

2022年 5月 2 5日

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25 MAY 2022

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/PL-KTN/838
	Date Received 收到日期	25 MAY 2022

- 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 Lok San 鄧樂桑

### 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)	Lots 822, 824, 826 and 827 in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第822, 824, 826及827號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,669.6 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 256.56 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ 18/03/2022 (DD/MM/YYYY)<sup>#</sup>  
於 18/03/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ 18/03/2022 (DD/MM/YYYY)<sup>#</sup>  
於 18/03/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時康體及文娛場所(休閒農場)及度假營連附屬設施(為期3年)及填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	3,413.04	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	256.56	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	256.56	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	256.56	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable). 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Proposed Layout Plan. 請參考擬議布局平面圖。 ..... ..... .....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	NA 不適用	
Motorcycle Parking Spaces 電單車車位	NA 不適用	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA 不適用	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用	
Others (Please Specify) 其他 (請列明)	NA 不適用	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	NA 不適用	
Coach Spaces 旅遊巴車位	NA 不適用	
Light Goods Vehicle Spaces 輕型貨車車位	1	
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用	
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用	
Others (Please Specify) 其他 (請列明)	NA 不適用	

Proposed operating hours 擬議營運時間 Holiday Camp: 24 hours everyday, Monday to Sunday, including Public Holiday Hobby Farm: From 9 a.m. to 6 p.m. everyday, Monday to Friday, including Public Holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road 水尾路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 413.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施，如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA 不適用</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

請參考申請理由。



**8. Declaration 聲明**

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

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

Signature  
簽署

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

鄧樂榮

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

21/03/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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。

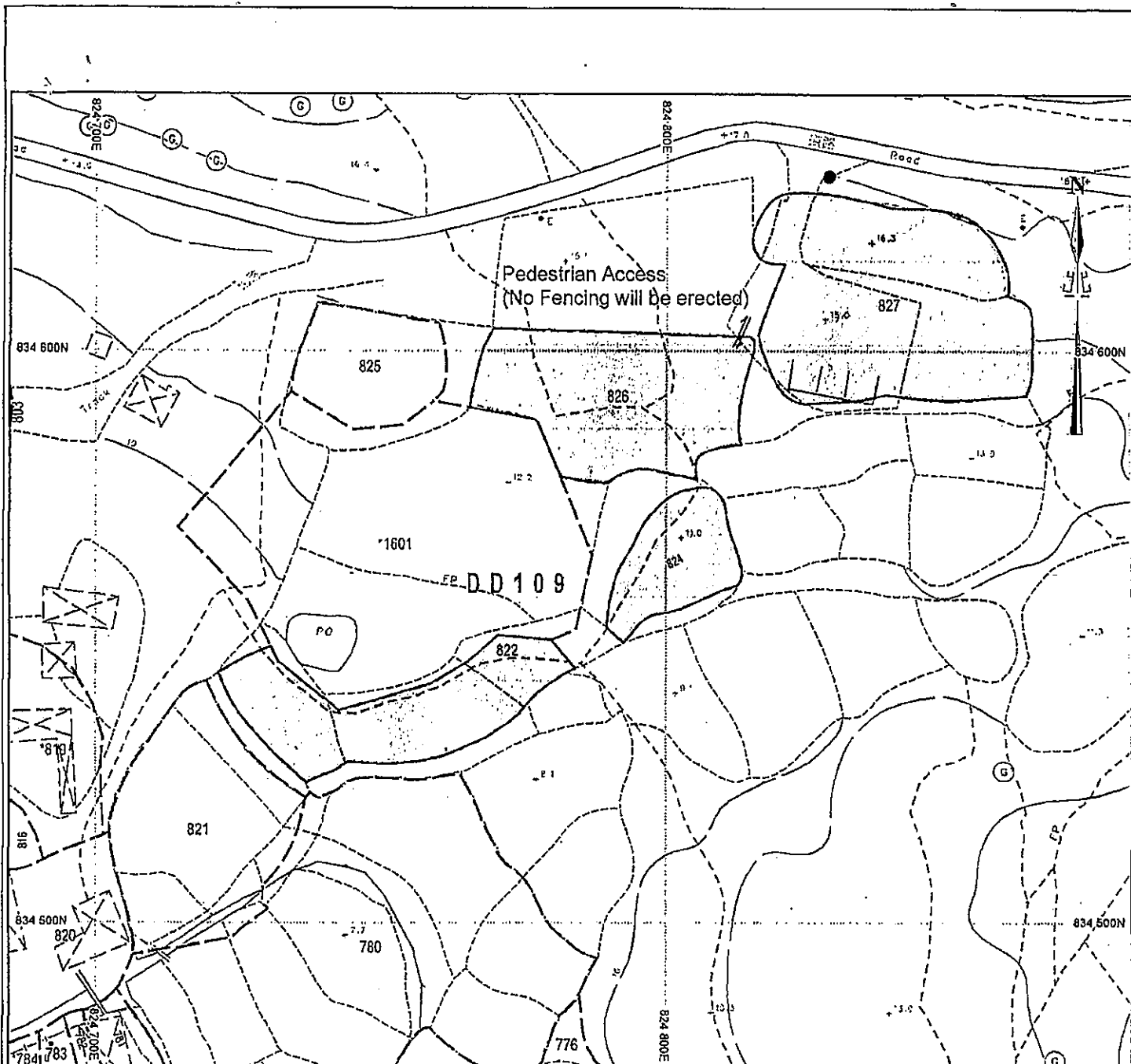
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 822, 824, 826 and 827 in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第822, 824, 826及827號
Site area 地盤面積	3,669.6 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
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時康體及文娛場所(休閒農場)及度假營連附屬設施(為期3年)及填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 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	256.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.07 <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	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	7.0 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces. 停車位總數 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) _____ _____		NA 不適用
	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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access, Paved Area		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

Location  
位置圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

SCALE

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For Identification Only

Date: 17 March 2022

Drawing No.:

1-01

**Proposed Structures Detail:**

**Reception (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)  
Height: Not Exceeding 3.5m  
Non-Domestic GFA: 18.3 m<sup>2</sup> (About)  
Unit(s): 1

**Changing Room (Men) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)  
Height: Not Exceeding 3.5m  
Non-Domestic GFA: 18.3 m<sup>2</sup> (About)  
Unit(s): 1

**Toilet (Men) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)  
Height: Not Exceeding 3.5m  
Non-Domestic GFA: 18.3 m<sup>2</sup> (About)  
Unit(s): 1

**Changing Room (Women) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)  
Height: Not Exceeding 3.5m  
Non-Domestic GFA: 18.3 m<sup>2</sup> (About)  
Unit(s): 1

**Toilet (Women) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)  
Height: Not Exceeding 3.5m  
Non-Domestic GFA: 18.3 m<sup>2</sup> (About)  
Unit(s): 1

**Ancillary Storage (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)  
Height: Not Exceeding 3.5m  
Non-Domestic GFA: 18.3 m<sup>2</sup> (About)  
Unit(s): 1

**Canopy (On Top of L and S) (Only 1-storey)**

Dimension: 14.6 m x 5.8 m (About)  
Non-Domestic GFA: 84.68 m<sup>2</sup> (About)  
Height: Not Exceeding 4m  
Unit(s): 1

