

2021年 11月 3 日

此字係在 收到：城市規劃委員會

Appendix I of RNTPC
Paper No. A/YL-KTN/806A

This document is received on 30 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.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; 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/4L-KIN/806
	Date Received 收到日期	30 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)

LAM Tung Man

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)

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(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 912 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 288 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) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	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」[#]遞送要求同意書[&]

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
12/10/2021 (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 18/10/2021 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(#) For Type (v) application 供第(v)項申請

(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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 222 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	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		
	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

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

(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	288	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.3		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	16	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4		
Proposed no. of storeys of each block 每座建築物的擬議層數	2	storeys 層	
	<input type="checkbox"/> include 包括storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度		mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	7	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
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

.....

.....

.....

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

☐ 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]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	38m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

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

Circulation space, farmland and landscaping area

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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)

Late 2023

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input 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)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input checked="" type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

如需要的話，請另頁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 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</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 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>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>.....</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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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。

The applicant seeks to use Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling' (proposed development) (Plan P01). The applicant would like use the Site to operate a new hobby farm to promote sustainable and organic farming in Kam Tin area.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North OZP No. S/YL-KTN/9 (Plan P02). According to the Notes of the OZP, 'Place of Recreation, Sports or Culture' is a column 2 use within the "AGR" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone.

The Site occupied an area of 912sq.m (about) of private land (Plan P03). Four structures are proposed at the Site for reception, site office, toilet, changing room, storage of farm tools, plant nursery and storage of farm tools with total GFA of 288sq.m (about) (Plan P04). The Site involves of 222 sq.m (about) filling of land of not more than 0.2m (about) in depth for site formation of structures and circulation space (Plan P05). The applicant will reinstate the Site to a condition which is suitable for agricultural uses after the planning approval period.

The operation hours of the proposed development are 09:00 - 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 20 (about). The estimated number of staff working at the Site is 5.

The Site is accessible from Pak Wai Tsuen via a local access. No private car parking and loading/unloading space is provided at the Site (Plan P04). Visitors are required to access the Site by taking public transport to Pak Wai Tsuen then walk to the Site via a footpath.

Large amount of space is reserved as farmland area for the use of visitor (Plan P05). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruits and vegetable. Crops are free to carry away by visitor.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling'.

.....
.....

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及印章（如適用）

Date 日期

12/10/2021

(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

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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	Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	912	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	288 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	4	
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	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	7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	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	16 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	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) _____	/
	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) _____	/

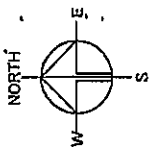
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

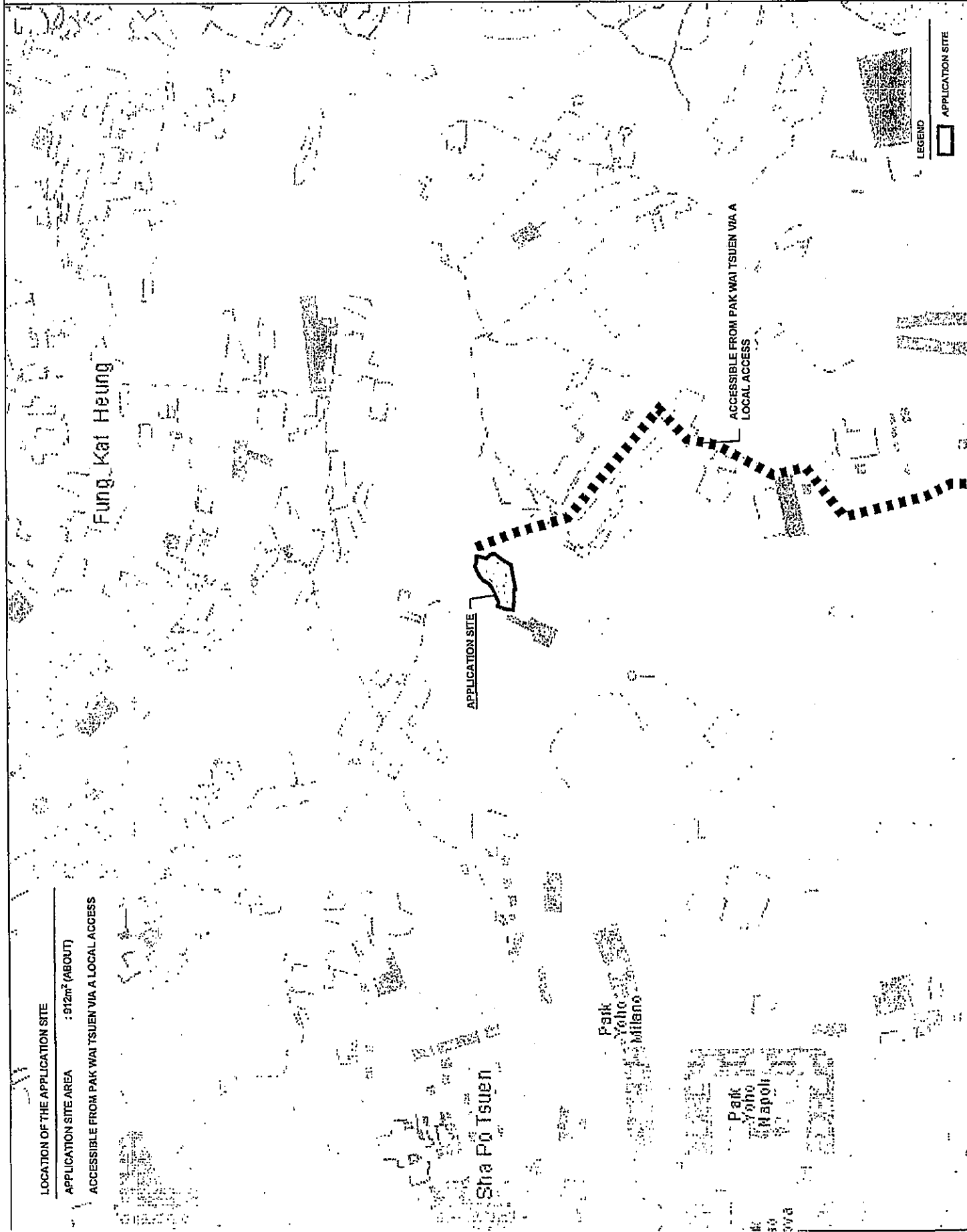
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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。



