Temporary Place of Recreation, Sports
or Culture (Hobby Farm)
For a Period of 5 Years and Filling of Land

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

Proposed Structures Detail:

Electric Meter Room (Only 1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3m

Non-Domestic GFA: 15.25m² (About)

Farm Lounge (Only 1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3m

Non-Domestic GFA: 15.25m² (About)

Farm Reception (Only 1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3m

Non-Domestic GFA: 15.25m² (About)

Ancillary Storage (Only 1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3m

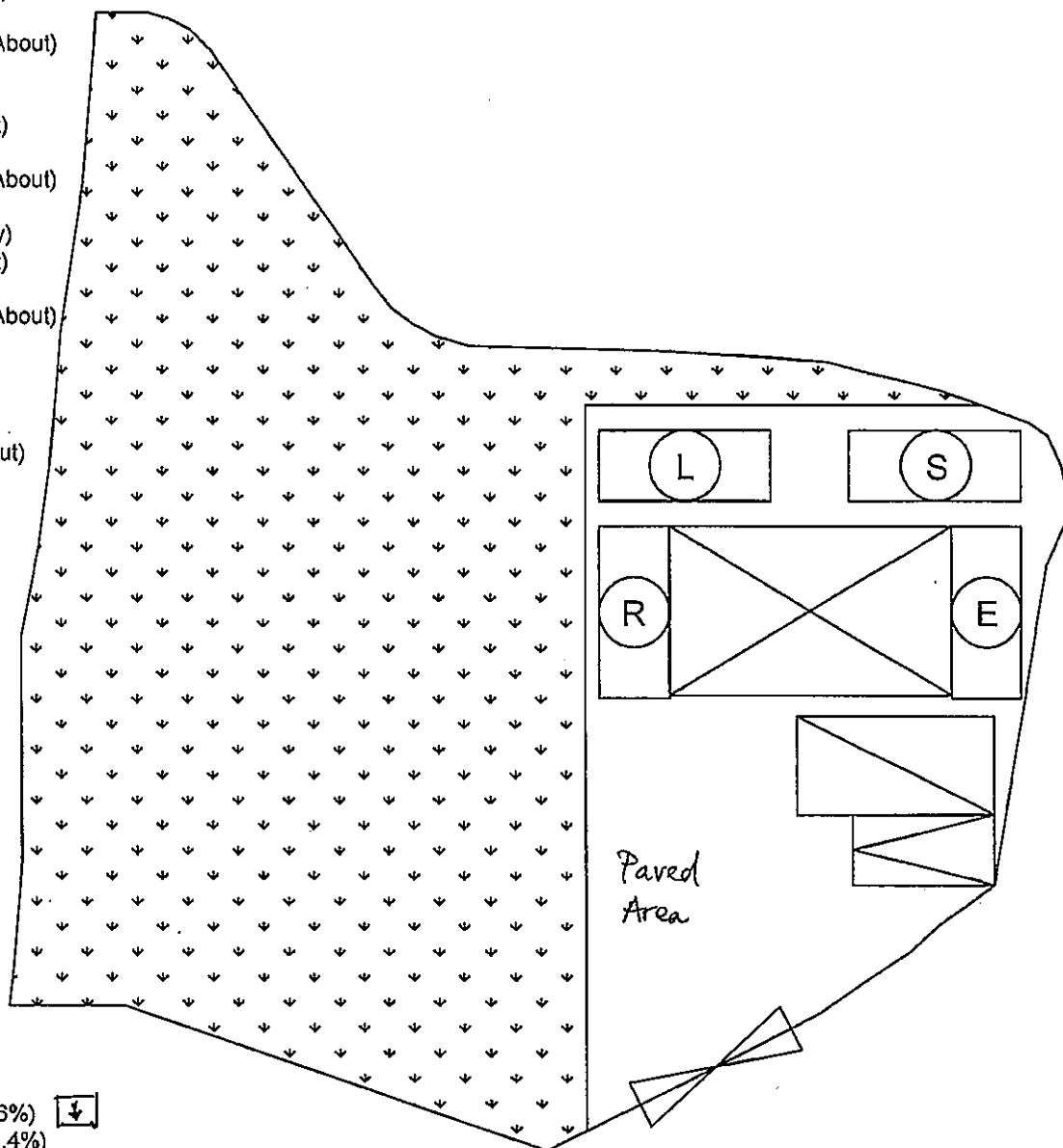
Non-Domestic GFA: 15.25m² (About)

Open Shed

Dimension: 10m x 6m (About)

Height: Not Exceeding 4m

Non-Domestic GFA: 60m² (About)



Paved Ratio

Farm Area: 620.3m² (About 64.6%)

Paved Area: 339.7m² (About 35.4%)



Legend:

⊞ Ingress/egress (Width: 6m)

□ Proposed Structures

⊞ Open Shed

⊞ Private Car Parking Space

⊞ LGV U/UL Space

ⓔ Electric Meter Room

Ⓛ Farm Lounge

Ⓡ Farm Reception

Ⓢ Ancillary Storage

Total Area: 960 m² (About)

Covered Area: 121 m² (About)

Uncovered Area: 839 m² (About)

Non-Domestic GFA: 121 m² (About)

Nos. of Proposed Structures: 5

Appendix 2

Location: DD 107 Lot 1397 (Part)

App. No.: A/YL-KTN/

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

Date: 4 October 2021

Proposed Layout Plan

擬議布局平面圖

擬議臨時康體文娛場所
(休閒農場)(為期5年)及填土工程

Proposed Temporary Place of Recreation, Sports
or Culture (Hobby Farm)
For a Period of 5 Years and Filling of Land

SCALE

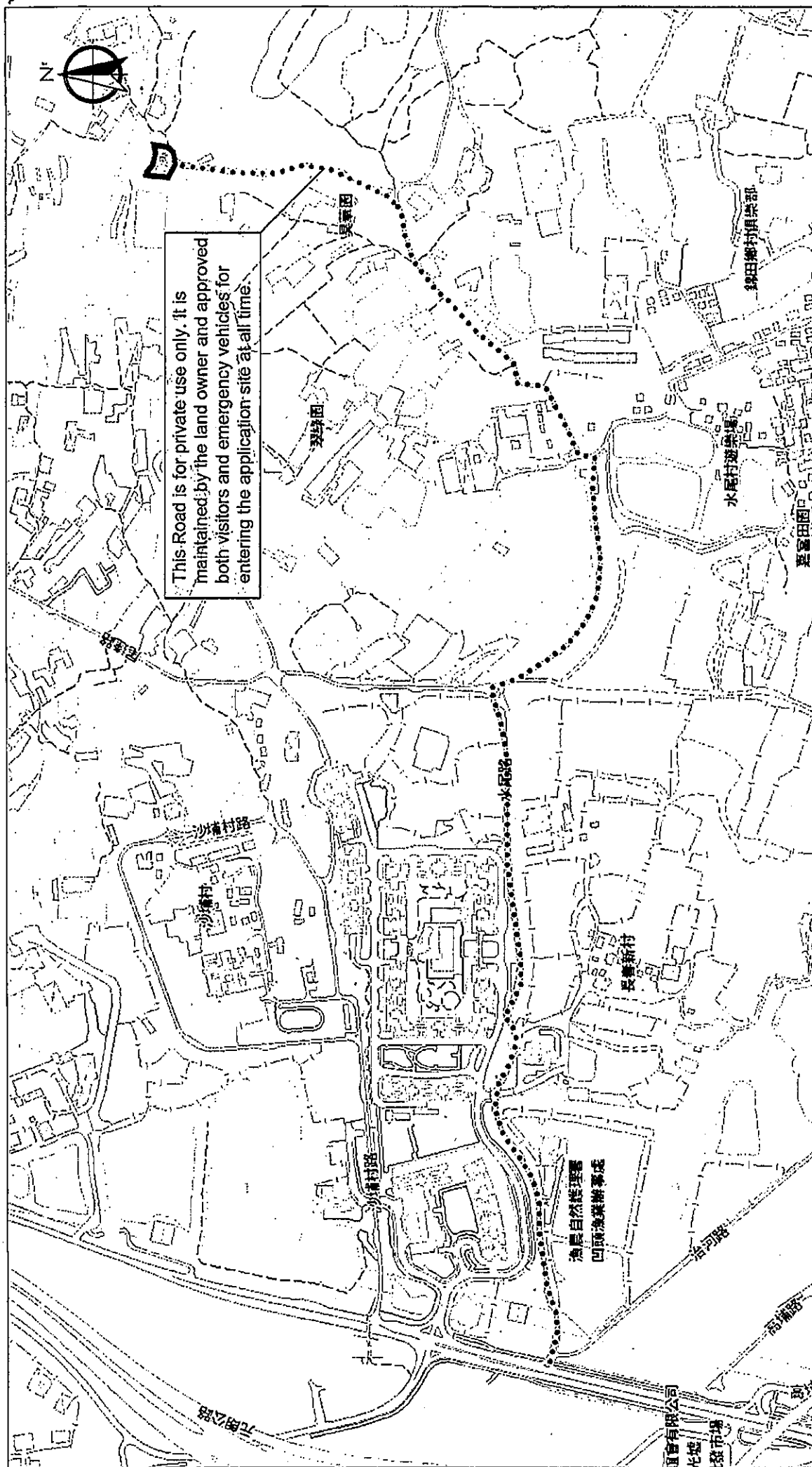
1:250

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 8th October 2021

Project:
Proposed Temporary Place of Recreation, Sports
or Culture (Hobby Farm)
For a Period of 5 Years and Filling of Land

Location: D.D. 107 Lot 1397 (Part)
OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Agriculture

Appendix 3
Existing Vehicular
Access

Width of Shui Mei Road: 3-6m (About)

Drawing No.:
3-01

For Identification Only

Date: 08/10/2021

Map Legend:
..... Road Path
—— Site Boundary

行政摘要

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 1397 號(部分)作為期五年的臨時康體文娛場所 (休閒農場)及填土工程之用途

- 申請地點的面積約為 960 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/626 (2019 年 1 月 18 日獲批), A/YL-KTN/660 (2019 年 10 月 4 日獲批) 及 A/YL-KTN/745 (2021 年 2 月 5 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上午九時至下午六時。
- 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。
- 平整的物料為混凝土，厚度為約 0.3 米，使用混凝土作平整物料是為了鞏固舊有的臨時建築物及提供空間讓車輛及使用者安全地進出申請地點，這亦能提供戶外空間讓使用者更換進行耕種的衣服，這已是本申請所需要的最少平整範圍，望貴委員會諒解。
- 本申請與 A/YL-KTN/626 的申請內容差別不大，未有作出更改，重新申請的原因是未能在限期內取得元朗地政處批出短期租約及完成相關工程，本人希望能重新申請，繼續與有關處方商討。
- 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 1397 號(部分)為期五年的臨時康體文娛場所 (休閒農場) 及填土工程的用途。

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D.D. 107 Lot 1397 (Part) - A/YL-KTN/802
23/11/2021 08:57 PM

[Hide Details](#)

From: Tang Lok San <tlkwong@pland.gov.hk<tlkwong@pland.gov.hk>, tpbpd@pland.gov.hk<tpbpd@pland.gov.hk>
To: tlkwong@pland.gov.hk<tlkwong@pland.gov.hk>, tpbpd@pland.gov.hk<tpbpd@pland.gov.hk>
File Ref:

▼ 1 attachment



Plot Ratio - 1397 Application Form.pdf

Town Planning Board,

Please see the attachment section for the updated application P.14 and P.15 of A/YL-KTN/802 - D.D. 107 Lot 1397 (Part). If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone [27222222](tel:27222222) or email to tlkwong@pland.gov.hk!