**Canopy (On Top of TM to TW) (Only 1-storey)**

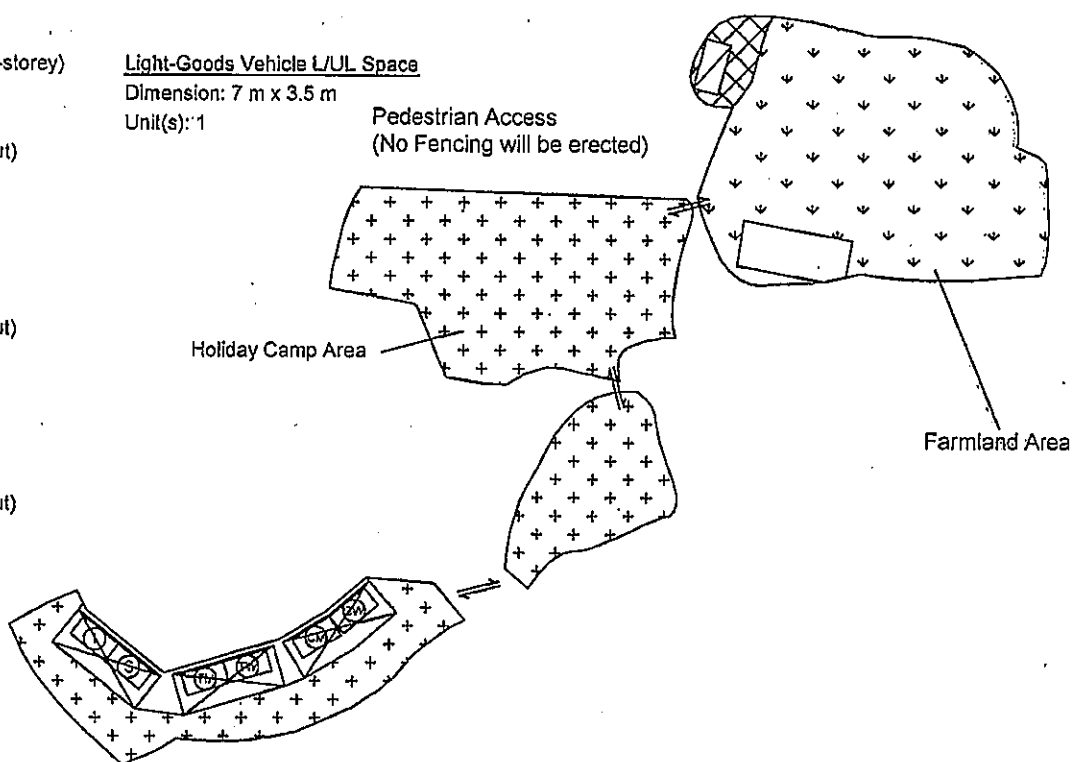
Dimension: 14.6 m x 5.8 m (About)  
Non-Domestic GFA: 84.68 m<sup>2</sup> (About)  
Height: Not Exceeding 4m  
Unit(s): 1

**Canopy (On Top of CM to CW) (Only 1-storey)**

Non-Domestic GFA: 87.2 m<sup>2</sup> (About)  
Height: Not Exceeding 4m  
Unit(s): 1

**Light-Goods Vehicle L/UL Space**

Dimension: 7 m x 3.5 m  
Unit(s): 1



**Paved Ratio**

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)  
Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

**Legend:**

- Pedestrian Ingress/egress
- Proposed Structures
- Farmland Area
- Holiday Camp Area
- Road Access with Grass covered
- Canopy
- Light-Goods Vehicle L/UL Space

- Toilet (Men)
- Toilet (Women)
- Changing Room (Women)
- Changing Room (Men)
- Ancillary Storage
- Reception

Total Area: 3,669.6 m<sup>2</sup> (About)  
Covered Area: 256.56 m<sup>2</sup> (About)  
Uncovered Area: 3,413.04 m<sup>2</sup> (About)  
Non-Domestic GFA: 256.56 m<sup>2</sup> (About)  
Nos. of Proposed Structures: 9

**Appendix 2**

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

**Proposed Layout Plan**

**擬議布局平面圖**

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

**SCALE**

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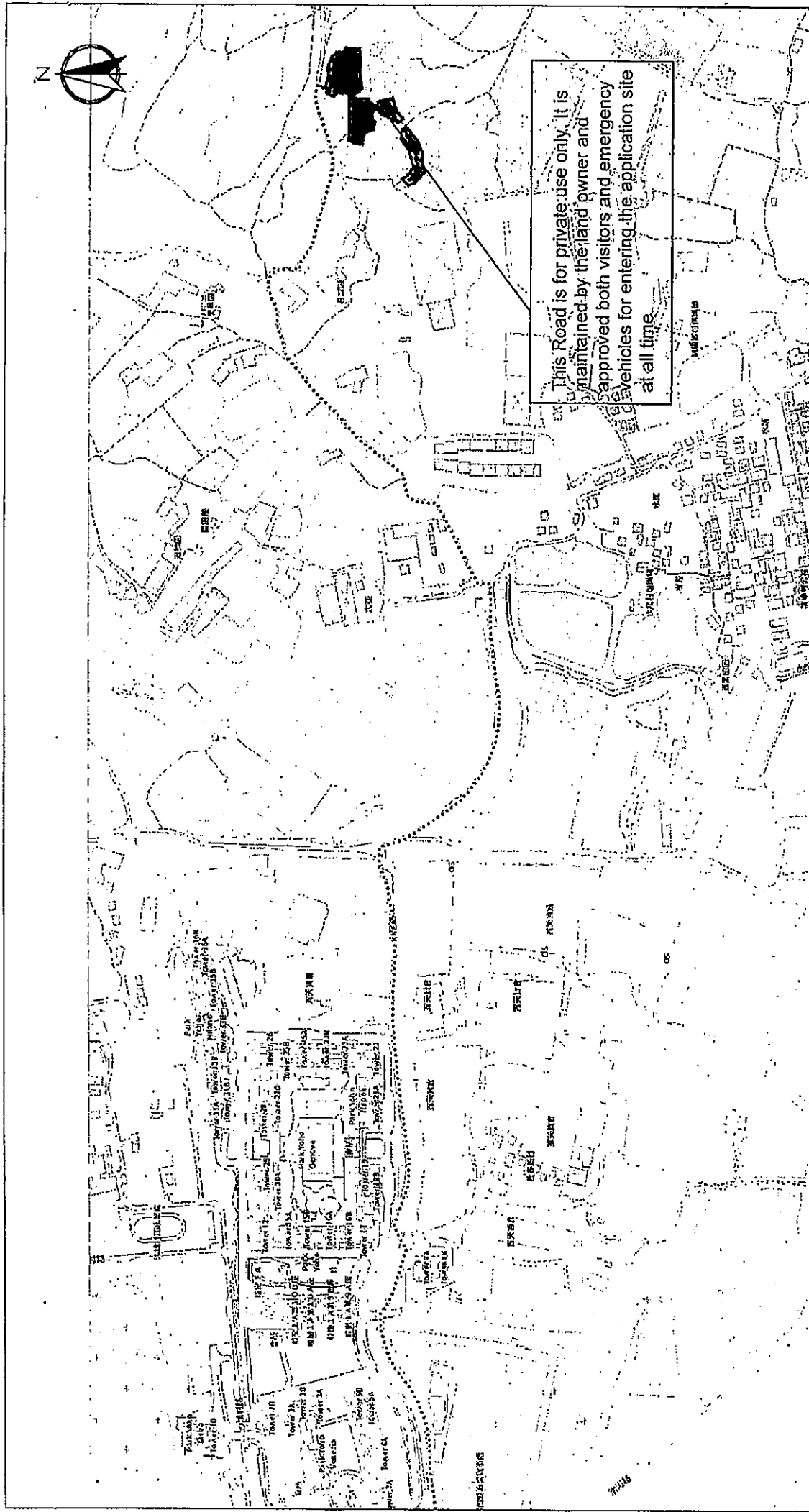
@A4