Drawing No.	Vol.
PD1	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LOCATION PLAN	
Scale of Map	
1 : 4000	
Date	8.10.2021
Drawn	
Reviewed	

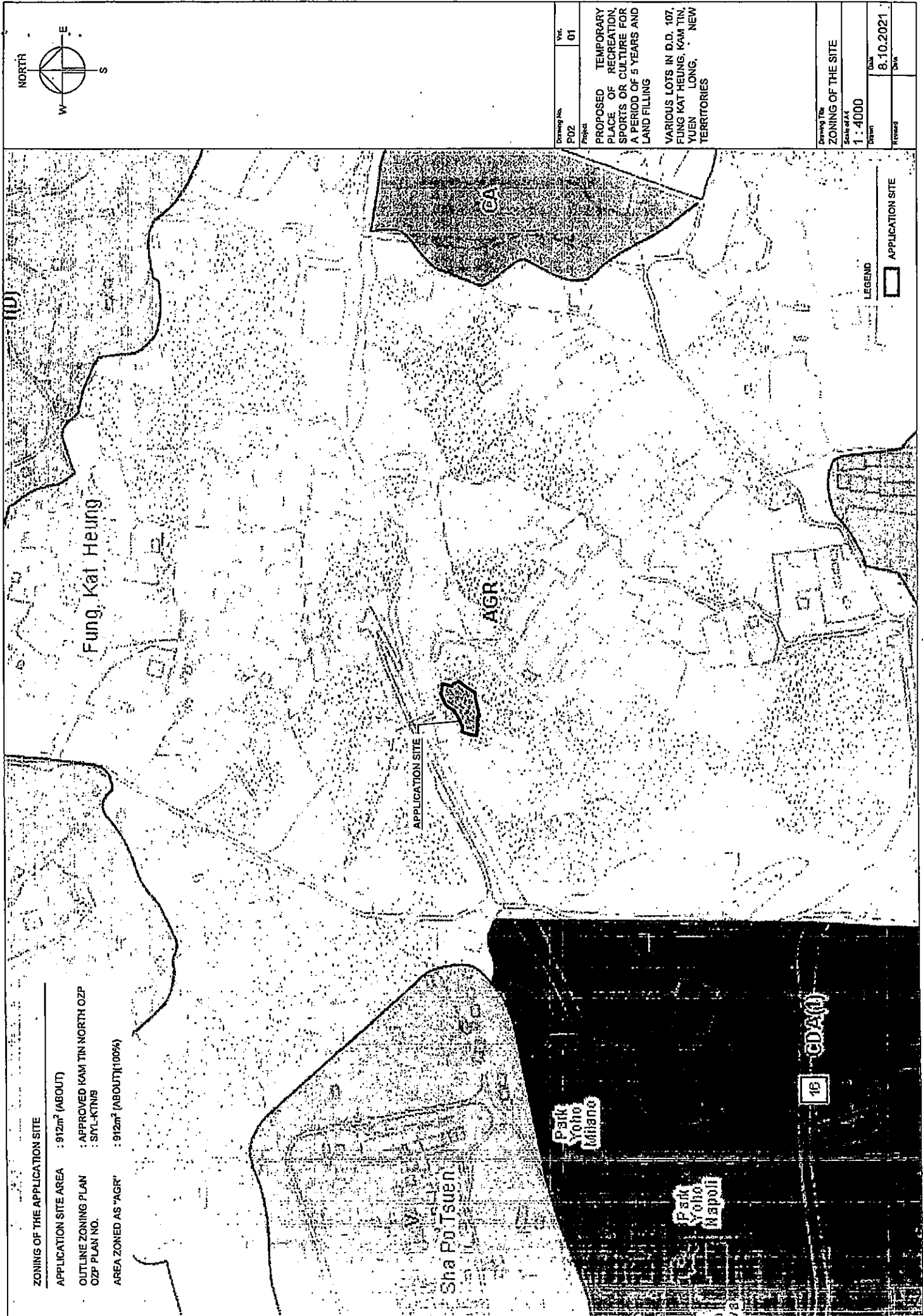


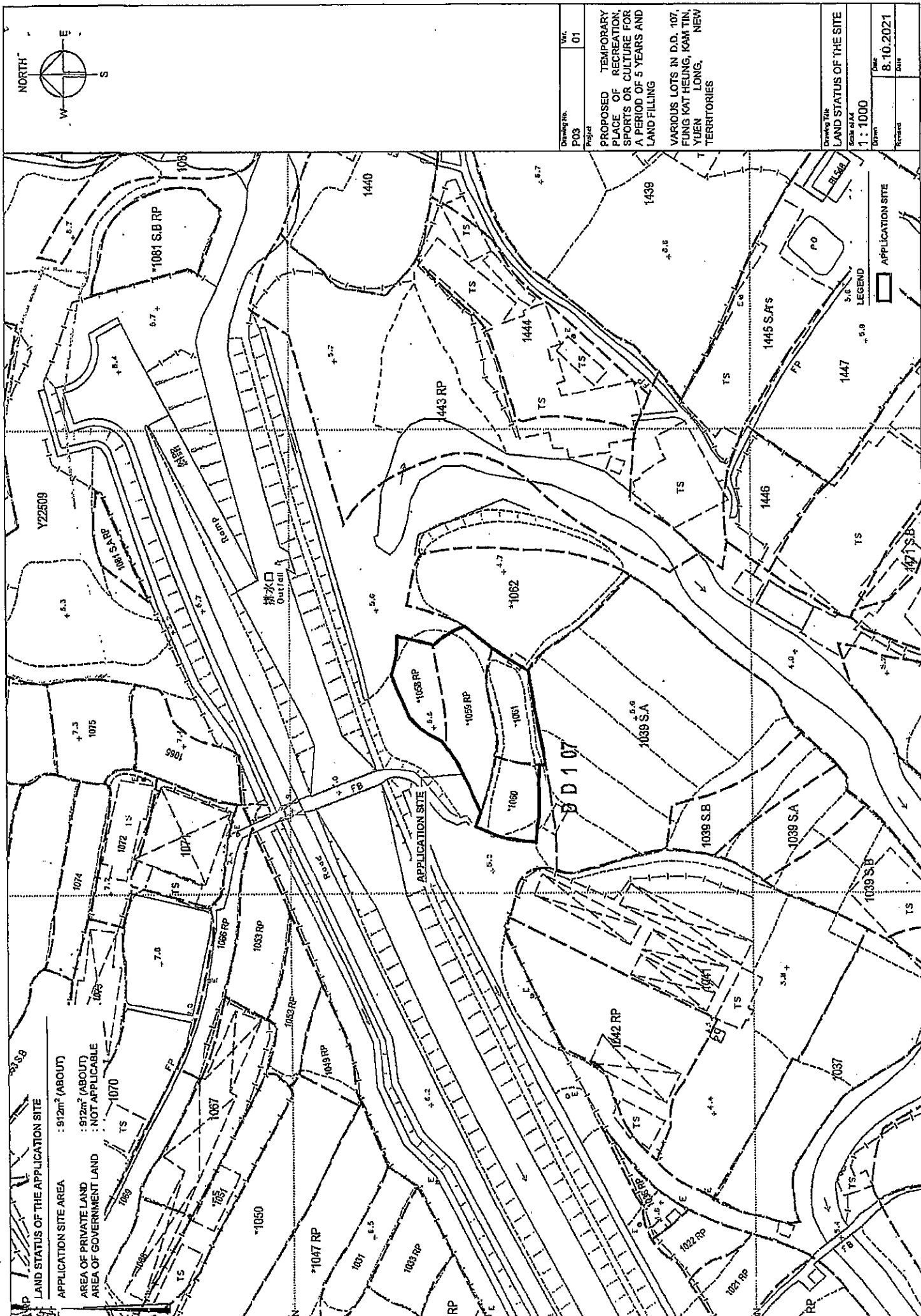
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)