Yours Faithfully,
Mr. Tang

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

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

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

(v) For Type (v) application 供第(v)類申請

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

臨時康體文娛場所 (休閒農場) (為期5年)及填土工程

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	121	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.13		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	12.6	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	3-4	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3-4	m 米	<input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1397 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1397號 (部分)		
Site area 地盤面積	960 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
Zoning 地帶	「農業」 "Agriculture"		
Applied use/ development 申請用途/發展	臨時康體文娛場所 (休閒農場) (為期5年)及填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) For a period of 5 Years and Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	121 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.13 <input checked="" 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	5	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	12.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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



A/YL-KTN/802 - Further Information

18/03/2022 15:19

From:

To: "tobbd@pland.gov.hk" <tobbd@pland.gov.hk>

Cc:

File Ref:

Town Planning Board,

I would like to re-activate A/YL-KTN/802. Please see the attachment section for the further information document based on the comment of the TD, AFCD, DSD and TPB. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone

Your Faithfully,



Mr. Tang AYL-KTN802.pdf

規劃署及城市規劃委員會：

有關對規劃署 A/YL-KTN/802 的疑問

收悉規劃署對 A/YL-KTN/802 申請的疑問，本人現書面回覆：

本文件尾端附有擬議渠道計劃、擬議消防設備安裝計劃及緊急車輛通道圖。請參考 Appendix 6, 7 及 7.1。

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 +10.4 提高最多至大約 mPD +10.7，不會超出申請的厚度。

本人預計可接待 1-2 個家庭，約 5-10 人，星期六、日約有 10-15 人。少量的人流不會影響土壤及在附近棲息的動物，並符合對此區的規劃意向，不會帶來長遠或產生偏差的影響。

有見本申請地點的西及西北面是溪流，本人將所有平整的範圍及所有構築物集中在申請地點的東面，而溪流附近的土地是不會進行任何工程，以保存及保護溪流，免於改變土地面貌及水土流失。溪流附近土地只會用在耕種。相信能夠保護溪流。現場亦不會使用任何化學清潔物品來清洗，以免污染附近河流及土壤。

希望此附加文件能釋除 貴署的隱憂。

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/802 的疑問

收悉運輸署對 A/YL-KTN/802 申請的疑問，本人現書面回覆：

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	0-1
08:00-09:00	0-2
09:00-10:00	0-2
10:00-11:00	0-2
11:00-12:00	0-2
12:00-13:00	0-2
13:00-14:00	0-2
14:00-15:00	0-2
15:00-16:00	0-2
16:00-17:00	0-2
17:00-18:00	0-2
18:00-19:00	0-1
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 12 月 8 日統計。

本申請會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。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，並設有避車處。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 3。在申請地點內亦有足夠位置讓車輛進行調動，請參考 Appendix 4。有見及此，本申請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。

為了方便上落耕種用品及參與人士前往本申請地點，現申請一個停車位及一個客貨車上落貨位置。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。

本人計劃駕車到本申請地點的參與人士需要透過電話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

車位會泊滿時會要求參與人士使用公共交通工具，最近的公共交通服務離申請地點約 280 米，位置請參考 Appendix 5。

希望此附加文件能釋除 貴署的隱憂。

渠務署及城市規劃委員會：

有關對渠務署 A/YL-KTN/802 的疑問

收悉渠務署對 A/YL-KTN/802 申請的疑問，本人現書面回覆：

有見本申請地點的西及西北面是溪流，本人將所有平整的範圍及所有構築物集中在申請地點的東面，而溪流附近的土地是不會進行任何工程，以保存及保護溪流，免於改變土地面貌及水土流失。溪流附近土地只會用在耕種。相信能夠保護溪流。

本人會盡力確保自然溪流不會被本申請所進行的活動及工程影響。

希望此附加文件能釋除 貴署的隱憂。

漁農自然護理署及城市規劃委員會：

有關對漁農自然護理署 A/YL-KTN/802 的疑問

收悉漁農自然護理署對 A/YL-KTN/802 申請的疑問，本人現書面回覆：

本申請的農地主要是想透過耕種一些大眾化及比較不受氣候影響的蔬果，例如蕃茄等，種子會向本地農民購買，讓生活在城市的人可以明白耕種的概念及實際困難。如果耕種有成果，會讓耕種人士取回自己的蔬果。

本人預計可接待 1-2 個家庭，約 5-10 人，星期六、日約有 10-15 人。在平整的地方上，本人計劃在 Lounge 提供地方更換耕種的衣服及讓使用者放下私人物品，當使用者安頓之後便會進行有關耕種的講解及下田，講解工作會在 Open Shed 進行，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，並符合對此區的規劃意向，不會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。

本人計劃申請地點的平整範圍使用混凝土作面層，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，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。有見及此，本人希望能申請大約百分之三十五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。

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，Open Shed 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。

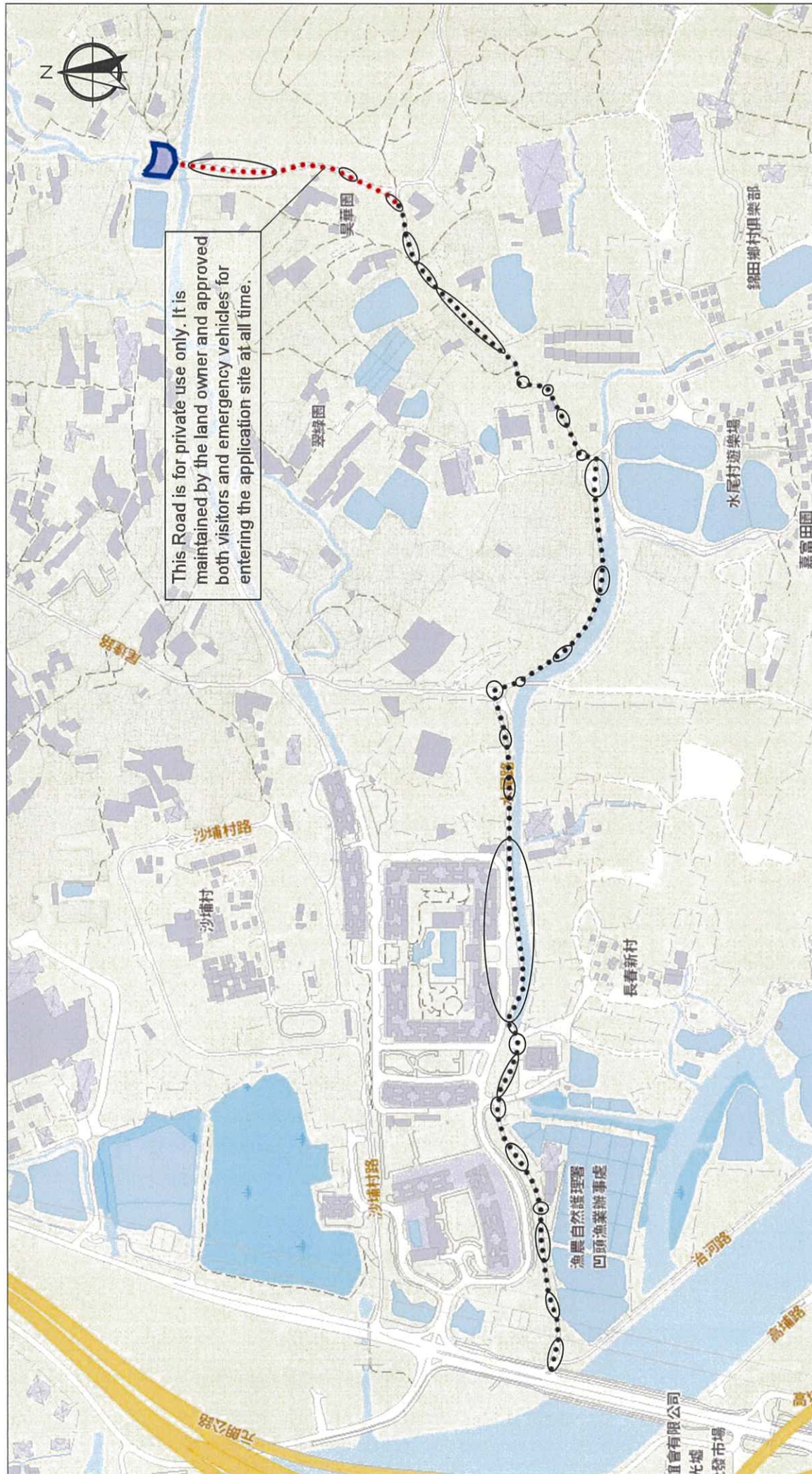
本人會在申請結束後將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

有見本申請地點的西及西北面是溪流，本人將所有平整的範圍及所有構築物集中在申請地點的東面，而溪流附近的土地是不會進行任何工程，以保存及保護溪流，免於改變土地面貌及水土流失。溪流附近土地只會用在耕種。相信能夠保護溪流。

希望此附加文件能釋除各署的隱憂。

申請人
鄧偉業

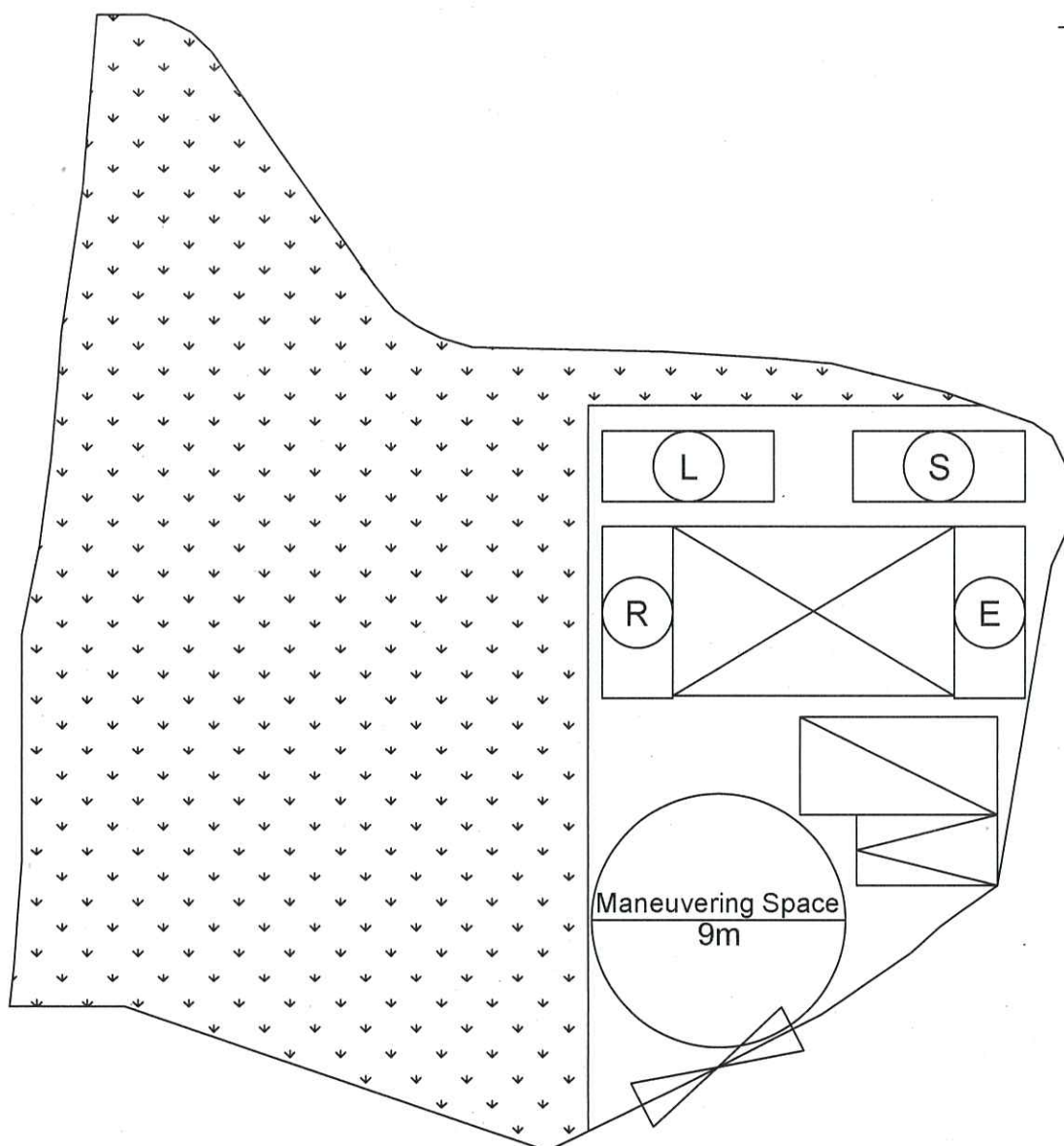
二零二二年一月四日



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Captured from map.gov.hk on 8th October 2021

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 1397 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)</p> <p>For a Period of 5 Years and Filling of Land</p>	<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> ●●●● Road Path — Site Boundary ○ Maneuvering Space 	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 04/01/2022</p>
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Legend:

- Ingress/egress (Width: 6m)
- Proposed Structures
- Open Shed
- Private Car Parking Space
- LGV U/UL Space

- (E) Electric Meter Room
- (L) Farm Lounge
- (R) Farm Reception
- (S) Ancillary Storage

Total Area: 960 m² (About)
 Covered Area: 121 m² (About)
 Uncovered Area: 839 m² (About)
 Non-Domestic GFA: 121 m² (About)
 Nos. of Proposed Structures: 5

Appendix 4

Location: DD 107 Lot 1397 (Part)
 App. No.: A/YL-KTN/802

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

Date: 31 December 2021

Maneuvering Space

轉動空間

擬議臨時康體文娛場所
 (休閒農場) (為期5年) 及填土工程

Proposed Temporary Place of Recreation, Sports
 or Culture (Hobby Farm)
 For a Period of 5 Years and Filling of Land