For Identification Only

Date: 17 March 2022

Drawing No.:

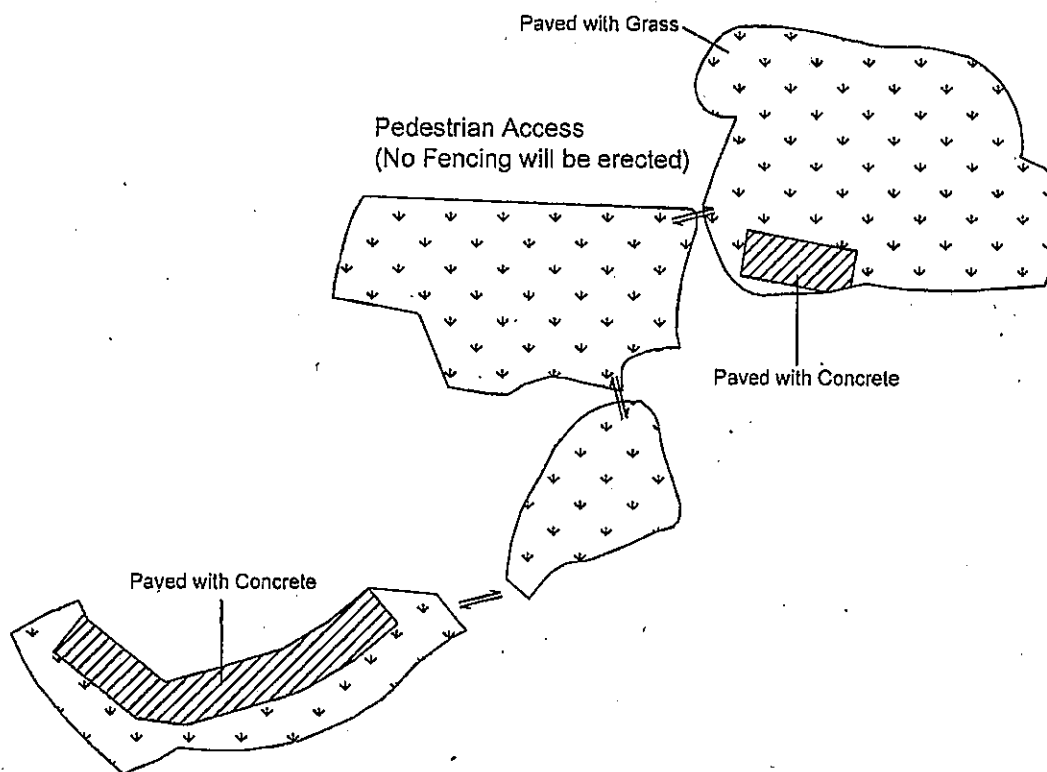
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 7<sup>th</sup> March 2022

<p><b>Appendix 3</b></p> <p><b>Existing Vehicular Access</b></p>	<p>Location: D.D. 109 Lot 822, 824, 826 and 827</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p><b>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities For a Period of 3 Years and Filling of Land</b></p>	<p>Width of Shui Mei Road: 4-6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> <li>●●●● Road Path (Public)</li> <li>----- Road Path (Private)</li> <li>----- Site Boundary</li> </ul>	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 07/03/2022</p>
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#### Paved Ratio

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)

Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

#### Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

#### Appendix 4

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

#### Paved Area

#### 平整位置圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

#### SCALE

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For Identification Only

Date: 17 March 2022

Drawing No.:

4-01



### 申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 109 約地段 822, 824, 826 及 827 號作為期三年的臨時康體文娛場所(休閒農場)及度假營連附屬設施及填土工程之用途

- 申請地點的面積約為 3,669.6 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“康體文娛場所(休閒農場)及度假營”開發申請仍然符合租約。
- 本擬議發展為臨時性質，不會進行大型工程，因此不會影響申請地點長遠待規劃意向。現場自 2014 年起已沒有進行任何耕種活動。可利用此土地作為市區和近郊的發展區的界限，並提供土地作靜態康樂場地及讓城市人了解香港農業的發展，從而吸引更多人才為香港農業進步。
- 根據已審批錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 - 附表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。擬議用途將提供高達 88.7% 的綠化面積。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。
- 為應付本地居民因農地使用用途的變更而對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，本人打算經營一個臨時休閒農場及度假營。擬議中的用途實現了與周圍環境的自然融合，打造香港生態營。該地段位於農村，遊客/當地人在享受農業後可以探索周圍的自然和古老元素，包括錦田樹屋及天后古廟等歷史文物。
- 在該地區保持簡單的生活文化並促進環保生活。提議的臨時休閒農場及度假營將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。
- 建議中的使用不會對該用地及周邊環境造成任何重大影響。本申請地點位於山邊，此申請地點遠離市區，並可用公共交通工具前往，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。

- 擬議休閒農場的營業時間為星期一至日，由早上九時到晚上六時，包括公眾假期；擬議度假營的營業時間為每日二十四小時，包括公眾假期。
- 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，貴委員會所定下的附帶條件能加強申請地點及周圍的綠化及集水效果，使整體視野變得美觀更令人舒服。
- 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 109 地段 822, 824, 826 及 827 號作為期三年的臨時康體文娛場所(休閒農場)及度假營連附屬設施及填土工程的用途。



AYL-KTN/838 - Supplementary document  
06/06/2022 11:00 AM

[Hide Details](#)

From: Tang Lok San <  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: 錦田北王小姐 <llkwong@pland.gov.hk>  
File Ref:

▼ 1 attachment



AYL-KTN838 TPB.pdf

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Ms Wong,

Thank you for the email. Please find the further information based on the comments of TPB on the attachment section. If you have any question regarding to the application, please do not hesitate to contact Mr. Tang on phone ---- email to

Your Sincerely,  
Mr. Tang

規劃署及城市規劃委員會：

### **有關對規劃署 A/YL-KTN/838 的疑問**

收悉規劃署對 A/YL-KTN/838 申請的疑問，本人現書面回覆：

本申請範圍只會平整少量土地，平整面積為約 413.1 平方米(包括已平整面積 (靠申請地點的東北面，舊有建築物的地面混凝土) 約 94.7 平方米)，平整範圍請參考 Appendix 4，已平整的範圍不會再進行相關工程。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。

本人計劃申請地點內的平整的範圍會使用混凝土作面層。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。再者，申請地點中的構築物能向使用者提供空間遮陰擋雨。有見及此，本人希望能申請大約百分之十一作平整的地方，平整的範圍及大小已經營運所需最小，望 貴署諒解。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。