ACCESSIBLE FROM PAK WAI TSUEN VIA A LOCAL ACCESS

LEGEND
APPLICATION SITE





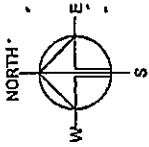
Project: TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE FOR
A PERIOD OF 5 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW
TERRITORIES

Drawing Title	LAND STATUS OF THE SITE
---------------	-------------------------

Scale of A4
1 : 1000

Revised	Date
8.10.2021	Date



Drawing No. PO4
VZC 01

Project
PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE FOR
A PERIOD OF 5 YEARS AND
LAND FILLING
VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW
TERRITORIES

Drawing Title
LAYOUT PLAN

Scale of Plan
1:400

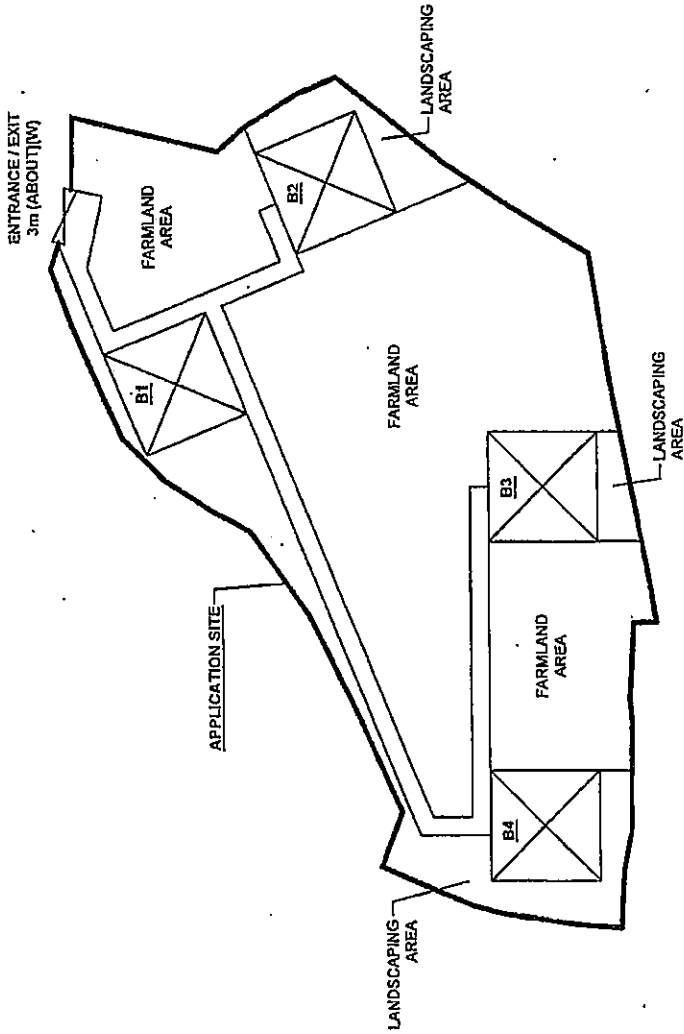
Date
8.10.2021

Drawn
Revised

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STORY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STORY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STORY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STORY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

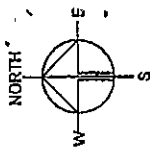
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)
COVERED AREA : 144m² (ABOUT)
UNCOVERED AREA : 768m² (ABOUT)
PLOT RATIO : 0.3 (ABOUT)
SITE COVERAGE : 16% (ABOUT)
NO. OF STRUCTURE : 4
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 288m² (ABOUT)
BUILDING HEIGHT : 7m (ABOUT)
NO. OF STOREY : 2



LEGEND

APPLICATION SITE
STRUCTURE
ENTRANCE / EXIT



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 912m ² (ABOUT)
FARMLAND AREA	: 551m ² (55%) (ABOUT)
LANDSCAPING AREA	: 139m ² (ABOUT)
LAND FILLING AREA	: 222m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, CIRCULATION SPACE

LAND FILLING AREA	
EXISTING SITE LEVEL	: +6.5mPD (ABOUT)
PURPOSE	: CIRCULATION & PARKING SPACES
PROPOSED SITE LEVEL	: +6.5mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1m

APPLICATION SITE

LANDSCAPING AREA	
EXISTING SITE LEVEL	: +6.5mPD (ABOUT)
NO LAND FILLING IS REQUIRED	

FARMLAND AREA	
EXISTING SITE LEVEL	: +6.5mPD (ABOUT)
NO LAND FILLING IS REQUIRED	

LAND FILLING AREA	
EXISTING SITE LEVEL	: +6.5mPD (ABOUT)
PURPOSE	: SITE FORMATION OF STRUCTURE
PROPOSED SITE LEVEL	: +6.7mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m