SCALE

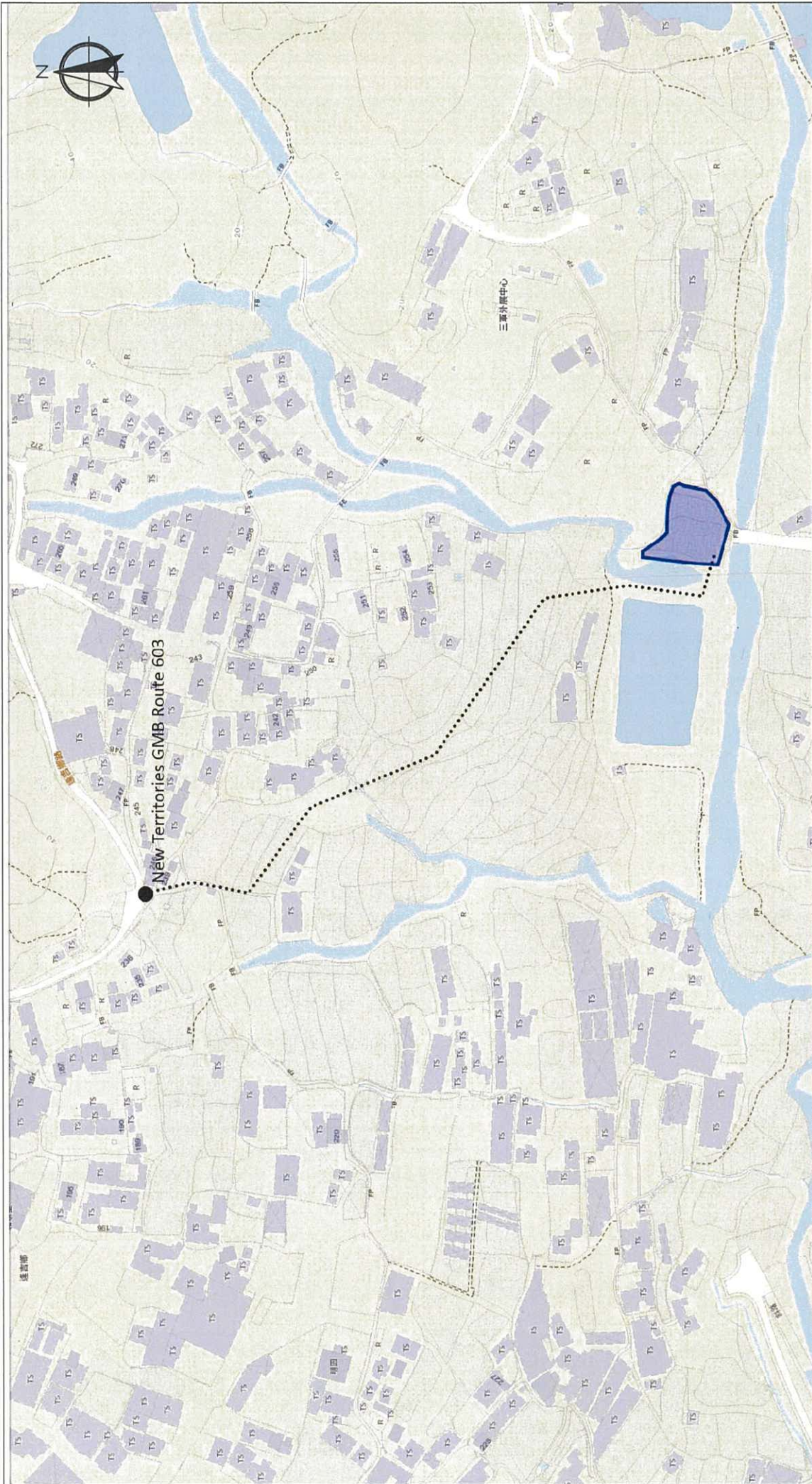
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For Identification Only

Drawing No.:

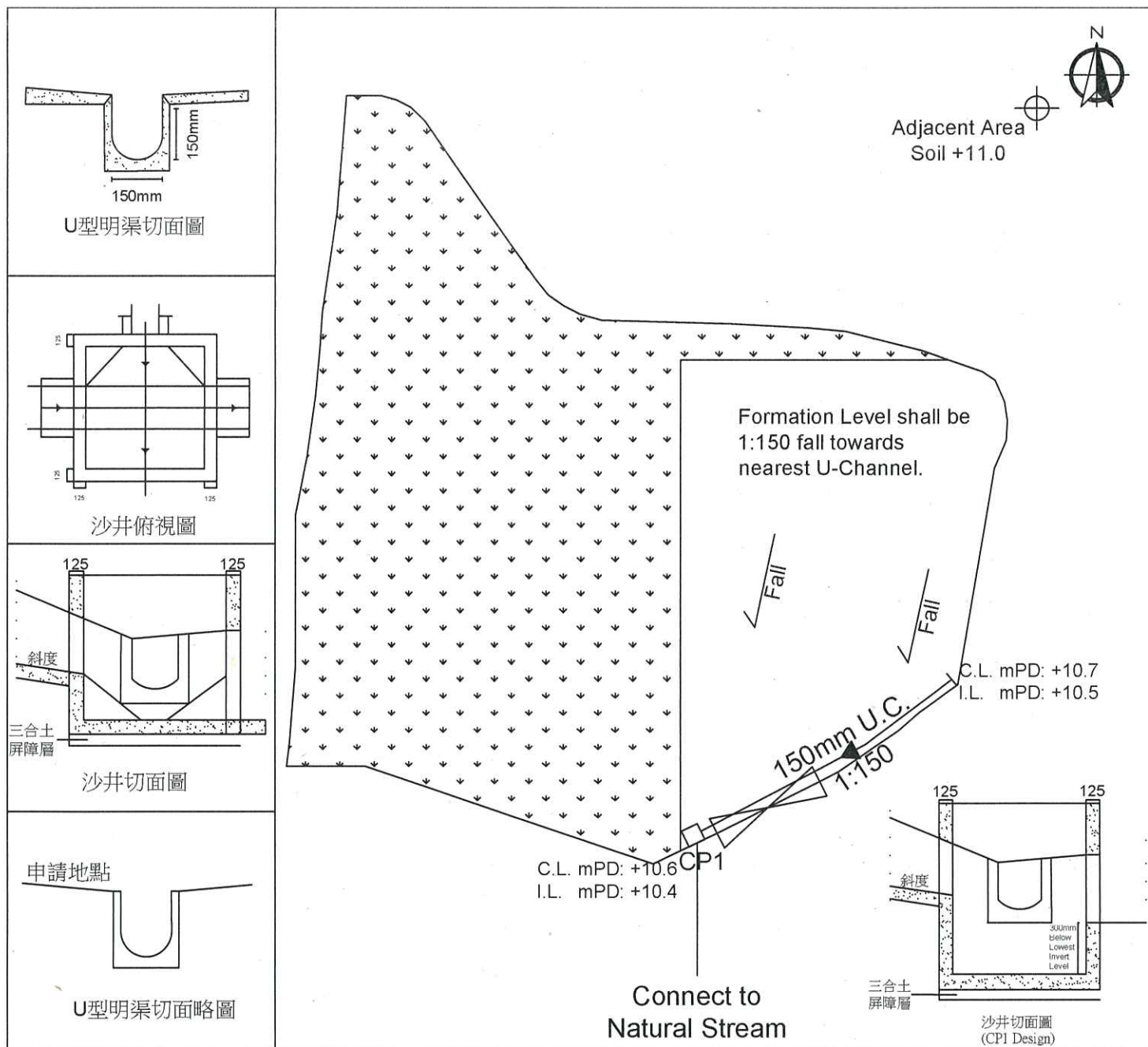
4-01



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Captured from map.gov.hk on 31st December 2021

<p>Appendix 5</p> <p>Public Transportation Service</p>	<p>Location: D.D. 107 Lot 1397 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)</p> <p>For a Period of 5 Years and Filling of Land</p>	<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none">●●●●● Road Path— Site Boundary	<p>Drawing No.: 5-01</p> <p>For Identification Only</p> <p>Date: 04/01/2022</p>
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Legend:

- Proposed Catchpit
- Proposed U-Channel
- ▶ Water Flow
- ⊕ Formation Level
- ⋈ 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).
4. Grating Cover is provided to reduce the irregular road surface from entering the site.
5. The discharge point is on the top of the public drainage, no extra work is needed outside the application site.

Appendix 6

Location: DD 107 Lot 1397 (Part)
App. No.: A/YL-KTN/802

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

Date: 4 January 2022

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5年)及填土工程

Proposed Temporary Place of Recreation, Sports
or Culture (Hobby Farm)
For a Period of 5 Years and Filling of Land

SCALE

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For Identification Only

Drawing No.:

6-01

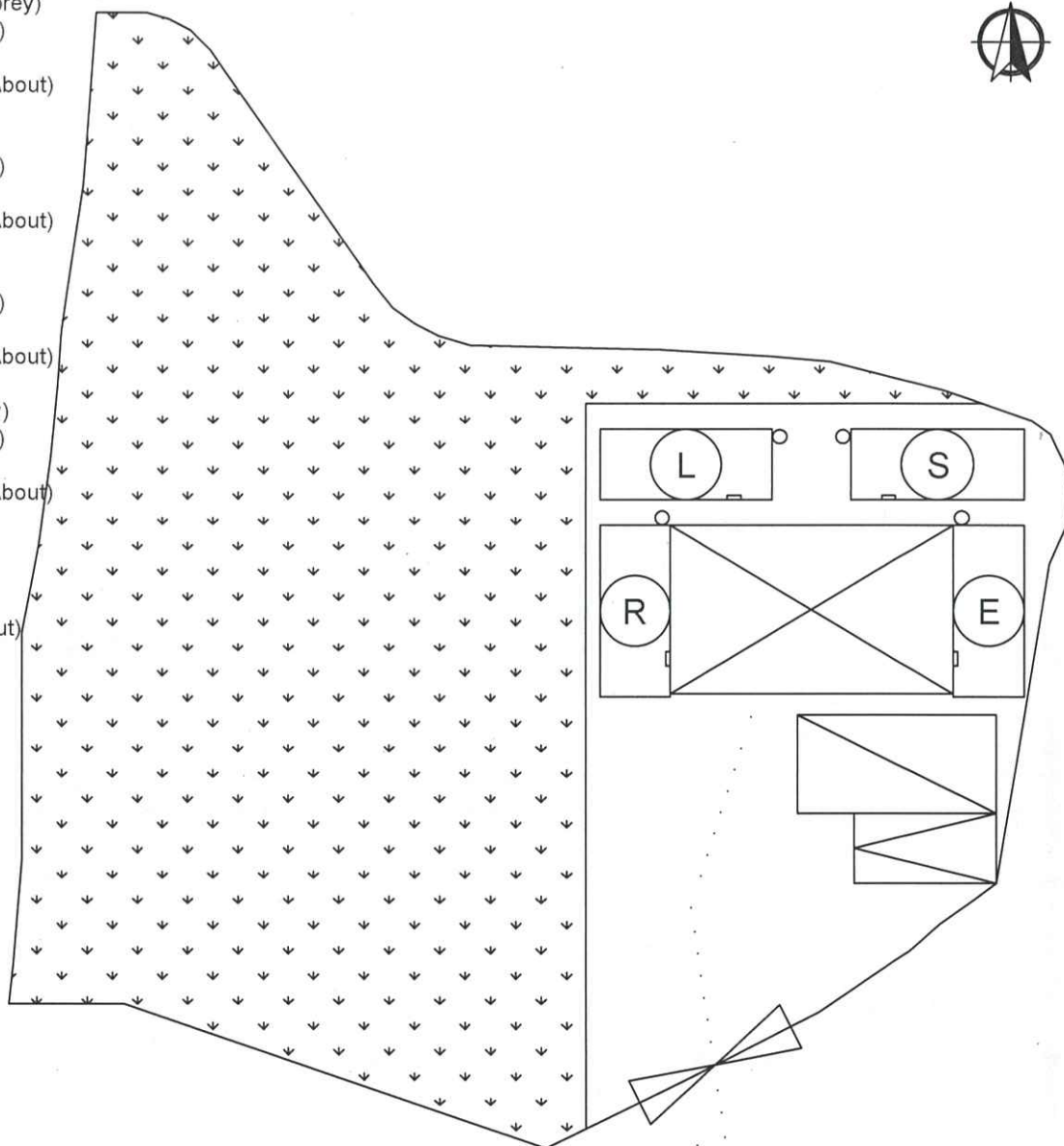
Proposed Structures Detail:
Electric Meter Room (Only 1-storey)
 Dimension: 2.5m x 6.1m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 15.25m² (About)

Farm Lounge (Only 1-storey)
 Dimension: 2.5m x 6.1m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 15.25m² (About)

Farm Reception (Only 1-storey)
 Dimension: 2.5m x 6.1m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 15.25m² (About)