度假營方面，本人計劃安排 4-5 個場內工作人員由早上十時至下午七時，負責安排出入營、清潔及保養場內草地。以 2 人為一組，預計平日可接待 10-12 組，星期六、日及公眾假期約有 14-18 組。少量的人流及靜態活動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。

休閒農場方面，本人計劃安排 3-4 個場內工作人員由早上九時至下午六時，負責安排場內秩序、耕種、清潔及保養場內農地。以 2-4 人為一組，預計平日可接待 12-14 組，星期六、日及公眾假期約有 14-18 組。休閒農場會以分組及分時段進行耕種，以便分流，減少人流聚集。少量的人流及靜態活動不

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。

現場不會有大型活動，人數少，因此申請並不會安裝或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。

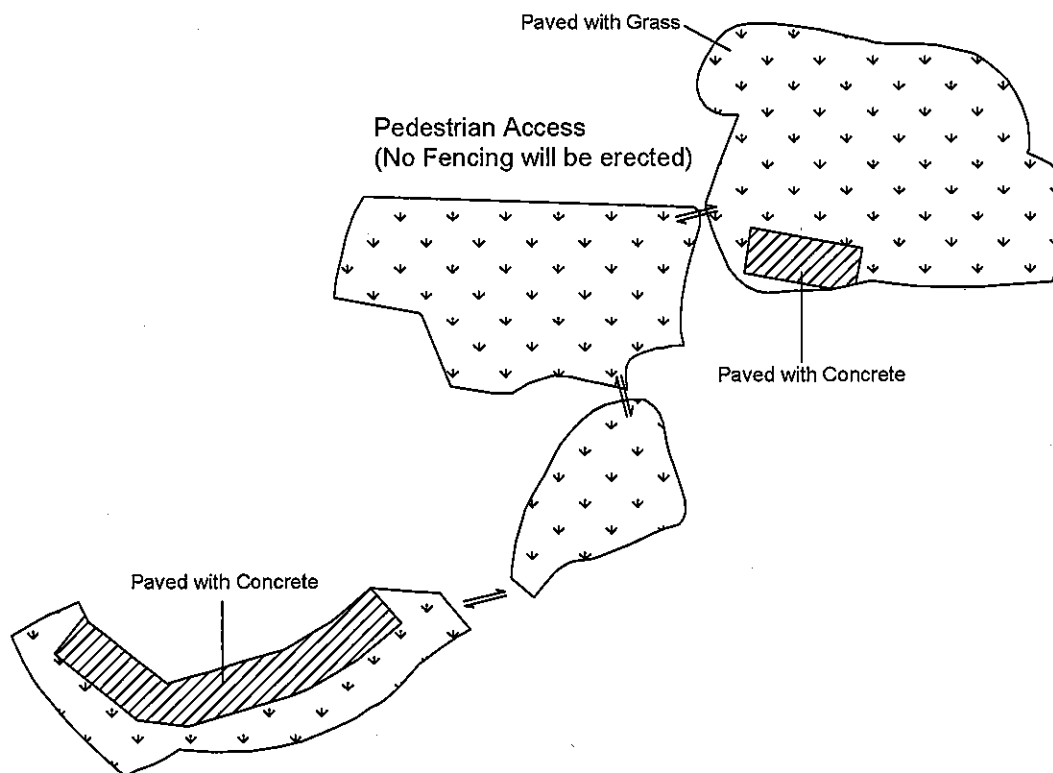
在營運方面，休閒農場會與度假營一同營運，以休閒農場作主要。使用者可獨立參加其一活動，亦可參加休閒農場與度假營共同推出互惠的計劃，參與兩邊的活動，推廣在香港的慢生活及農業發展。

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。現場亦會進行有關耕種的講解，但人數少，不需要擴音設備進行廣播。

希望此附加文件能釋除 貴署的隱憂。

申請人  
鄧樂桑

二零二二年六月二日



#### Paved Ratio

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)

Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

#### Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

#### Appendix 4

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

#### Paved Area

#### 平整位置圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

#### SCALE

1:1000

@A4

For Identification Only

Date: 17 March 2022

Drawing No.:

4-01

規劃署及城市規劃委員會：

**有關對規劃署 A/YL-KTN/838 的疑問**

收悉規劃署對 A/YL-KTN/838 申請的疑問，本人現書面回覆：

本申請範圍只會平整少量土地，平整面積為約 413.1 平方米(包括已平整面積(靠申請地點的東北面，舊有建築物的地面混凝土)約 94.7 平方米)，平整範圍請參考 Appendix 4，已平整的範圍不會再進行相關工程。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。

康體文娛場所(休閒農場)及度假營的範圍大小分別為約 1,507 平方分米及約 2,162.6 平方米，範圍大小及位置請參考 Appendix 5。

本人計劃申請地點內的平整的範圍會使用混凝土作面層。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。再者，申請地點中的構築物能向使用者提供空間遮陰擋雨。有見及此，本人希望能申請大約百分之十一作平整的地方，平整的範圍及大小已經營運所需最小，望 貴署諒解。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。

度假營方面，本人計劃安排 4-5 個場內工作人員由早上十時至下午七時，負責安排出入營、清潔及保養場內草地。以 2 人為一組，預計平日可接待 10-12 組，星期六、日及公眾假期約有 14-18 組，因此最多帳幕數量為 18 個少量的人流及靜態活動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。

休閒農場方面，本人計劃安排 3-4 個場內工作人員由早上九時至下午六時，負責安排場內秩序、耕種、清潔及保養場內農地。以 2-4 人為一組，預計平日可接待 12-14 組，星期六、日及公眾假期約有 14-18 組。休閒農場會以分組及分時段進行耕種，以便分流，減少人流聚集。少量的人流及靜態活動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。

現場不會有大型活動，人數少，因此申請並不會安裝或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。

在營運方面，休閒農場會與度假營一同營運，以休閒農場作主要。使用者可獨立參加其一活動，亦可參加休閒農場與度假營共同推出互惠的計劃，參與兩邊的活動，推廣在香港的慢生活及農業發展。

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。現場亦會進行有關耕種的講解，但人數少，不需要擴音設備進行廣播。

垃圾處理方面，雖然鄉村未有非常完善的回收及垃圾收集站，但本申請地點的營運會盡力回收廢物。首先，會要求使用人士(包括休閒農場會與度假營)帶走自己產生的垃圾。此外，員工每日清理申請地點，並將垃圾運送到最近的垃圾站，而可回收而乾淨的垃圾便會定期安排車輛運到回收站，為環保出力。

化糞方面，申請地點會建設一個根據環保署所定下的 ProPECC PN 5/93 的化糞池，而有關工程會遠離溪流至少十五米，確保不會影響附近及下遊的生態，附近的污染達至零污染。位置請參考 Appendix 2。

希望此附加文件能釋除 貴署的隱憂。



申請人  
鄧樂榮

二零二二年七月六日

運輸署及城市規劃委員會：

**有關對運輸署 A/YL-KTN/838 的疑問**

收悉運輸署對 A/YL-KTN/838 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	0-1
09:00-10:00	0-1
10:00-11:00	0-1
11:00-12:00	0-1
12:00-13:00	0-1
13:00-14:00	0-1
14:00-15:00	0-1
15:00-16:00	0-1
16:00-17:00	0-1
17:00-18:00	0-1
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 2022 年 4 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前往申請地點。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 6 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，進入申請地點沿路的相片，請參考文件尾端，而沿途觀察位置請參考 Appendix 3。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。