LEGEND

<input type="checkbox"/>	APPLICATION SITE
<input type="checkbox"/>	STRUCTURE

Drawing No.	P05	Ver.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING		
VARIOUS LOTS IN D.D. 107, FUNG YAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES			
Drawing Title	PAVED RATIO OF THE SITE		
Scale of A4	1 : 400		
Author	Date		
Reviewer	28.9.2021		
	Date		
	01/10		

Our Ref.: DD107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/806

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

22 March 2022

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Land Filling in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in
D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/806)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Larissa WONG

email: llyduen@pland.gov.hk)
email: llkwong@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Land Filling in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in
D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/806)

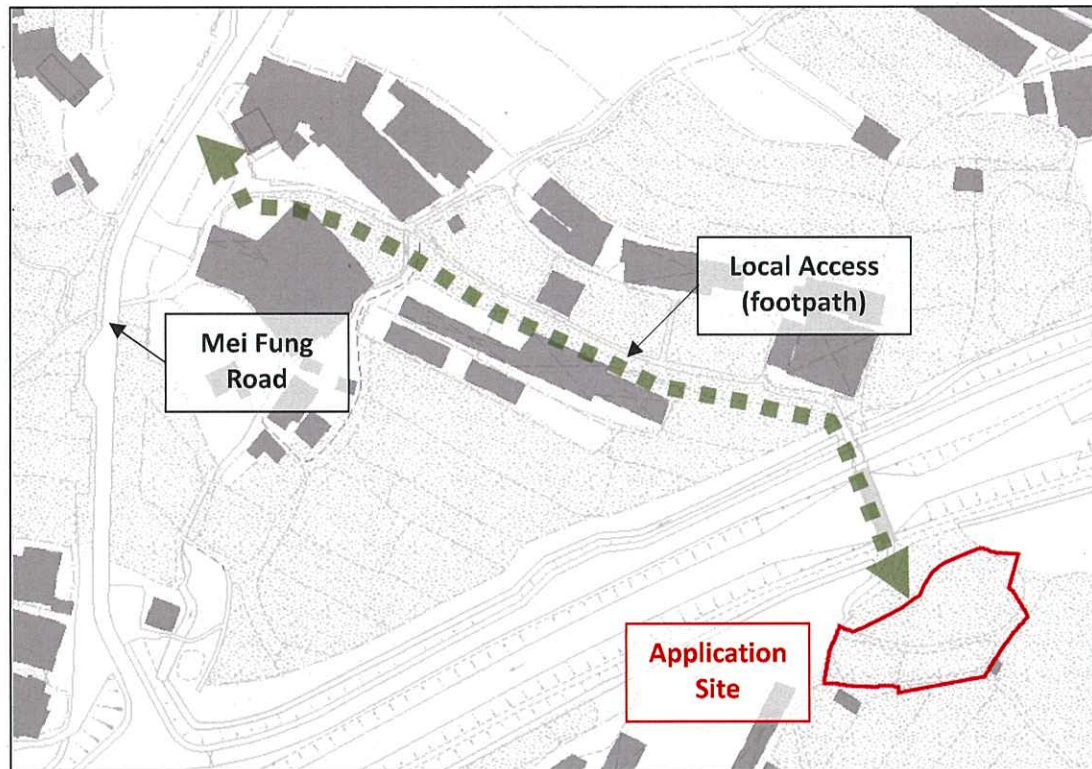
(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)	
<p>(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;</p>	<p>The applicant seeks to operate a hobby farm at the application site (the Site) to serve nearby villagers living in Fung Kat Heung and Sha Po Tsuen area. The estimated number of visitors per day are <u>20</u>. Advanced booking is required for visitors to access the Site, which could help to prevent excessive number of visitors and affect the public. Visitor will be advised in advance not to drive to the Site as no parking space is provided. Since no direct vehicular access is connected to the Site, visitor and staff are required to access the Site by the following methods:</p> <p>(i) Make use of public transport services at Fung Kat Heung Road then walk to the Site via Mei Fung Road and a footpath) by walking (Annex I and Plan 1); or</p> <p>(ii) Take taxi to Mei Fung Road then walk to the Site via a footpath.</p> <p>Please note that staff will greet visitor at Mei Fung Road, then access the Site together via the footpath. If illegal parking is observed at Mei Fung Road, it will be reported to respective B/Ds. Transportation of goods to support the daily operation of the Site will be carried out by staff using trolleys, hence, no loading/unloading space is provided. Similar traffic arrangement has been adopted by the</p>

		applicant of the nearby development (at the local access connecting to Fung Kat Heung Road) approved under the S.16 planning application No. A/YL-KTN/636 and is workable.
(b)	The applicant should provide nearest public transport services and indicate on the layout plan; and	The nearest public transport services serving the Site are provided for your review (Annex II).
(c)	The applicant should note the local access between Castle Peak Road – Tam Mi and the site is not managed by this Department.	Noted.
2. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Larissa WONG; Tel: 3168 4046)		
(a)	It is noted that the access to the Site would require a right-of-way from a neighboring site, which is a private land. The applicant should clarify (i) whether there is consent for passing through such site; and (ii) whether the neighboring site has a vehicular access to the road.	There is no direct vehicular access from Mei Fung Road to the Site (Annex I and Plan 1). The Site is accessible from Mei Fung Road via a local access (footpath) by walking. The Applicant has obtained consents from respective land owners for the use of their private land lots as access to the Site.
(b)	Please clarify whether there is consent for passing through Drainage Maintenance Access to access the Site.	The Site is accessible from Mei Fung Road via the local access (footpath) by walking (Annex I and Plan 1).
3. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. WONG Ho-yin; Tel: 2733 7737)		
(a)	The subject site is not accessible to major fire appliances via the proposed access route due to topographical constraint. As such, the application is not supported unless alternative vehicular access is proposed for our consideration.	Noted. Fire service installations will be provided by the Applicant to minimise fire risk at the Site (Annex III).