Ancillary Storage (Only 1-storey)
 Dimension: 2.5m x 6.1m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 15.25m² (About)

Open Shed
 Dimension: 10m x 6m (About)
 Height: Not Exceeding 4m
 Non-Domestic GFA: 60m² (About)



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
 For Emergency Vehicular Access, Please see Appendix 7.1

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

Legend:

- | | |
|---|-------------------------|
| ○ 2 kg Portable Dry Powder Type Fire Extinguisher (4 in Total) | (E) Electric Meter Room |
| □ Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013) (4 in Total) | (L) Farm Lounge |
| Emergency Vehicular Access | (R) Farm Reception |
| ▢ Private Car Parking Space | (S) Ancillary Storage |
| ▢ LGV U/UL Space | |
| ▢ Open Shed | |

Appendix 7

Location: DD 107 Lot 197 (Part)
 App. No.: A/YL-KTN/802

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

Date: 4 January 2022

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時康體文娛場所
 (休閒農場) (為期5年) 及填土工程

Proposed Temporary Place of Recreation, Sports
 or Culture (Hobby Farm)
 For a Period of 5 Years and Filling of Land

SCALE

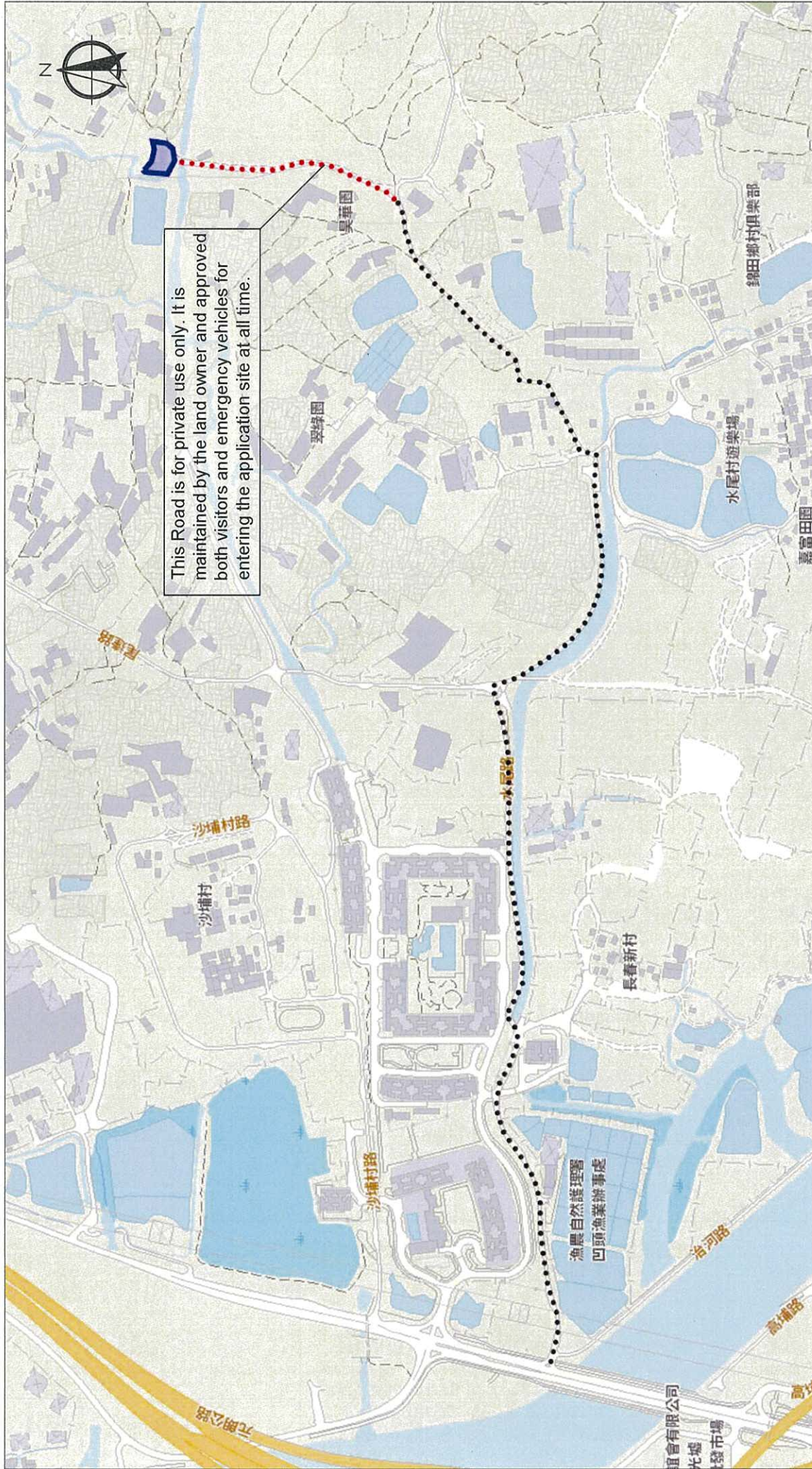
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For Identification Only

Drawing No.:

7-01



Scale: Undefined @A4

Captured from map.gov.hk on 8th October 2021

<p>Appendix 7.1</p> <p>Emergency Vehicular Access</p>	<p>Location: D.D. 107 Lot 1397 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)</p> <p>For a Period of 5 Years and Filling of Land</p>	<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend:</p> <p>●●●● Road Path</p> <p>— Site Boundary</p>	<p>Drawing No.: 7-1-1</p> <p>For Identification Only</p> <p>Date: 04/01/2022</p>
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運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/802 的疑問

收悉運輸署對 A/YL-KTN/802 申請的疑問，本人現書面回覆：

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	0-1
08:00-09:00	0-2
09:00-10:00	0-2
10:00-11:00	0-2
11:00-12:00	0-2
12:00-13:00	0-2
13:00-14:00	0-2
14:00-15:00	0-2
15:00-16:00	0-2
16:00-17:00	0-2
17:00-18:00	0-2
18:00-19:00	0-1
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 12 月 8 日統計。

本申請會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。

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。客貨車及私家車都有足夠位置通過及進行調動，請參考文件末端及 Appendix 3。在申請地點內亦有足夠位置讓車輛進行調動，請參考 Appendix 4。有見及此，本申請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。

進入申請地點沿途的相片，請參考文件尾端。

為了方便上落耕種用品及參與人士前往本申請地點，現申請一個停車位及一個客貨車上落貨位置。本人會先建議使用本場地的人士響應環保，乘搭交

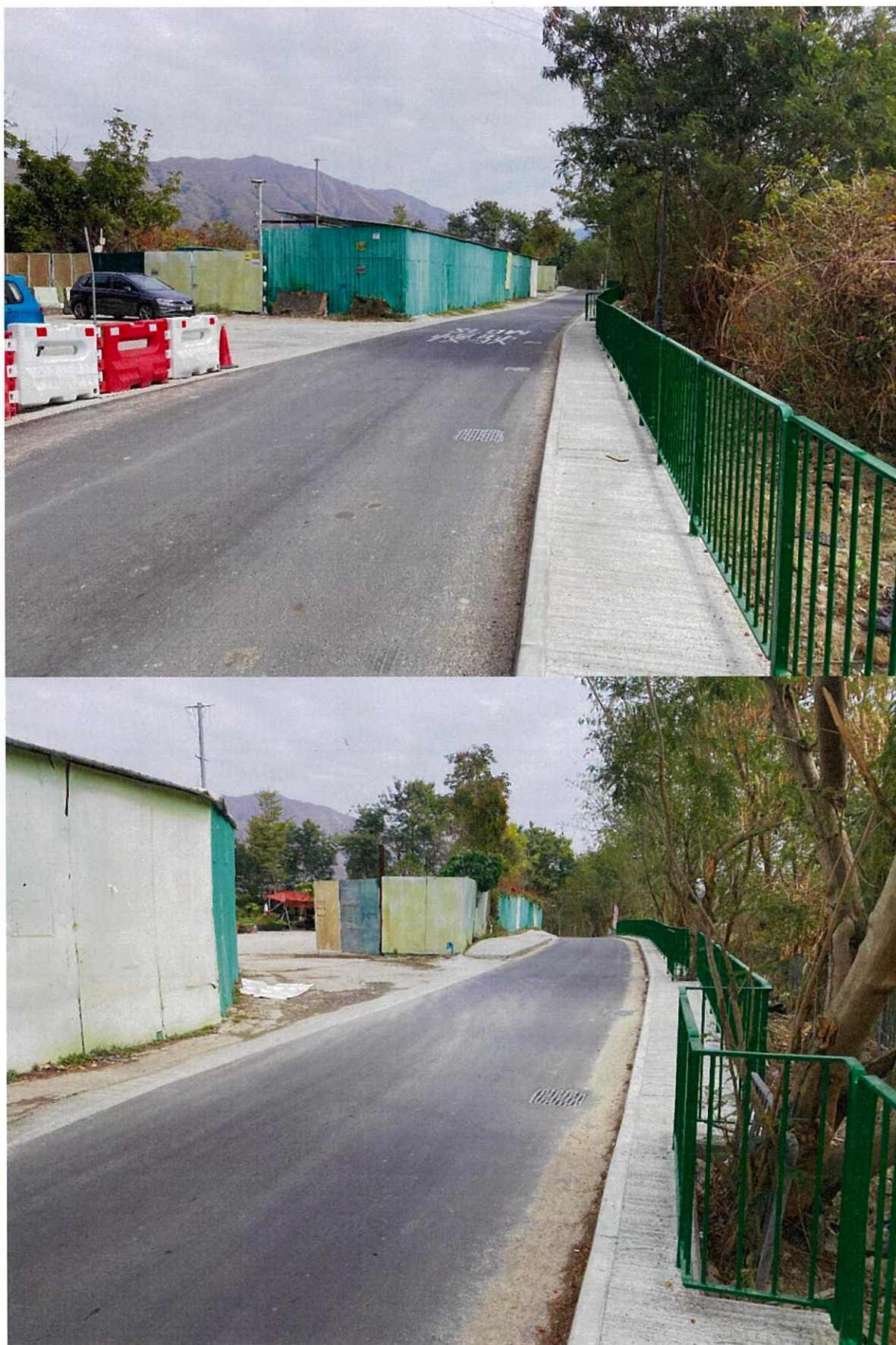
通工具。但當使用者提出停車位的需求時，本人計劃只接受有以電話或其他可行方法提早預定停車位的人士以駕車方式前往本申請範圍，使用本農場的人士亦需要透過電話或其他可行方法提早通知農場的員工，並不接受散客。由於申請地點範圍較小，可容納人數不多，其他使用人需使用其他方法前往本申請地點，以此方式控制使用人次及車流量。參與人士亦能使用公共交通工具到達本申請地點，最近的公共交通服務離申請地點約 280 米，綠色專線小巴 603 號，位置請參考 Appendix 5。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧偉業