申請地點已有一個約 5 米闊的出入口在申請地點的北面，位置請參考 Appendix 2。

為了方便上落露營用品及耕種用品送往本申請地點，現申請一個客貨車上落貨位置。參與人士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為綠色專線小巴 601 及 601B 號，位置請參考 Appendix 6。

希望此附加文件能釋除 貴署的隱憂。

申請人

鄧樂榮

二零二二年七月六日



以下為水尾路至申請地點的路段：











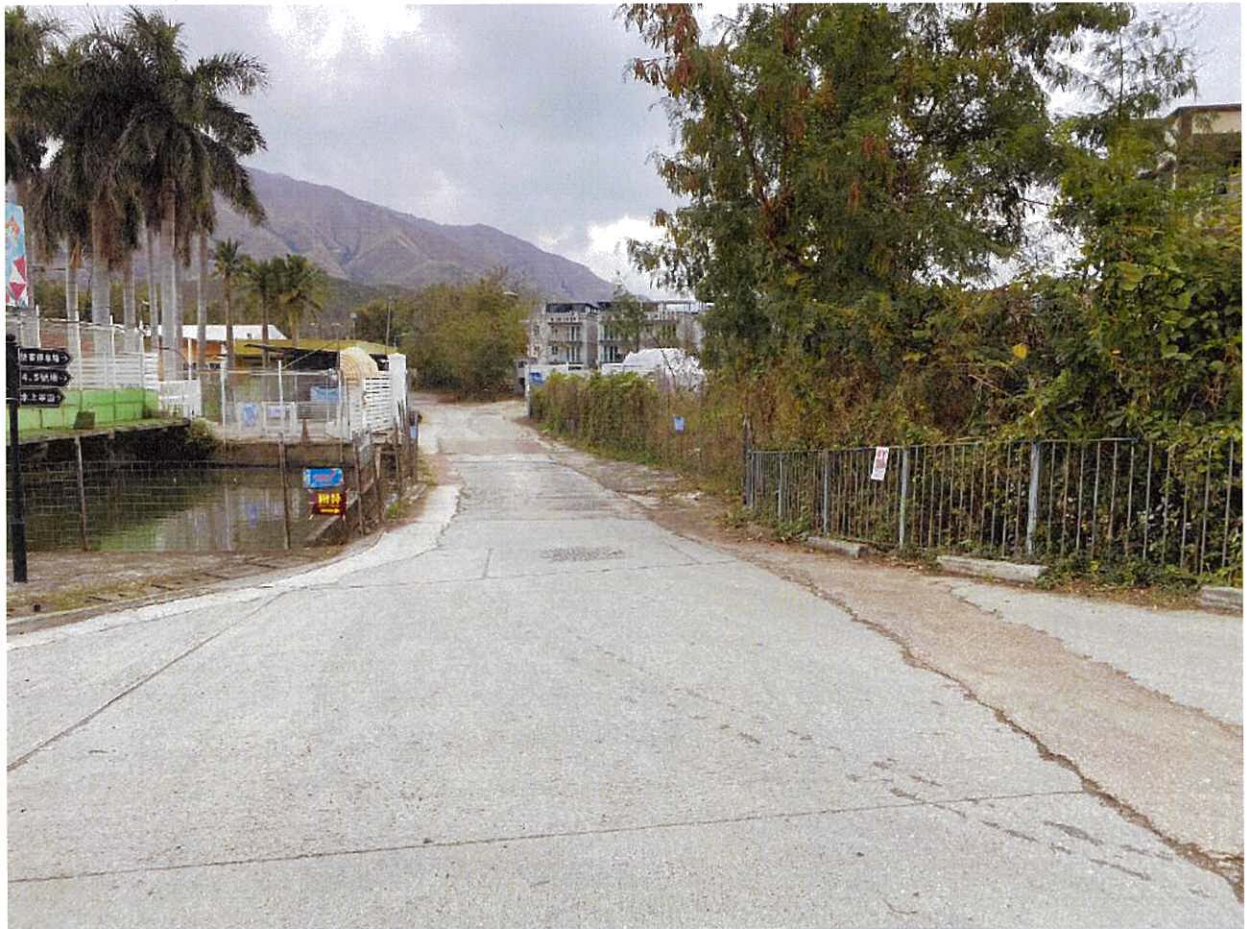












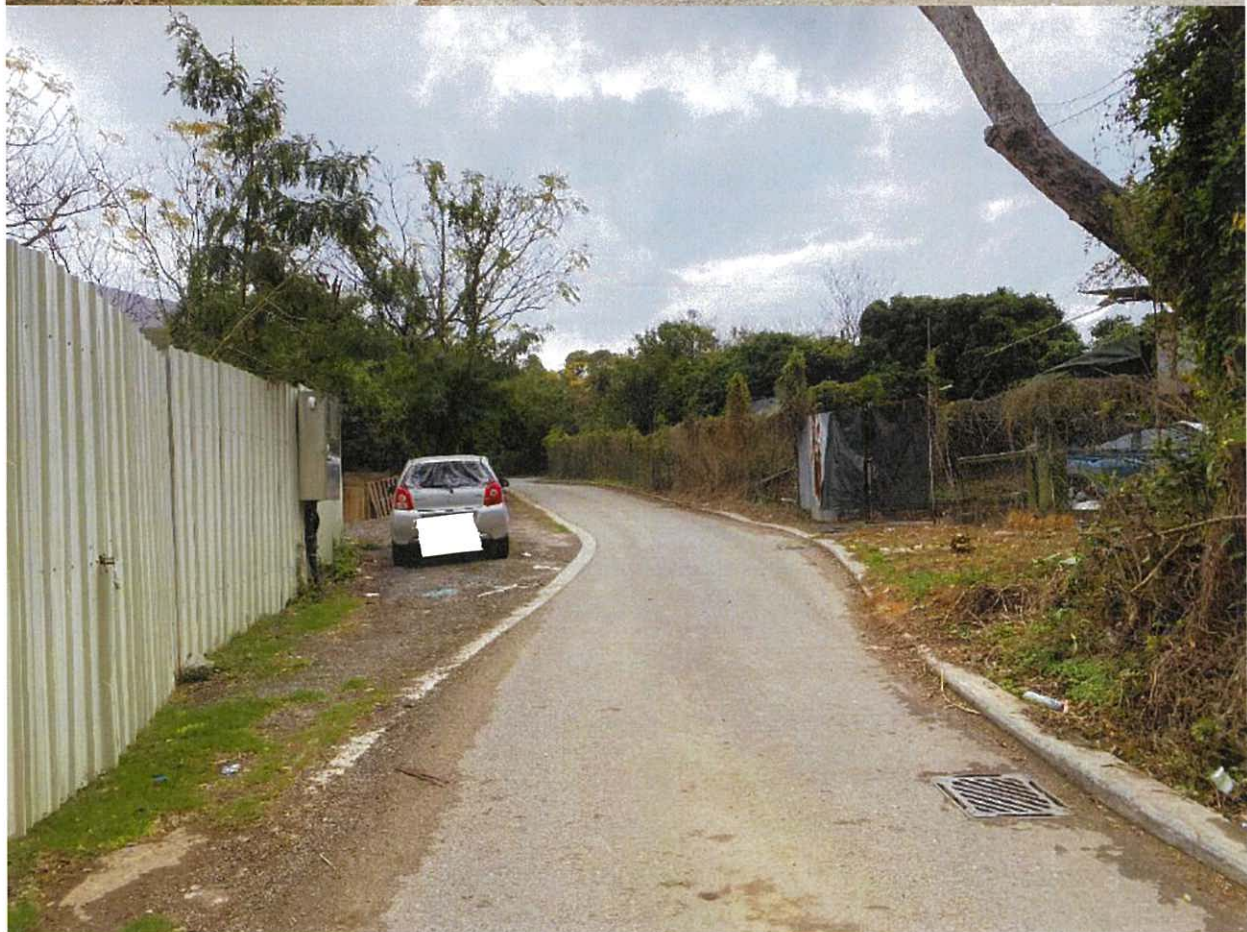
















**Proposed Structures Detail:**

**Reception (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Canopy (On Top of I and S) (Only 1-storey)**

Dimension: 14.6 m x 5.8 m (About)

Non-Domestic GFA: 84.68 m<sup>2</sup> (About)

Height: Not Exceeding 4m

Unit(s): 1



**Changing Room (Men) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Canopy (On Top of TM to TW) (Only 1-storey)**

Dimension: 14.6 m x 5.8 m (About)

Non-Domestic GFA: 84.68 m<sup>2</sup> (About)

Height: Not Exceeding 4m

Unit(s): 1

**Toilet (Men) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Canopy (On Top of CM to CW) (Only 1-storey)**

Non-Domestic GFA: 87.2 m<sup>2</sup> (About)

Height: Not Exceeding 4m

Unit(s): 1

**Changing Room (Women) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Light-Goods Vehicle L/UL Space**

Dimension: 7 m x 3.5 m

Unit(s): 1