Annex I - Public Transport Services Serving the Application Site

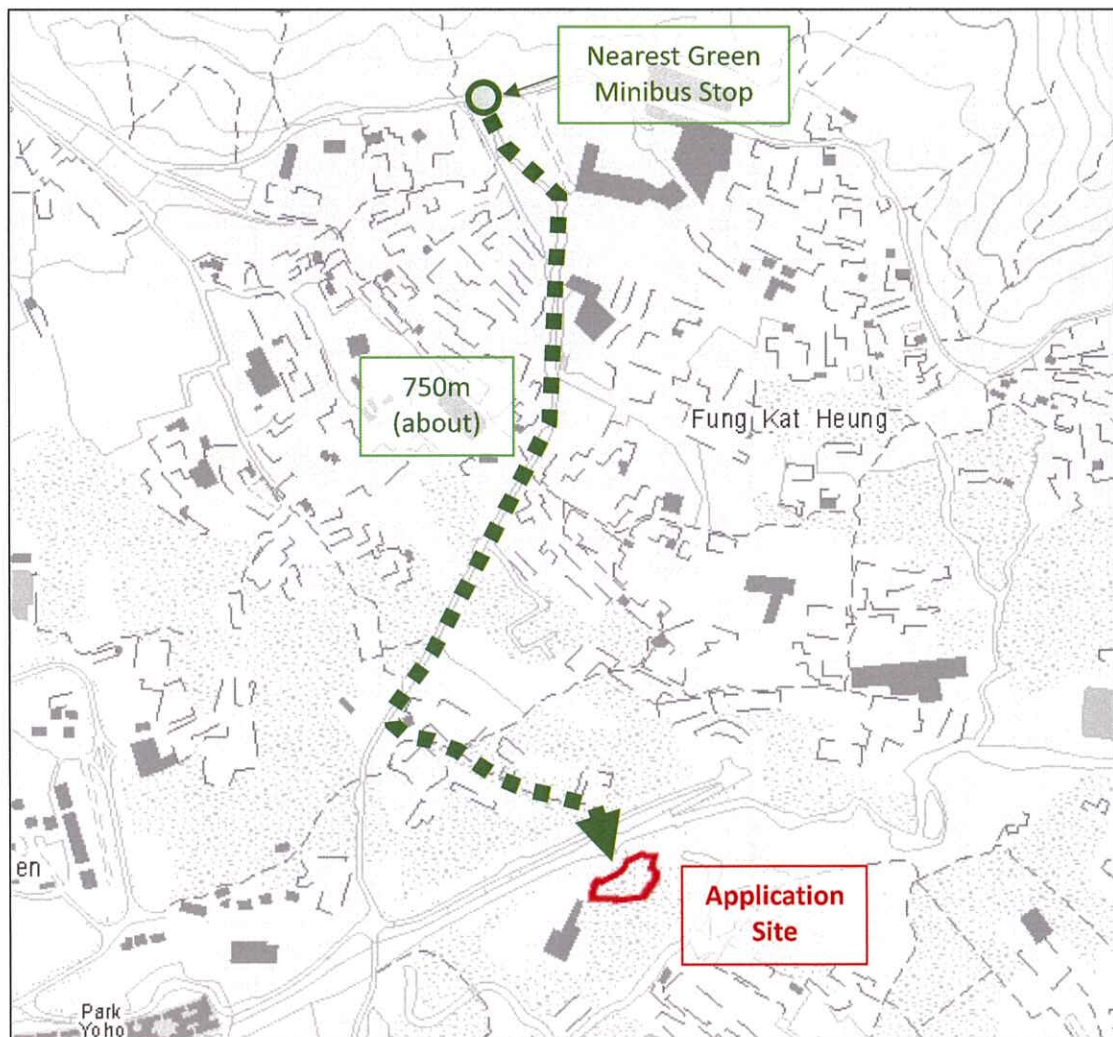
- (i) The Site is accessible from Mei Fung Road via the local access by walking, details are as follows:

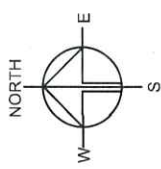


Annex II - Public Transport Services Serving the Application Site

- (i) The Site is located approximately 750m south of Fung Kat Heung Road, which is served with public transport services. As the proposed development seeks to serve nearby villagers living in Fung Kat Heung and Sha Po Tsuen, no private car parking space is provided at the Site.
- (ii) The nearest minibus stop is located at Fung Kat Heung Road with frequent minibus services, including the following:

Route No.	Termination Points	
	Franchised Bus	
601	Yuen Long (Fung Cheung Rd)	Pak Wai Tsuen





FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. FIRE ALARM SYSTEM

- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2002 + A2: 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.

3. MISCELLANEOUS F.S. INSTALLATION

- 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

FIRE COMPARTMENT CALCULATION : $36m^2 \times 3.5m = 126m^3$

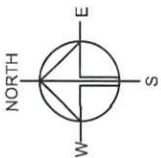
Drawing No.	Ver.
ANNEX III	01
Project	

PROPOSED TEMPORAL
PLACE OF RECREATION
SPORTS OR CULTURE FC
A PERIOD OF 5 YEARS AT
LAND FILLING

VARIOUS LOTS IN D.D. 11
FUNG KAT HEUNG, KAM T
YUEN LONG, NE
TERRITORIES

Drawing Title
FSIs PROPOSAL (1/2)