二零二二年五月三日

以下為水尾路至申請地點的路段：

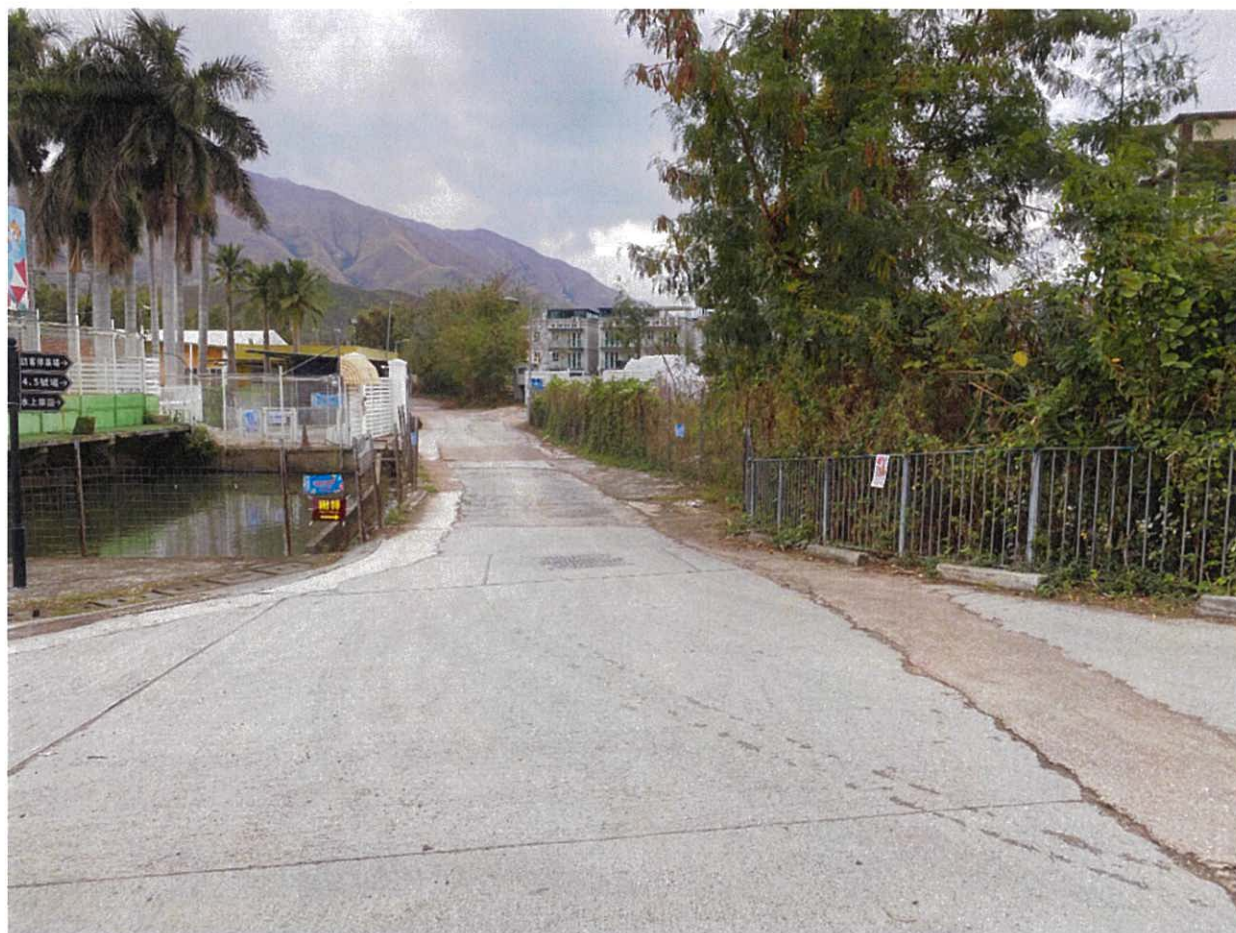


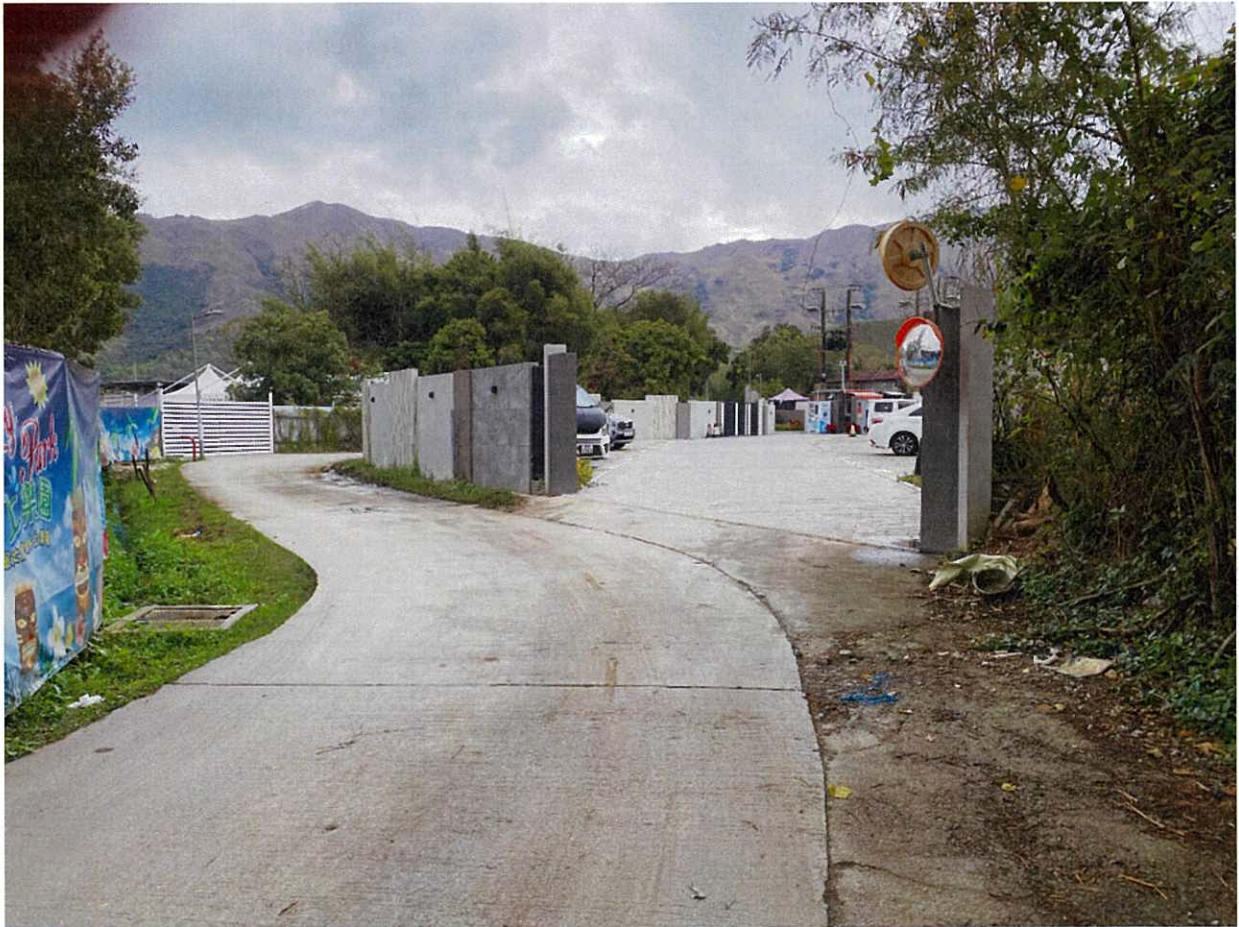


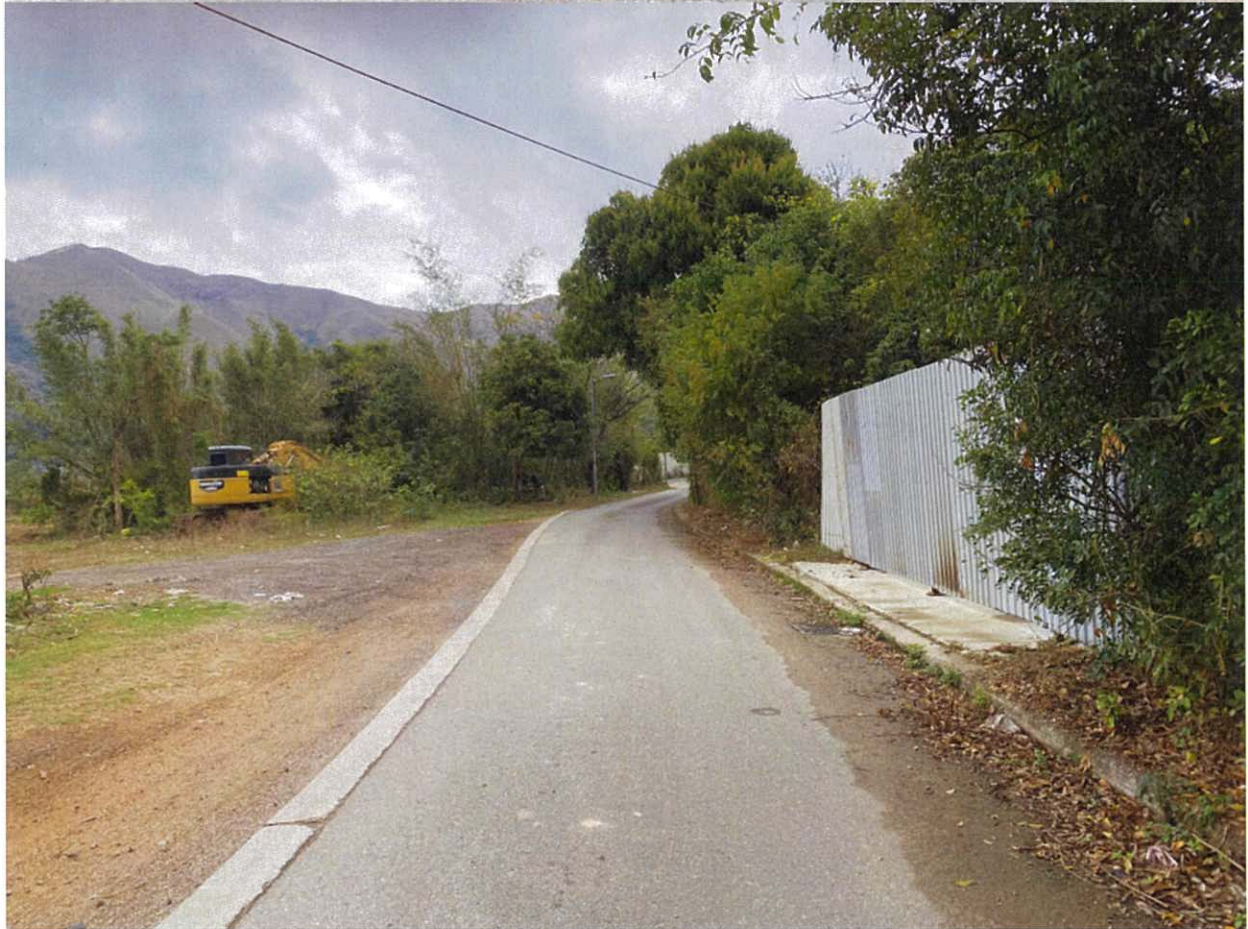




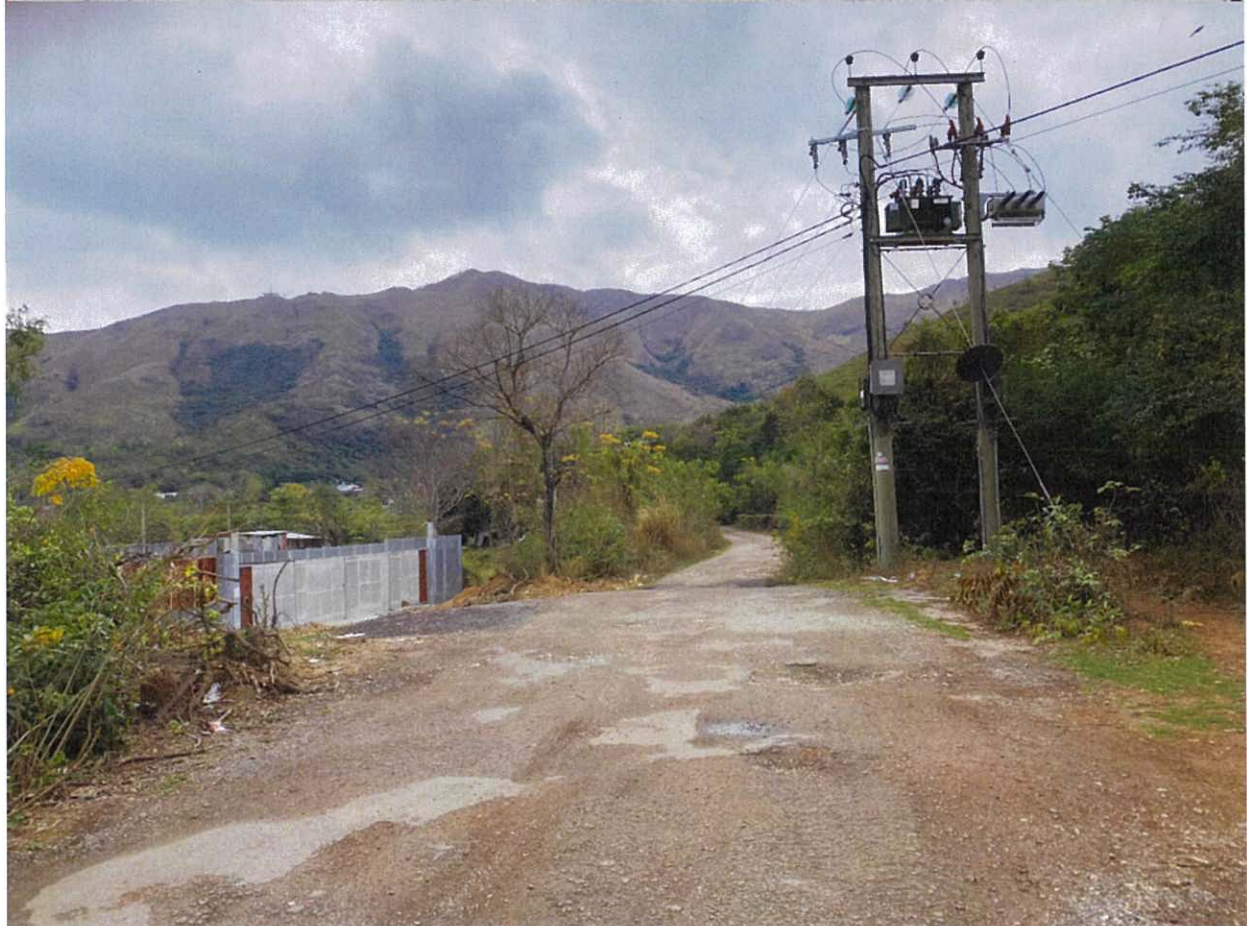


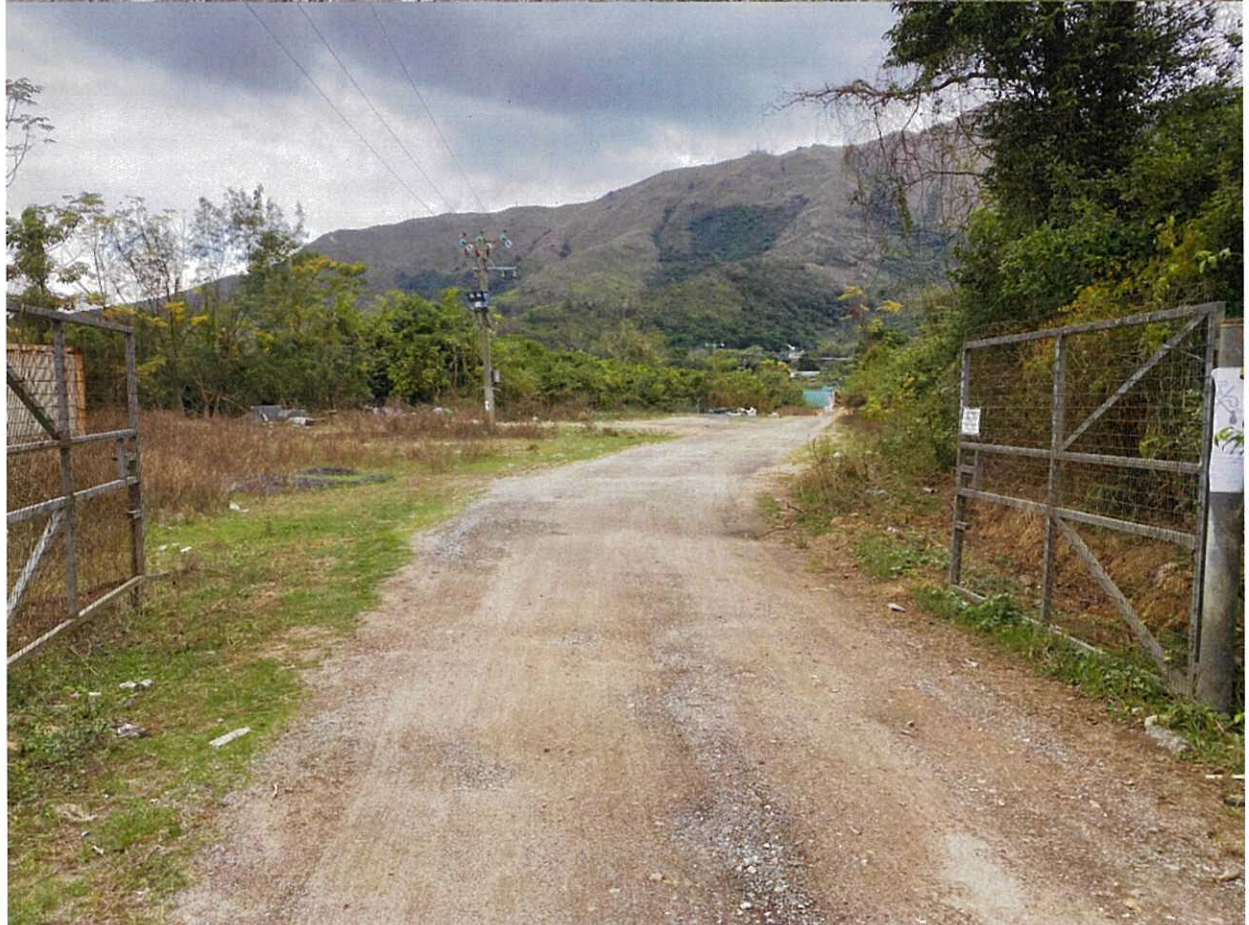


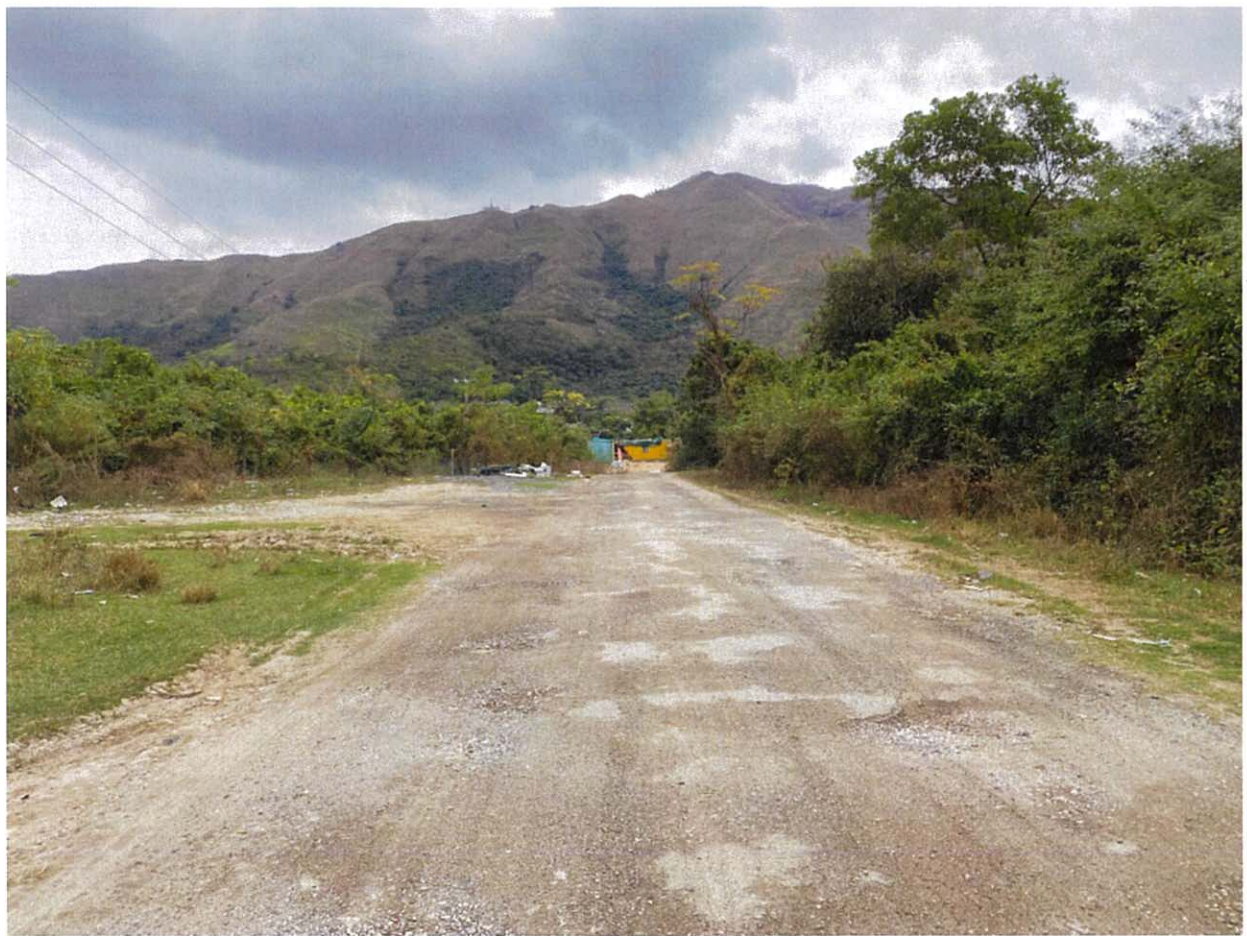


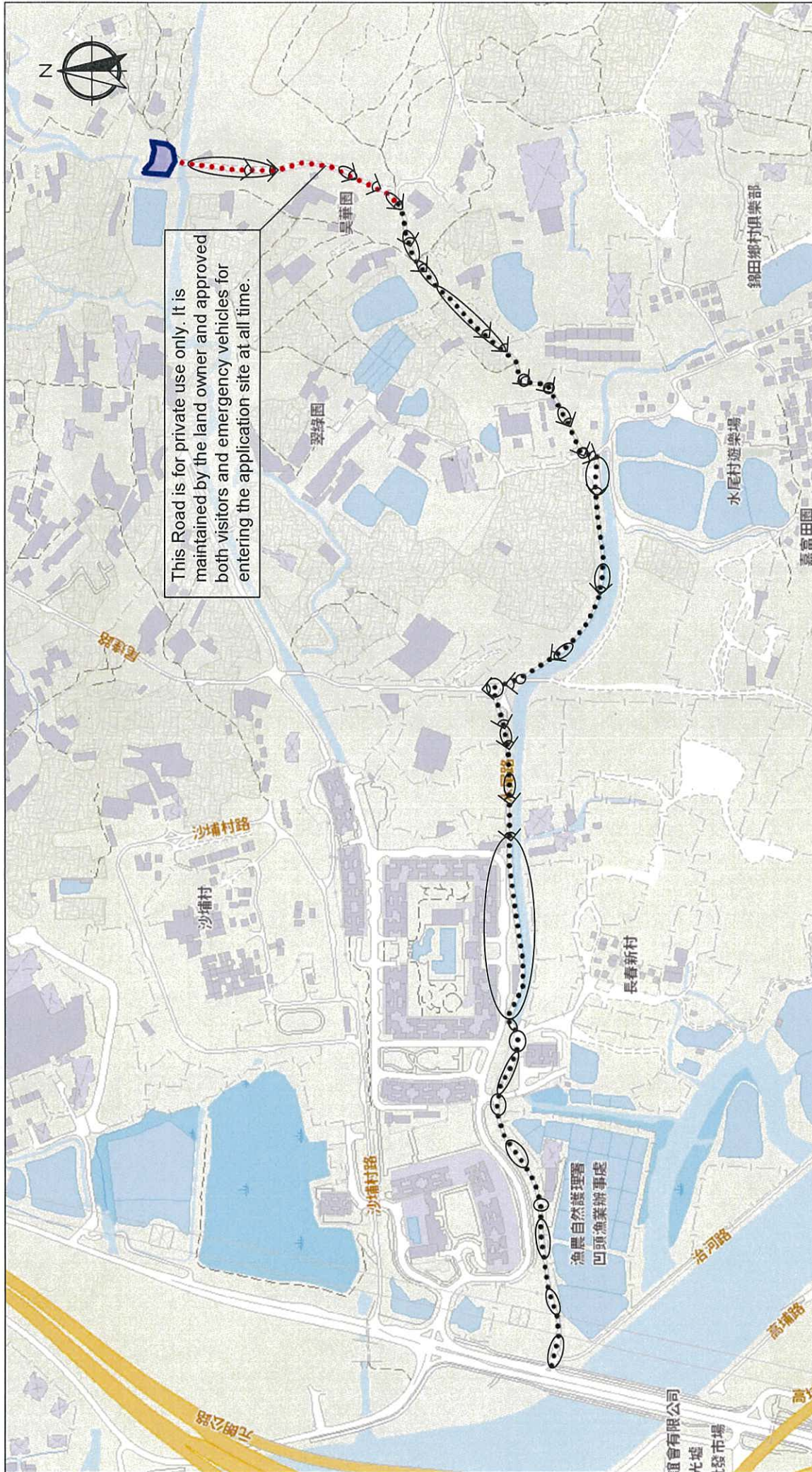








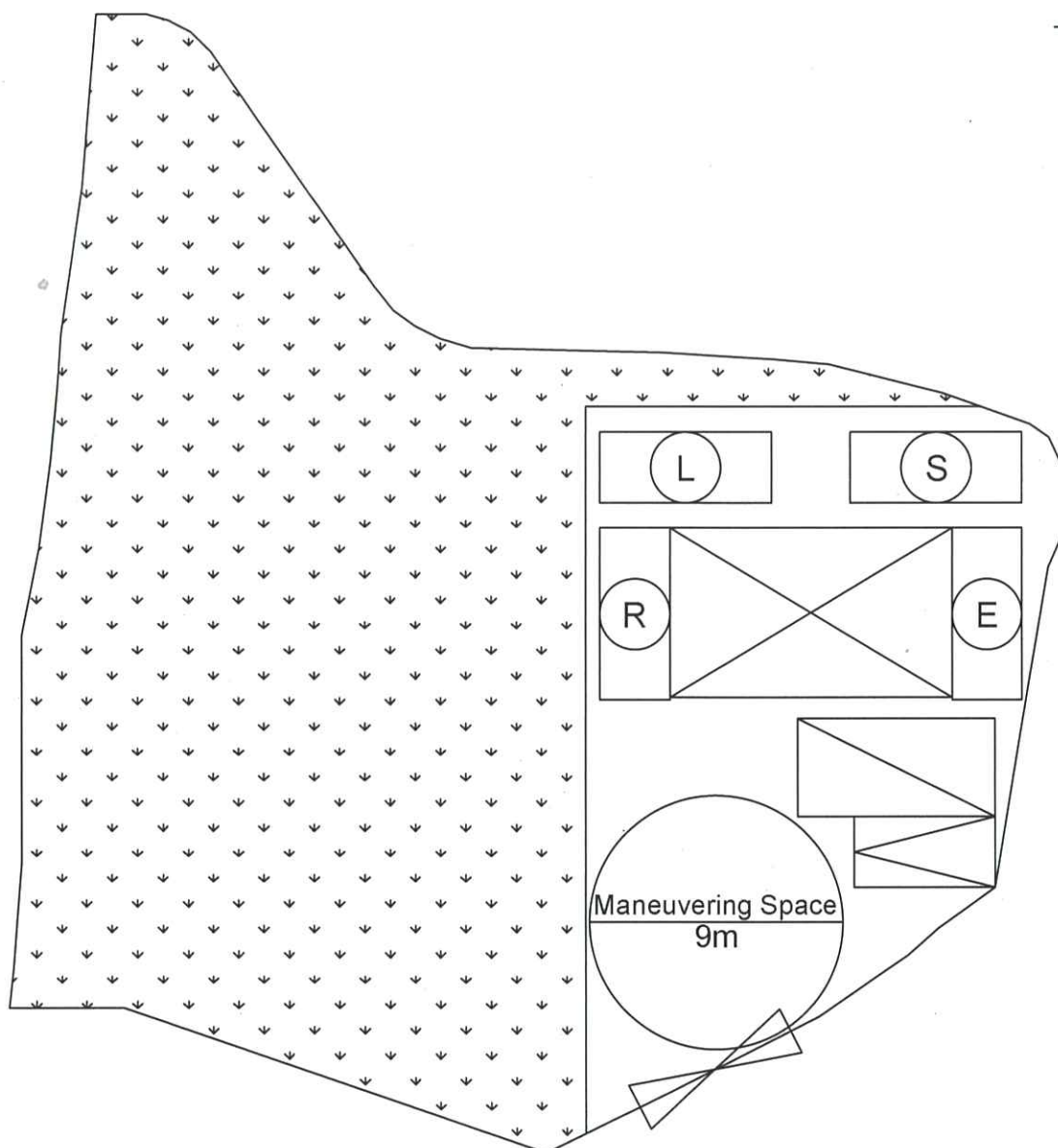




Scale: Undefined @A4

Captured from map.gov.hk on 8th October 2021

<p>Appendix 3</p> <p>Existing Vehicular Access With Viewpoint</p>	<p>Location: D.D. 107 Lot 1397 (Part) OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture</p>	<p>Project: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) For a Period of 5 Years and Filling of Land</p>	<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend: ●●●● Road Path — Site Boundary ○ Maneuvering Space </p>	<p>Drawing No.: 3-01</p> <p>For Identification Only Date: 28/04/2022</p>
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Legend:

- Ingress/egress (Width: 6m)
- Proposed Structures
- Open Shed
- Private Car Parking Space
- LGV U/UL Space

- Electric Meter Room
- Farm Lounge
- Farm Reception
- Ancillary Storage

Total Area: 960 m² (About)
 Covered Area: 121 m² (About)
 Uncovered Area: 839 m² (About)
 Non-Domestic GFA: 121 m² (About)
 Nos. of Proposed Structures: 5

Appendix 4

Location: DD 107 Lot 1397 (Part)
 App. No.: A/YL-KTN/802

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

Date: 31 December 2021

Maneuvering Space
 轉動空間

擬議臨時康體文娛場所
 (休閒農場)(為期5年)及填土工程

Proposed Temporary Place of Recreation, Sports
 or Culture (Hobby Farm)
 For a Period of 5 Years and Filling of Land

SCALE

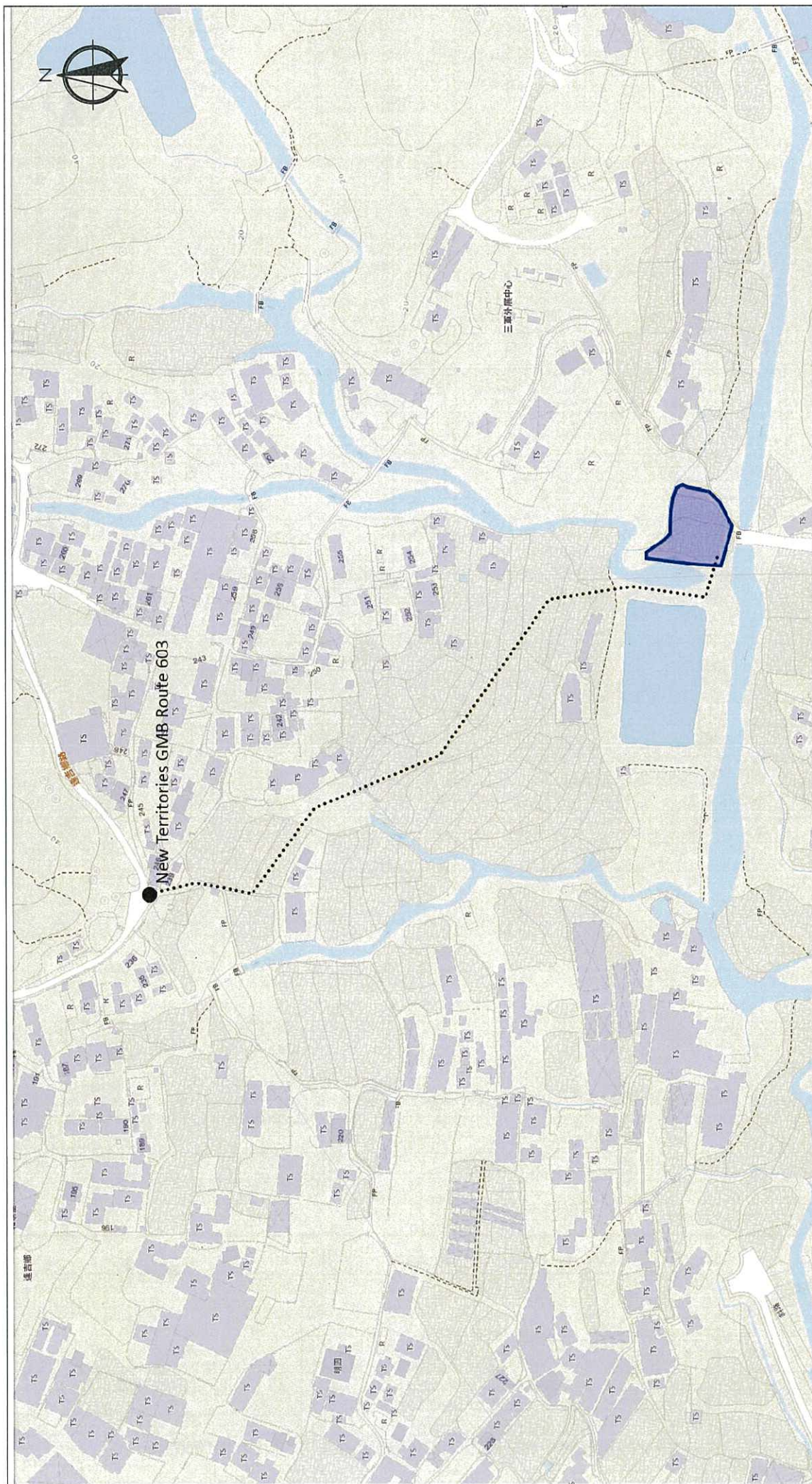
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For Identification Only

Drawing No.:

4-01



Scale: Undefined @A4

Captured from map.gov.hk on 31st December 2021

<p>Appendix 5</p> <p>Public Transportation Service</p>	<p>Location: D.D. 107 Lot 1397 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)</p> <p>For a Period of 5 Years and Filling of Land</p>	<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend:</p> <p>●●●●● Road Path</p> <p>— Site Boundary</p>	<p>Drawing No.:</p> <p>5-01</p> <p>For Identification Only</p> <p>Date: 04/01/2022</p>
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Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
1.	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]

Similar Applications within the same “AGR” Zone in the Vicinity of the Site

Approved Applications

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
1	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]
2	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]
3	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]
4	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]
5	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]
6	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]
7	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019
8	A/YL-KTN/665	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019
9	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019
10	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019 [revoked on 16.8.2021]
11	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019
12	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019
13	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020
14	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]
15	A/YL-KTN/697	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
16	A/YL-KTN/693	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
17	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020
18	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
19	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
20	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
21	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021
22	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