**Toilet (Women) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

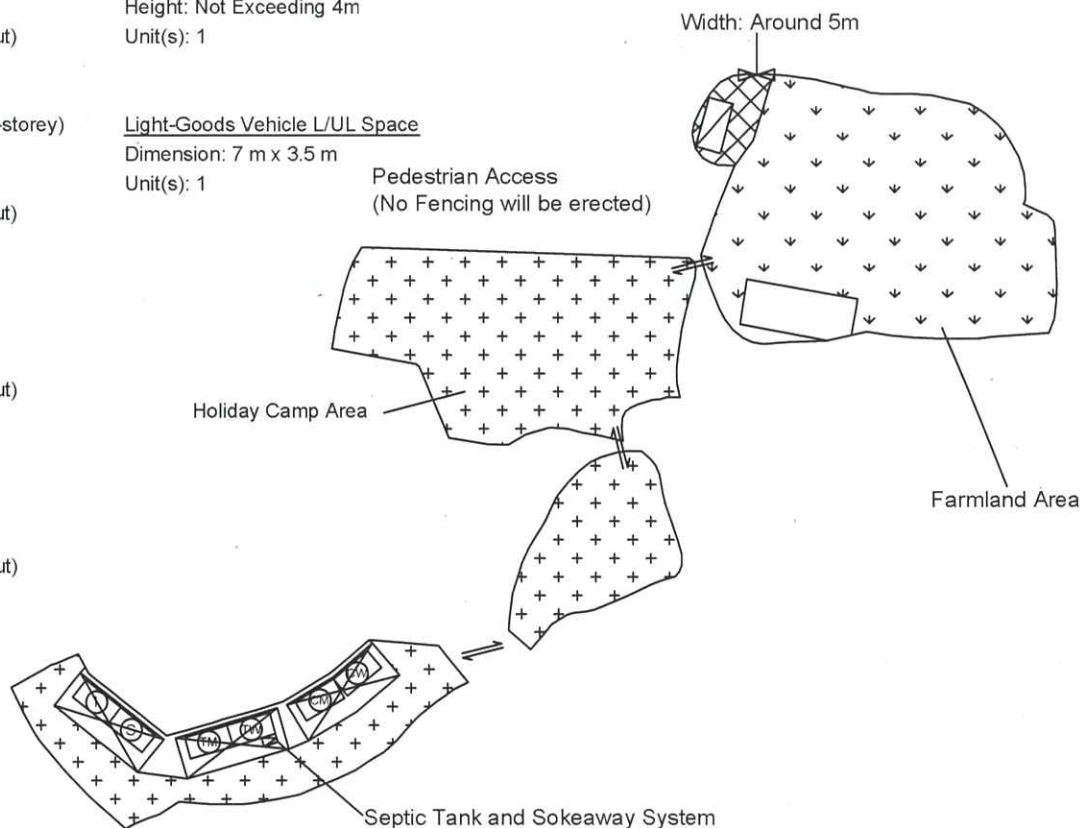
**Ancillary Storage (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1



**Paved Ratio**

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)

Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

**Legend:**

⇌ Pedestrian Ingress/egress

□ Proposed Structures

▨ Farmland Area

▩ Holiday Camp Area

▤ Road Access with Grass covered

▥ Canopy

▧ Light-Goods Vehicle L/UL Space

⊙ TM Toilet (Men)

⊙ TW Toilet (Women)

⊙ CW Changing Room (Women)

⊙ TW Changing Room (Men)

⊙ S Ancillary Storage

⊙ I Reception

▨ Proposed Septic Tank and Sokeaway System

Total Area: 3,669.6 m<sup>2</sup> (About)

Covered Area: 256.56 m<sup>2</sup> (About)

Uncovered Area: 3,413.04 m<sup>2</sup> (About)

Non-Domestic GFA: 256.56 m<sup>2</sup> (About)

Nos. of Proposed Structures: 9

**Appendix 2**

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

**Proposed Layout Plan**

擬議布局平面圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

**SCALE**

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@A4

For Identification Only

Date: 7 July 2022

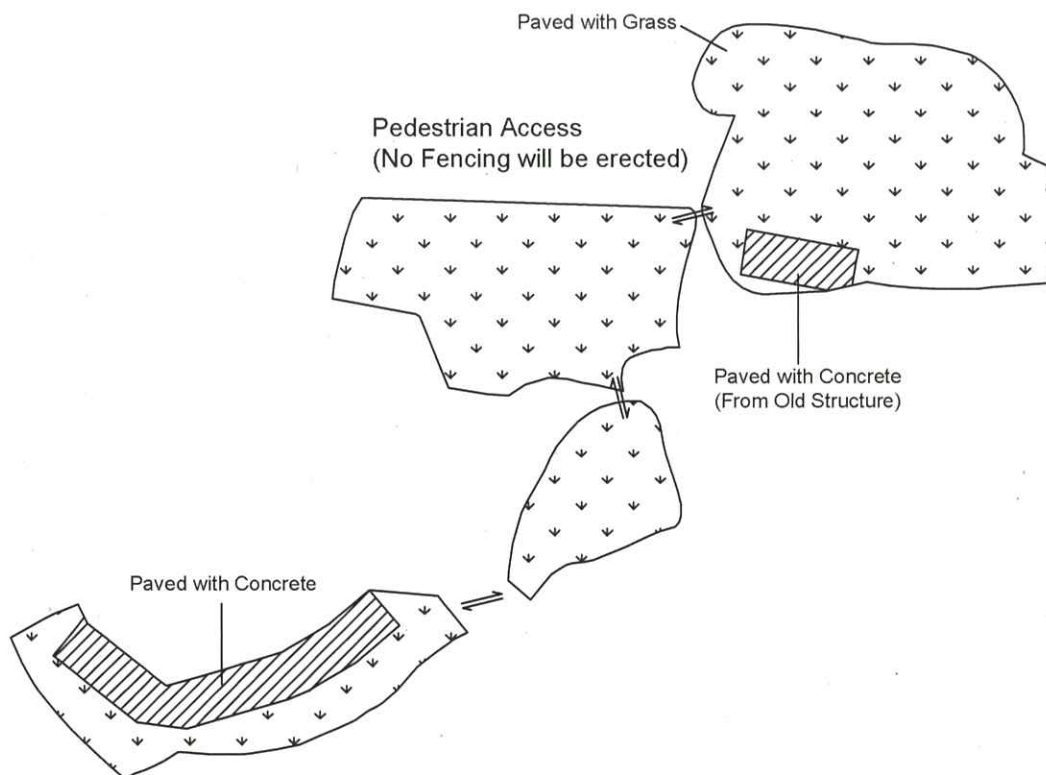
Drawing No.:

2-01









#### Paved Ratio

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)

Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

#### Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

#### Appendix 4

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

#### Paved Area

#### 平整位置圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

#### SCALE

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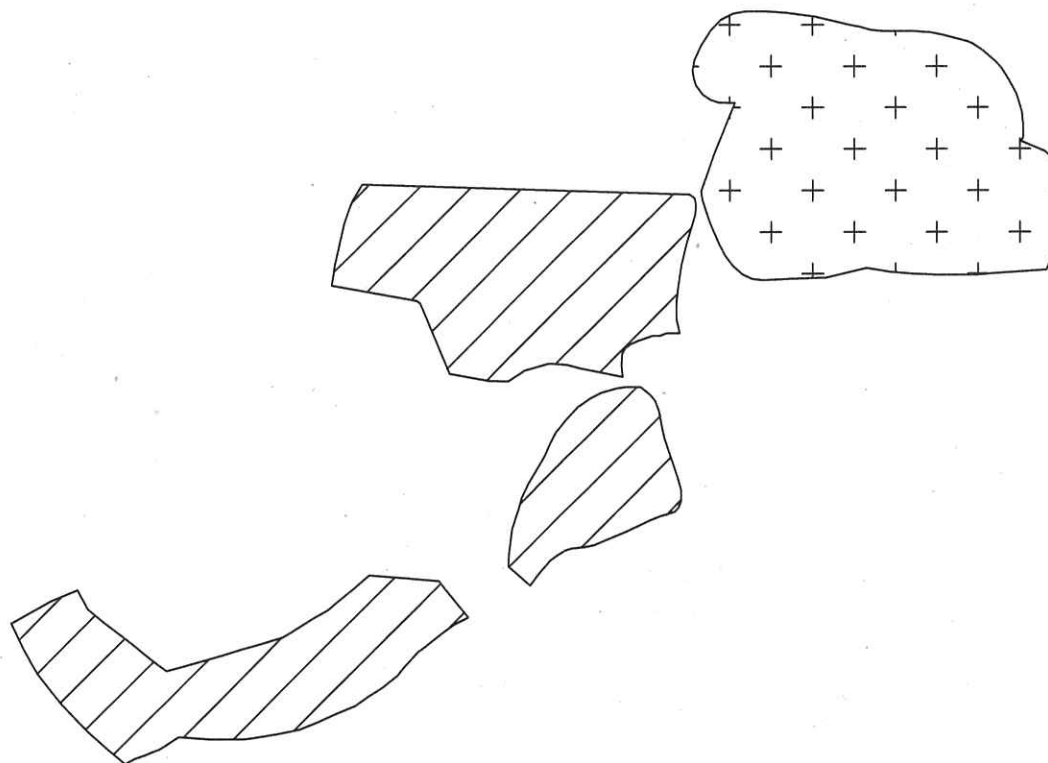
@A4

For Identification Only

Date: 6 July 2022

Drawing No.:

4-01



Land-use Ratio

Holiday Camp Area: 2,162.6 m<sup>2</sup> (About 58.9%)

Hobby Farm Area: 1,507 m<sup>2</sup> (About 41.1%)

Legend:



Holiday Camp Area 度假營範圍



Hobby Farm Area 休閒農場範圍

Appendix 5

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

Planning Proposed Area

規劃擬議範圍圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

Proposed Temporary Place of Recreation, Sports  
or Culture (Hobby Farm) and Holiday Camp with  
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Filling of Land

SCALE

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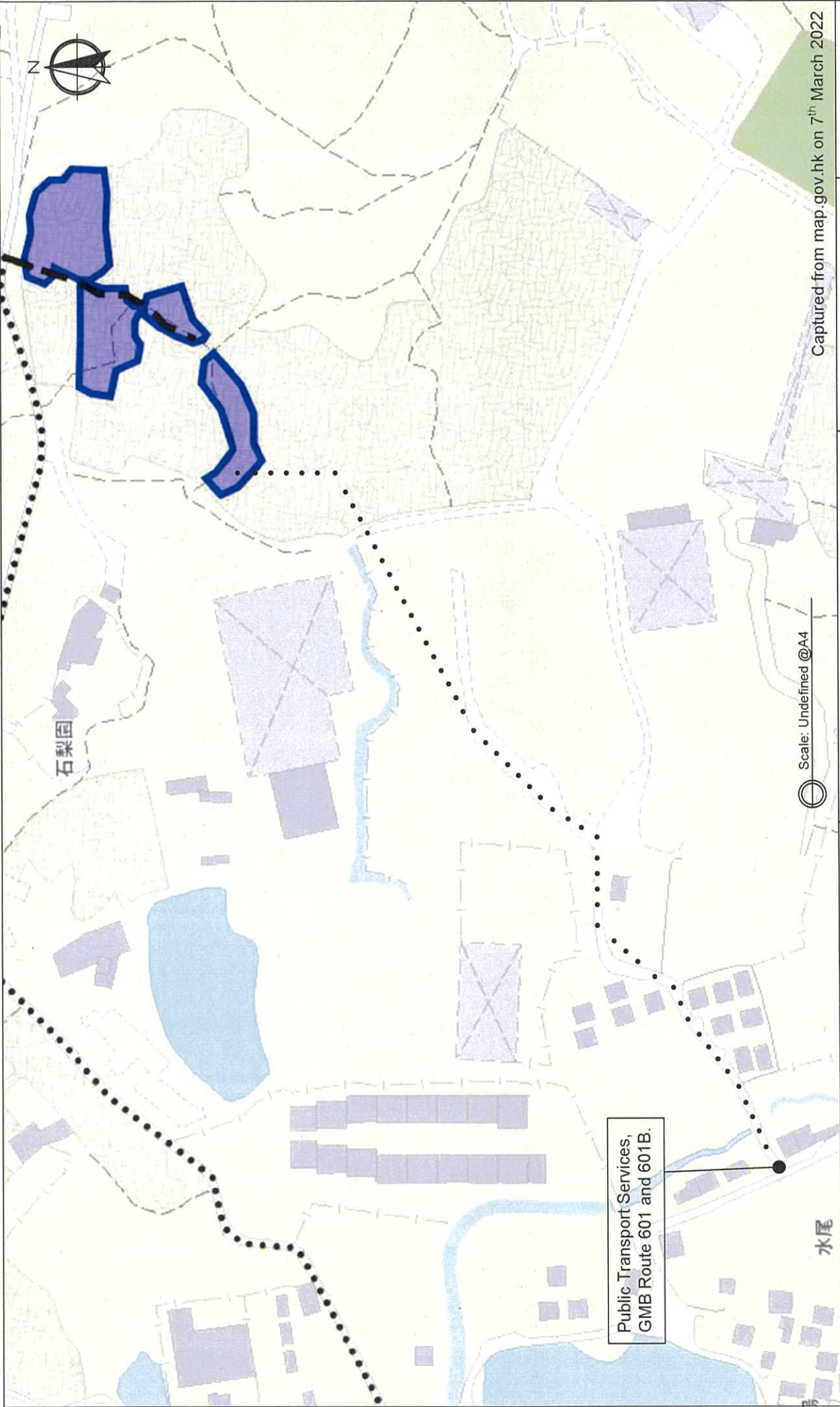
@A4