Drawn	Date
OL	22.3.202
Revised	Date



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

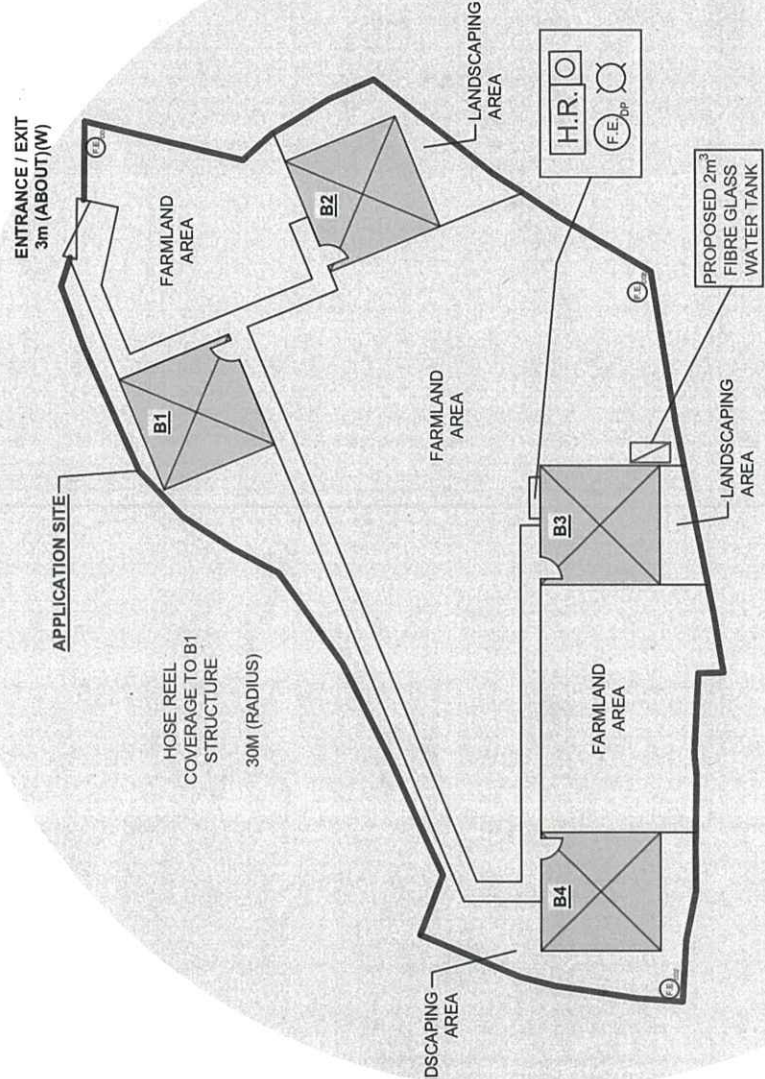
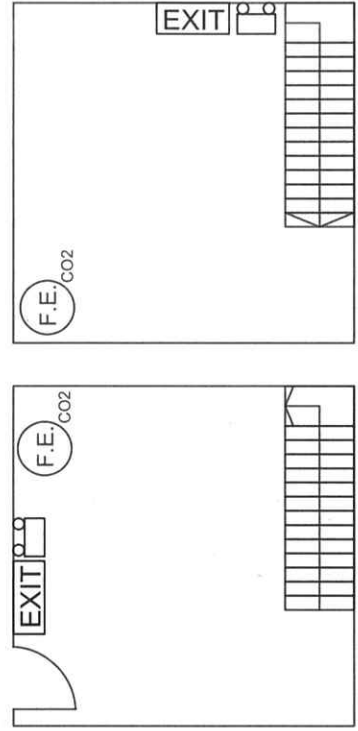
APPLICATION SITE AREA	: 912m ² (ABOUT)
COVERED AREA	: 144m ² (ABOUT)
UNCOVERED AREA	: 768m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 16% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 288m ² (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

INTERNAL LAYOUT OF
STRUCTURE B1 - B4

SCALE 1:140

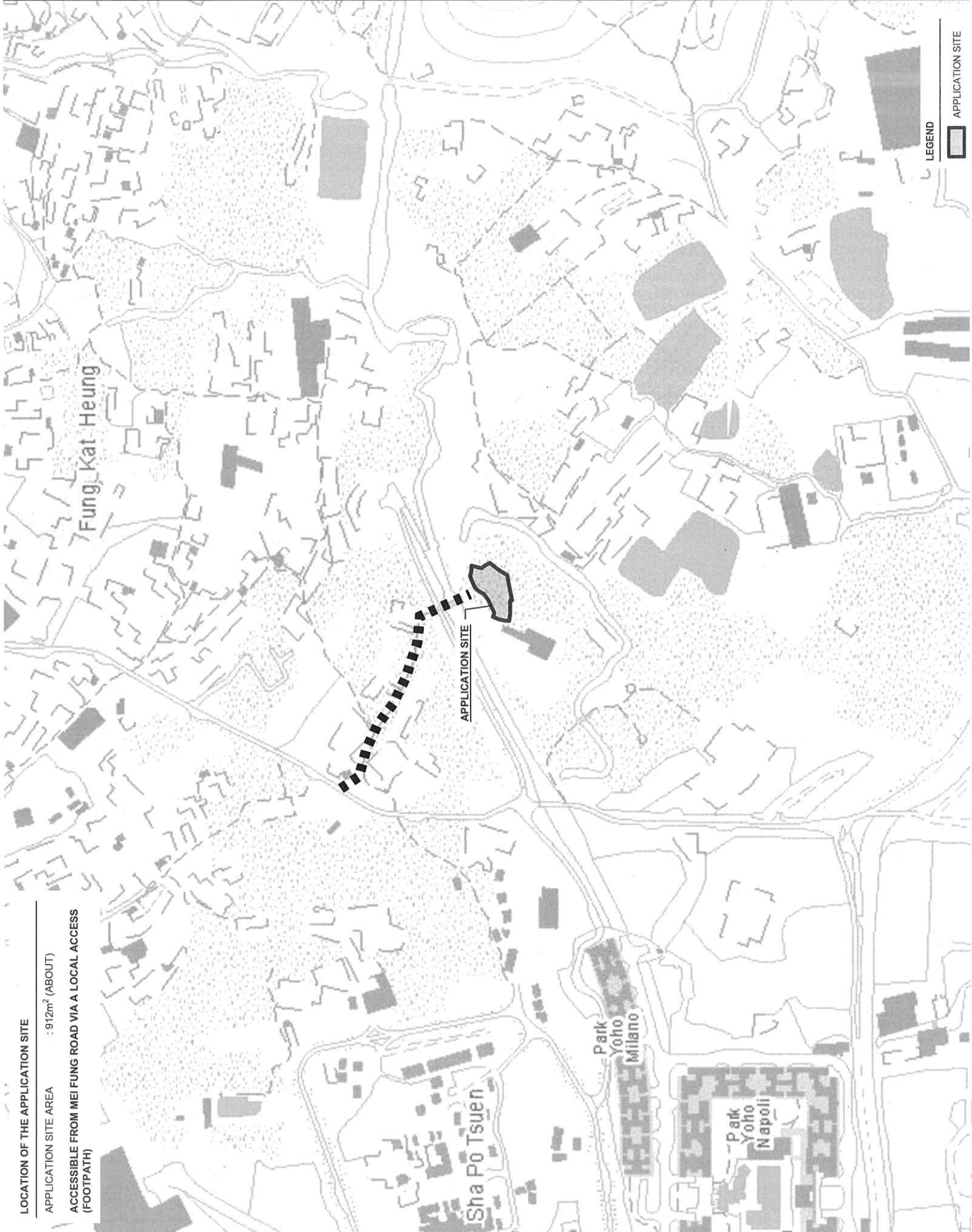
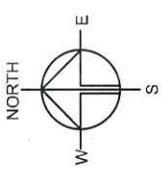
G/F 1/F