23	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.9.2021

Government Departments' General Comments

1. Land Administration

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

- The Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- Should planning approval be given to the planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. 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(s) 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.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- the applicant is reminded that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.
- The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- Shui Mei Road is not maintained by HyD.
- HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi.
- Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.

3. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- He has no comment against the application for proposed hobby farm use and land filling from agricultural point of view on the understanding that agricultural activities are involved and the Site will be reinstated upon the expiry of the planning permission.
- He notes that the proposed use is unlikely to impose ecological impacts to the nearby watercourses. As such, he has no comment against the planning application from nature conservation perspective.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- There was no environmental complaint concerning the Site received in the past three years.
- He has no objection to the application.
- 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) 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) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- He has no objection to the application from landscape planning perspective.
- With reference to the aerial photo of 2021, the Site is located in an area of settled valleys landscape character comprising of woodland within "CA" zone at the south, ponds at the further east, scattered tree groups, vacant land and temporary structures. Based on the site photos, the Site is partly covered by wild grass and occupied by construction materials and machinery. A natural watercourse is observed along the

southern boundary outside the Site. Based on the proposed layout plan, significant adverse impact on existing landscape resources within the Site arising from the proposed development is not anticipated.

- According to record, a similar planning application (No. A/YL-KTN/745) at the northwest of the Site within the same "AGR" zone for the same temporary use with land filling was approved by the Board in 2021. The proposed development under this application is considered not entirely incompatible with its surrounding environment.

6. **Drainage**

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

- He has no objection in-principle to the proposed development from the public drainage point of view.
- Should the application be approved, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included in the planning approval.
- The Site is located in close vicinity of existing natural watercourses. The applicant is reminded not to affect the existing watercourse.

7. **Fire Safety**

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

- He has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction.
- In consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the revised FSIs proposal 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.
- The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

8. **Building Matters**

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

(CBS/NTW, BD):

- Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under Building Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- His detailed comments on UBW, provision of access, temporary structures are at **Appendix VI**.
- Detailed checking under the BO will be carried out at building plan submission stage.

9. District Officer's Comments