LEGEND

<input type="checkbox"/>	APPLICATION SITE	<input type="checkbox"/>	VISUAL ALARM DEVICE
<input checked="" type="checkbox"/>	STRUCTURE	<input type="checkbox"/>	HOSE REEL SET
<input checked="" type="checkbox"/>	ENTRANCE / EXIT	<input type="checkbox"/>	HOSE REEL PUMP
<input checked="" type="checkbox"/>	5KG CO2 TYPE FIRE EXTINGUISHER		
<input checked="" type="checkbox"/>	4KG DRY POWDER TYPE FIRE EXTINGUISHER		
<input checked="" type="checkbox"/>	BREAK GLASS UNIT		

Drawing No.	ANNEX III	Ver.	01
Project	PROPOSED TEMPORAL PLACE OF RECREATION SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AT LAND FILLING		
VARIOUS LOTS IN D.D. 11 FUNG KAT HEUNG, KAM T YUEN LONG, NE TERRITORIES			
Drawing Title	FSIS PROPOSAL (2/2)		
Scale of A4	1 : 400		
Drawn	OL	Date	22.3.202
Revised		Date	



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)

ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS (FOOTPATH)

Drawing No.	Ver.
P01	01
Project	
PROPOSED TEMPORAL PLACE OF RECREATION OR CULTURE FOR A PERIOD OF 5 YEARS AT LAND FILLING	
VARIOUS LOTS IN D.D. 11 FUNG KAT HEUNG, KAM T YUEN LONG, NE TERRITORIES	
Drawing Title	LOCATION PLAN
Scale of A4	1 : 4000
Drawn	Date
	8.10.202
Revised	Date

Our Ref.: DD107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/806

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

16 May 2022

Dear Sir,

2nd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in
D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/806)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Matthew NG at _____ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Larissa WONG

email: llyduen@pland.gov.hk).
email: llkwong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Land Filling in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in
D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

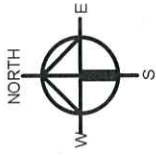
(Application No. A/YL-KTN/806)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)	
<p>(a) The applicant should clarify if there is any parking space for visitors and any management scheme in case walk-in visitors arrive the site.</p>	<p>The application site (the Site) is located 250m southeast of the nearest vehicular access – Mei Fung Road (Plan 1). Staff will greet visitors at the designated meeting point at Mei Fung Road then walk to the Site via a footpath together. Since no direct vehicular access is connected to the Site, visitors are required to access the Site by the following methods:</p> <p>(i) Make use of public transport services at Fung Kat Heung Road, i.e. Green Minibus Route No. 603, then walk to the meeting point (Plan 1); or</p> <p>(ii) Take taxi directly to the meeting point at Mei Fung Road¹.</p> <p>As no vehicular access is directly connecting to the Site, no parking space is provided for visitors at the Site. If illegal parking is observed at Mei Fung Road, it will be reported to respective Government B/Ds. Please be confirmed that walk-in visitors will not be served as advanced appointment is required to access the Site.</p>

¹ It is estimated that 4 nos. of vehicular trips will be generated and attracted by the applied use at AM and PM peak hours, i.e. 09:00 to 10:00 and 17:00 to 18:00 respectively. As minimal trips are generated and attracted by the Site, adverse traffic impact to the surrounding road network should not be anticipated.

Departmental Comments		Applicant's Responses
2. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. WONG Ho Yin; Tel: 2733 7737)		
(a)	A modified hose reel system supplied by a 2 m3 FS water tank shall be provided to ensure that every part of each structure can be reached by a length of not more than 30m of hose reel tubing.	A revised fire service installations proposal is provided for your consideration (Annex I).



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)

ACCESSIBLE FROM MEI FUNG ROAD VIA A FOOTPATH

NEAREST MINIBUS STOP
500m (ABOUT) FROM THE
DESIGNATED MEETING
POINT

GREEN MINIBUS ROUTE
NO. 603 IS THE NEAREST
PUBLIC
TRANSPORT
SERVICES

DESIGNATED MEETING POINT

ACCESSIBLE FROM MEI FUNG
ROAD VIA A FOOTPATH

APPLICATION SITE
250m (ABOUT) FROM
THE DESIGNATED
MEETING POINT

LEGEND

APPLICATION SITE

Drawing No
PLAN 1

Ver
01

Project

PROPOSED
TEMPORARY
PLACE OF
RECREATION,
SPORTS OR CULTURE FOR
A PERIOD OF 5 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW
TERRITORIES

Location File
LOCATION PLAN

Scale of A4
1 : 5000

Drawn

Revised

Date

Date

12.5.2022

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
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

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
20	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land	26.3.2021
21	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
22	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021
23	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
24	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
25	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	6.5.2022

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; 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.

2. Traffic

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

- he has no comment on the application from traffic engineering perspective;
- 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 LandsD. 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):

- it is noted that there is no vehicular access is proposed or to be granted under the proposed development. As such, she has no comment from highways maintenance point of view.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint concerning the Site received in the past three years;

- she has no objection to the application; and
- 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.

4. **Landscape**

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

- she has no objection to the application from landscape planning perspective;
- based on the aerial photo of 2021, the Site is located in an area of rural inland plains landscape character comprising of temporary structures farmlands, vacant lands and scattered tree group. With reference to photos taken on 16.12.2021, the Site is vacant with wild grass. One tree Bombax ceiba with poor form and broken leader is found at south-eastern boundary of the Site and it may be affected by the proposed structure works. Given the existing tree is common species and in poor condition, significant adverse impact on the existing landscape resources arising from the proposed development is not anticipated; and
- considering that previous applications for hobby farm within the same "AGR" zone were approved, the proposed temporary hobby farm and filling of land under this application is considered not entirely incompatible with its surrounding environment.

5. **Drainage**

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal, and implementation and maintenance of the 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.

6. Agriculture and Nature Conservation

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

- she has no strong view 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.

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, 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; and
- 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 are to be carried out on the 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 Buildings Ordinance (BO);
- his detailed comments on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix IV**; and
- detailed checking under BO will be carried out at building plan submission stage.