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

- His office has not received any comments from locals upon close of consultation and has no particular comments on the application.

10. Other Departments

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

Recommended 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) to note DLO/YL, LandsD's comments that:
- the Site comprises an Old Scheduled 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; and
 - Should planning approval be given to the planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. 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(s) 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) to note C for T's comments that:
- the applicant is reminded that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
 - the application site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note CHE/NTW, HyD's comments that:
- his department does not and will not maintain Shui Mei Road nor any access connecting 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) to 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) 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) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(f) to note CTP/UD&L, PlanD's comments that:

- referencing to the aerial photo of 2021, the Site is located in an area of settled valleys landscape character comprising of woodland within "CA" zone at the south, ponds at the further east, scattered tree groups, vacant land and temporary structures. Based on DPO's photos taken on 23.11.2021, the site is covered by wild grass and occupied by construction materials and machinery. A natural water course is observed along the southern boundary outside the site. Based on the proposed layout plan, significant adverse impact on existing landscape resources within the site arising from the proposed development is not anticipated. According to record, a planning application (No. A/YL-KTN/745) at the northwest of the Site within the same "AGR" zone for the same temporary use and land filling (i.e. about 740m²) was approved by TPB in 2021. The proposed temporary hobby farm and filling of land under this application is considered not entirely incompatible with its surrounding environment. Noted that there is no major public frontage along the site boundary and there is no adverse impact on existing landscape resources within the site arising from the proposed development, should this application be approved, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent;

(g) to note CBS/NTW, BD's comments that:

- before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) 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 BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the 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 building plan submission stage;

(h) to note D of FS's comments that:

- in consideration of the design/nature of the proposals, 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 BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

(i) to note DEMS's comments that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within 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.

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

參考編號

211215-002506-29788

Reference Number:

提交限期

17/12/2021

Deadline for submission:

提交日期及時間

15/12/2021 00:25:06

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/802

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Anthony Tang

Name of person making this comment:

意見詳情

Details of the Comment :

I object this application case, the reason as below:

I cannot understand why the application site need to land filling. In fact, the site already illegally carried out land filling work with rubbish materials including broken concrete, milled asphalt from construction site, those thing already beneath the ground, how can this proposed hobby farm site able to undergo vegetation work?