9. District Office's Comments

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

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

10. Other Departments

The following government departments have no comment on/ no objection to the application:

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

Advisory Clauses

(a) 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;

(b) to 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 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;

(c) 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;

(d) 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;

(e) 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

(f) 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

Reference Number:

211215-030033-49621

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

15/12/2021 03:00:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/806

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 伍子俊

意見詳情

Details of the Comment :

我反對A/YL-KTN/806的申請，因為該申請的位置經常有車輛進出影響本村居民安全，這些車輛由長春新村車路(舊稱)-即是現在的水尾路轉往逢尾路一直駛至本沙埔村範圍，然後右轉駛入渠務署管制的道路，經常罔顧地區人民的安全，時常風馳電掣駕駛車輛進入申請人的領土。本人不明白渠務署署長為何批准申請人駕駛車到上址，本人明明見到現場有三度渠務署及警告牌寫著未經授權不准使用，是否申請人非法使用？？我真的好唔明，一向該明渠位置都被上鎖，為何可以行車通過？以及所有車輛都一向要由逢吉鄉路轉往逢尾路！為何渠務署又不開放近峻巒36B座的道路？是否有人破壞政府財物從而導致非法使用道路？渠務署有責任調查！

再者，本人根據申請人的資料進行現場研究，申請人所指可經北園村小路前往其位置處所，實情根本沒有行人路可以行，現場有多個地主持有人以及現場又被圍封，我本人真的不明白申請話可行(現場有好多僭建寮屋喎)？但是我發現申請人的地盤正正已有渠務署興建的行人路、行人橋到達上址，入口由沙埔村的尾逢路進入。為何事故申請人要兜一大個圈，有點捕風捉影，刻意隱瞞申請人會用渠務署的管制道路，本人根據申請人的資料顯示其出入口鐵閘位置，合理地懷疑會使用渠務署的管制道路，而家都用緊！之後唔用？傻的嗎？？除非渠務署落閘放狗鎖返個三度管制鐵閘啦！

總然之我本人反對申請人的申請，搞到我條沙埔村烏煙、污煙瘴氣，成日開大個廣播喇叭、車又撤出咁轉，佢話冇車入姐，但是成日入車！城規會你米批准囉，到時撞到本村村民我實搞大去！重申，渠務署有責任調查該明渠位置非法使用道路情況！

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

參考編號

211224-030823-50260

Reference Number:

提交限期

28/12/2021

Deadline for submission:

提交日期及時間

24/12/2021 03:08:23

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/806

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. NG

Name of person making this comment:

意見詳情

Details of the Comment :

我們反對A/YL-KTN/806的申請書，因為村內鄉申全部人都知道申請人所提出的休閒農莊計劃，其實是借用休閒農莊為名，而作出租獨立住房用途，由申請書可見有四幢兩層高的建築物聲稱作為放置農業用具、招待所等等用途，此見這計劃書有別於往常申請休閒農場場地佈局，一般都是設計在一起，而現在A/YL-KTN/806申請書之所以分開每間建築物距離，其用途是作為出租獨立式兩層(每層3米半高即是總共7米高)住房還包括提供車位提供，利潤可觀、有利可圖；以及申請人會在其地段搭建道路連接現時被渠務署規管內部維修使用的行車道路。再講，村內鄉申得知申請人今次申請只是第一步，而後續更會逐次逐次每個地段提出申請發展休閒農場，起更多聲稱作農業用具、招待所等等用途的建築物，而更會包括使用鄰近的一大幅政府土地作為休閒農場用途，因為提防城規會了到(發現)咁多間獨立農具、招待所房間，有古怪。即係話跟大棠個道咁申請嗎！實情掛羊頭賣狗肉，貪果道位置偏僻無人投訴非法用途無人知道咁話，每五年又繼續申請續牌咁話，又有得賺錢收租。我們現在要求城規會到實地現場視察，以對比申請圖則，到時候就知申請人的理據是假的！！！！

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

參考編號

211224-032624-69060

Reference Number:

提交限期

28/12/2021

Deadline for submission:

提交日期及時間

24/12/2021 03:26:24

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/806

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. NG Kai Ming

Name of person making this comment:

意見詳情

Details of the Comment :

我反對申請！上址經常有石屎田線車出入及擺放，嚴重影響生態環境，渠務署為何批准使用急救維修用的車輛通行，促使大量重型車輛進入該區，開掘土地作露天貨倉！城規會應到區內進行調查

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

參考編號

211224-052232-07539

Reference Number:

提交限期

28/12/2021

Deadline for submission:

提交日期及時間

24/12/2021 05:22:32

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/806

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Tang On

Name of person making this comment:

意見詳情

Details of the Comment :

我強烈反對及譴責申請人的申請書！這份申請書的內容建議根本就是摧毀原有生態環境，以及影響治安問題及交通問題！這份申請書建議興建4間屋作為農業及相關用途，我認為根本沒有必要！農業活動是不需要這麼多的房屋，農業是與大自然接觸的，我見政府土力工程拓展署規劃的古洞農業園都沒有這麼多房屋需要！申請人的建議反而影響河道生態環境；加上交通配套不足，影響北圍村601號小巴正常運作，加重該區載客量，原本601號小巴班次已經不足應付村內的錦田鄉村俱樂部的遊人，加上村內各處地段都申請甚麼甚麼休閒農場、露營場、狗場等等，外來人進入本村急劇上升，無論是使用公共交通工具或自駕遊入村都難以負荷。希望城規局嚴重審視北圍村交通配套措施是否足以滿足申請人單方面的主張，及是否需要在在本村內批准這樣多申請休閒農場、露營場、狗場個案？！

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月27日星期一 2:26
收件者: tpbpd
主旨: A/YL-KTN/806 DD 107 Fung Kat Heung

A/YL-KTN/806

Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 912sq.m

Zoning : "Agriculture"

Applied use :Hobby Farm / 5 Years / **Filling of Land** / ??? Parking

Dear TPB Members,

Another day, another hobby farm at Fung Kat Heung. Does anybody seriously believe that there is a market for all these hobby farms?

The rel intention is an opportunity to fill in land, in this case almost 30% of the site. A genuine farming enterprise would maximize the amount of land available for planting.

But PlanD will support and members will approve.

Mary Mulvihill

致： 城市規劃委員會

有人向城規會申請在DD107地段第1058,
1059, 1060, 1061號地段申請擬議臨時康樂
文娛場所, 為期五年, 本人得知後, 反對這個
申請, 理由: 申請地點是沙埔範圍的,
不是邊三鄉範圍。

謝謝!

黃軍豪

申請編號: A/YL/KTN/1806



2021.12.16