I don't know why nowadays many many hobby farm application, the first thing is land filling work and include car parking space. This is very very ridiculous. I must remind all applicants that you all applications are for hobby farm and recreation purpose that is not doing commercial business. It must not cause any disturb and destroy the inherent natural ecosystem. If any applicant think that their application will not destroy the inherent natural ecosystem, their application must submit together with ecological assessment report which must be endorsed by competent person!



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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



15th December, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period
of 5 Years and Filling of Land
(A/YL-KTN/802)**

1. We refer to the captioned.
2. According to the information from the gist, an application for similar purpose (but without proposed filling of land; i.e., A/YL-KTN/626) was approved with conditions in 2019 but the planning permission was revoked in 2021. The reasons for the revocation were: *'As the applicant had failed to comply with conditions (f), (h) & (k) satisfactorily by 18.6.2021, the planning permission for the subject application had already been revoked on the same date'*, and these approval conditions are: *'(f) in relation to (e) above, the implementation of landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 18.10.2019'*, *'(h) in relation to (g) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.10.2019'* and *'(k) in relation to (j) above, the provision of fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.10.2019'*.
3. As shown in the gist of A/YL-KTN/626¹, the layout plan of this previous application (e.g., location and area of the farm area) is largely similar to the one proposed in the current

¹ https://www2.ozp.tpb.gov.hk/gist/apply/en_tc/A_YL-KTN_626_TC.pdf



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

application.

4. We urge the Board to consider after liaising with relevant authorities/ parties as to whether the above approval conditions relating to landscape, drainage and fire service as shown above are applicable to the current application and why the current application needs filling of land.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



長春社

Since 1968

The Conservancy Association

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

16th December 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,

Comments on the Section 16 Application No. A/YL-KTN/802

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(OZP) No. S/YL-KTN/9, the planning intention of CA zone *“is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.”* However, 35.4% 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 (Figure 1-5). 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 and will not tolerate any deliberate action to destroy the rural and natural environment in



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網址 Website: www.cahk.org.hk

the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"¹. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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



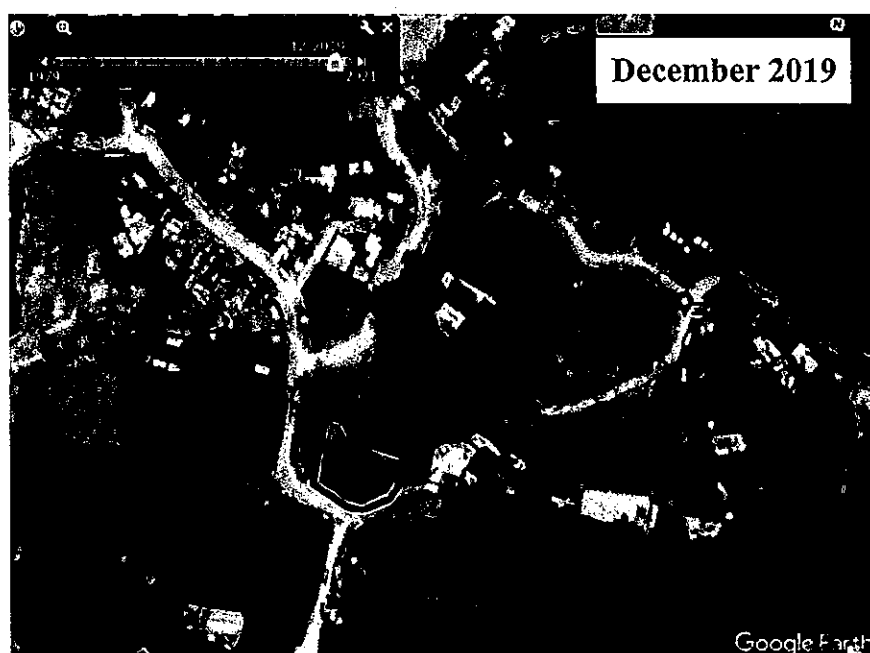
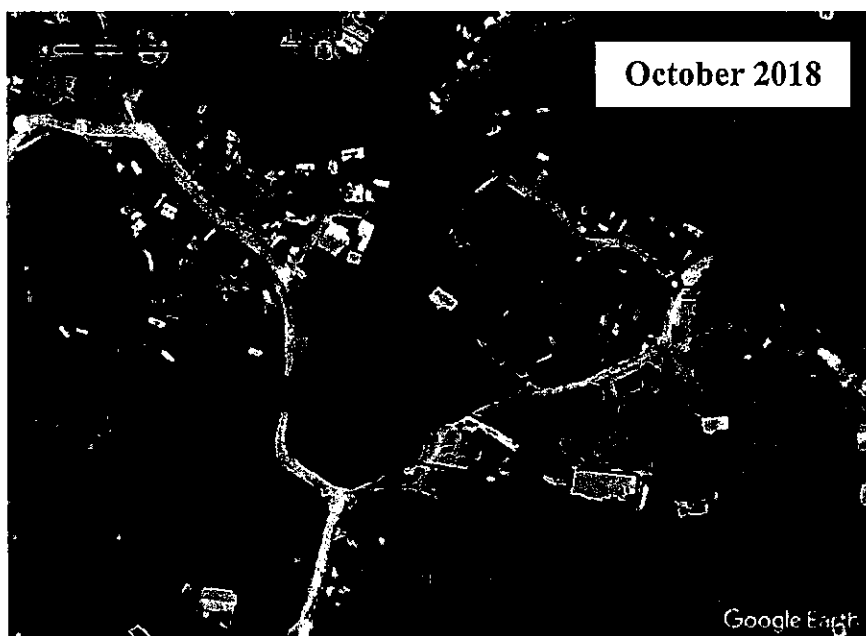
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Figure (1-5) According to aerial and street view photos (Source: Google Earth & Street view) this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”



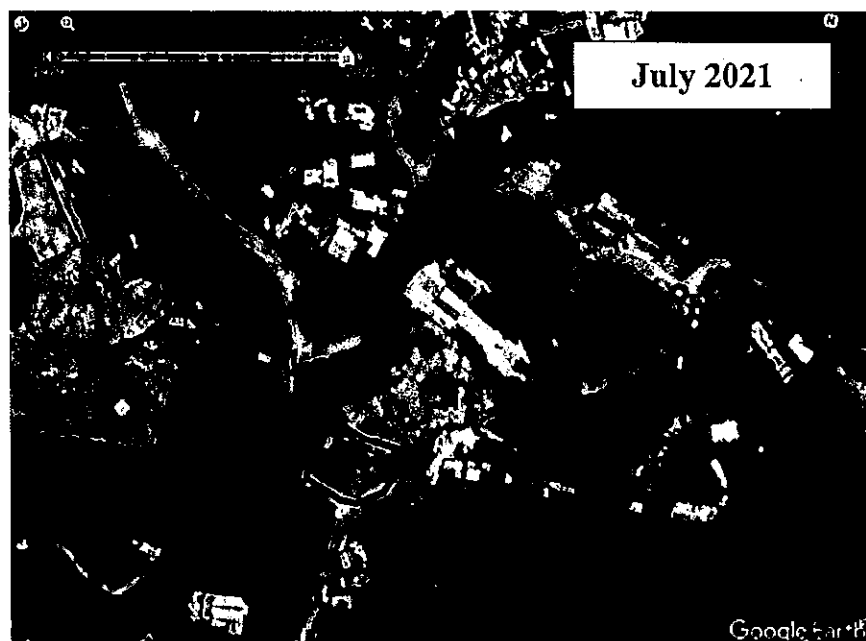
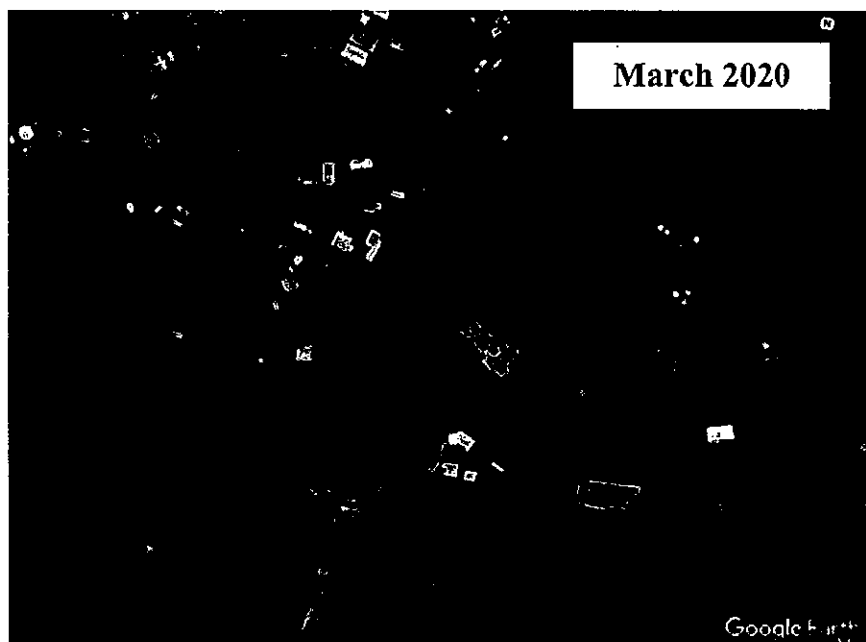


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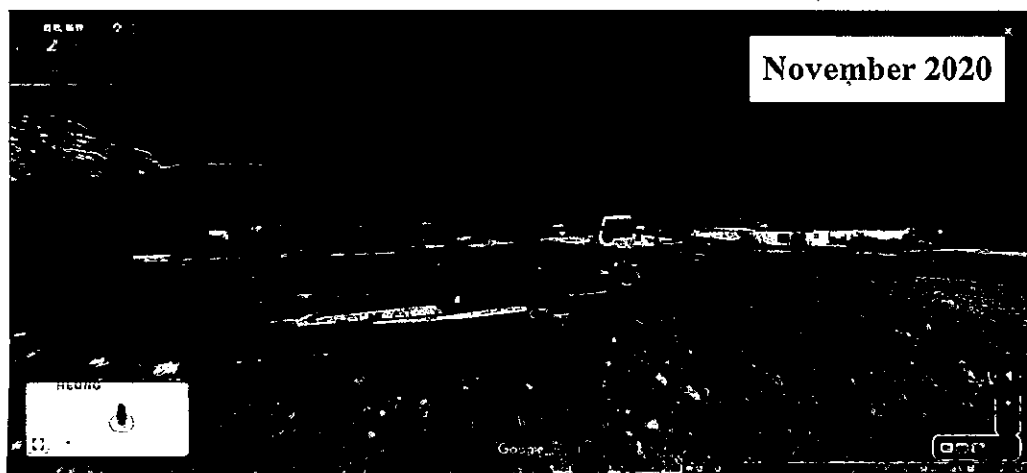




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Kwai Chung, New Territories, H.K.
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14 DEC 2021

Town Planning
Board

致：

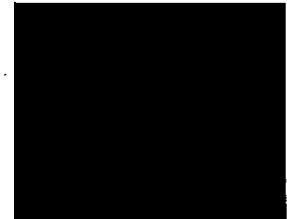
城市規劃委員會

本人得知，有人向城規委會申請在D9/07
地段第1397號（部份）~~建~~（休閒農場）
（為期五年），本人反對，理由是，申請
地點是沙埔範圍。

謝謝！

申請編號：A/YL-KTN/802

黃軍豪



2021.12.13

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月16日星期四 1:53
收件者: tpbpd
主旨: A/YL-KTN/802 DD 107 Kam Tin

A/YL-KTN/802

Lot 1397 in D.D. 107, Kam Tin

Site area : 960m²

Zoning : "Agriculture"

Applied Use : Hobby Farm / 2 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

After NINE extensions of time 626 was finally revoked. But the Applicant knows how this works. Resubmit with a slightly amended footprint, and the gravy train is back on track.

However the lot is close to conservation area so members have a duty to ask questions, particularly as the site has tree coverage and is therefore connected to the ecosystem of the CA.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 17 September 2018 2:56 AM CST
Subject: A/YL-KTN/626 DD 107 Kam Tin

A/YL-KTN/626
Lot 1397 in D.D. 107, Kam Tin
Site area : 1,061m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

It appears from Google Map that this site has a number of trees. The intention of the application appears to be to clear natural vegetation under the spurious claim of hobby farming, a buzz word that is now used to cloak many brownfield operations.

The Hong Kong Bird Watching Society recently published a report 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>

This application should be rejected as part of the programme to clear up the New Territories and to curb the expansion of brownfield operations.

Mary Mulvihill