For Identification Only

Drawing No.:

Date: 5 July 2022

5-01



Captured from map.gov.hk on 7<sup>th</sup> March 2022

Appendix 6 Public Transport Services	Location: D.D. 109 Lot 822, 824, 826 and 827 OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities For a Period of 3 Years and Filling of Land		Width of Shui Mei Road: 4-6m (About)  Map Legend: ●●●●● Road Path (Public) - - - - - Road Path (Private) — Site Boundary	Drawing No.: 6-01  For Identification Only  Date: 05/07/2022



古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/838 的疑問

收悉古物古蹟辦事處對 A/YL-KTN/838 申請的疑問，本人現書面回覆：

填土及平整方面，本申請之填土及平整的範圍請參考 Appendix 4。會進行填土及平整工程的範圍只有本申請地點的西南方(即 Appendix 4 中以斜線表示)，其他地方不會進行任何形式之填土及平整工程，亦不會將整個申請範圍填到相同或相約的水平高度，會保留現有的水平高度，不會改變現有的地型。而填土及平整物料方面，本人計劃使用混凝土填高及平整約 0.3 米，整個以混凝土平整的範圍只有約 318.4 平方米。而連接申請範圍之間的行人路會以草皮及碎石連住各個範圍。除了約 318.4 平方米會以混凝土平整，其他地方不會進行填土及平整工程。本人會在申請結束後根據規劃署及地政總署的要求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。

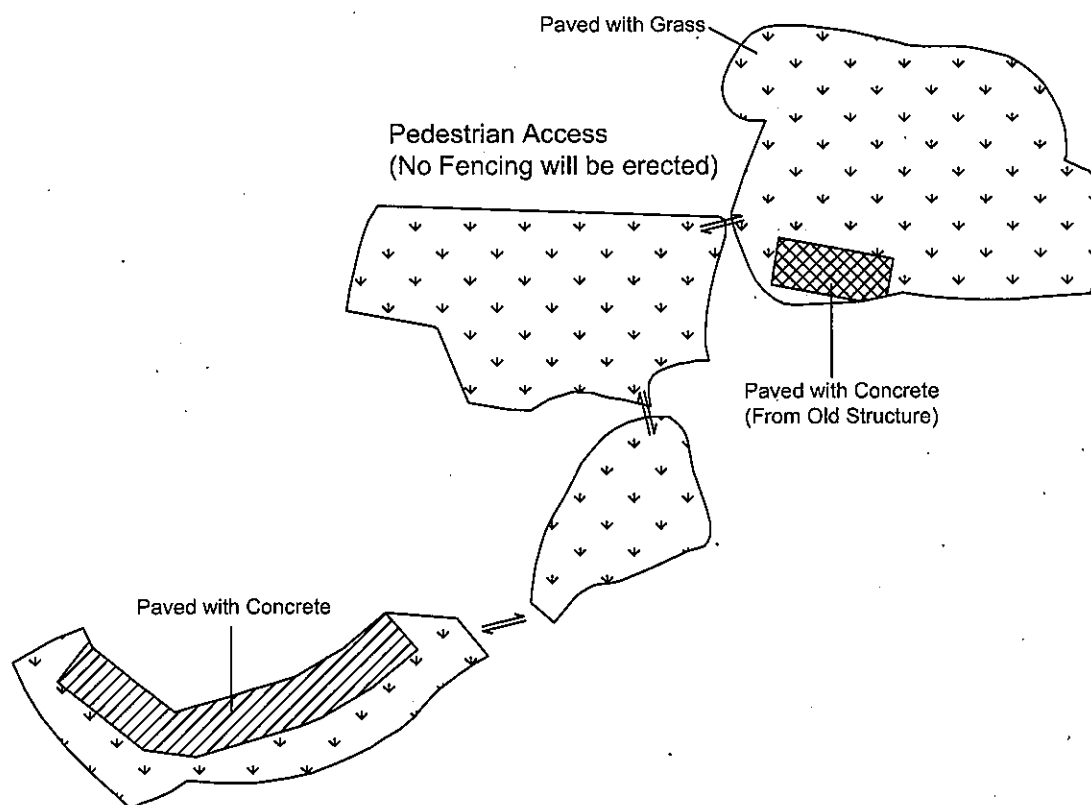
構築物方面，本人計劃申請地點內的構築物只會使用貨櫃改裝、組合屋、臨時廁所或帳篷興建，而所以構築物會全部放在以混凝土平整的範圍內，全部構築物是臨時構築物及方便移動，並放在已平整的地面，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，申請地點不會進行任何挖掘工程，包括化糞池、滲水系統及渠道，申請地點周圍亦有溪流及渠道引水，將水收集並已連接下游渠道，無需進行相關工程，因此不會影響附近及下遊的生態，附近的污染達至零污染，亦能保護地下具考古研究價值的範圍，希望 貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

申請人  
鄧樂桑

二零二二年九月十三日



#### Paved Ratio

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)

Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

#### Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

#### Appendix 4

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

#### Paved Area

#### 平整位置圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

#### SCALE

1:1000

@A4

For Identification Only

Date: 26 July 2022

Drawing No.:

4-01



規劃署及城市規劃委員會：

**有關對規劃署 A/YL-KTN/838 的疑問**

收悉規劃署對 A/YL-KTN/838 申請的疑問，本人現書面回覆：

本申請範圍只會平整少量土地，平整面積為約 413.1 平方米(包括已平整面積(靠申請地點的東北面，舊有建築物的地面混凝土)約 94.7 平方米)，平整範圍請參考 Appendix 4，已平整的範圍不會再進行相關工程。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。

康體文娛場所(休閒農場)及度假營的範圍大小分別為約 1,507 平方分米及約 2,162.6 平方米，範圍大小及位置請參考 Appendix 5。

本人計劃申請地點內的平整的範圍會使用混凝土作面層。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。再者，申請地點中的構築物能向使用者提供空間遮陰擋雨。有見及此，本人希望能申請大約百分之十一作平整的地方，本申請已將平整的範圍及大小減至營運所需最小，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。

度假營方面，本人計劃安排 4-5 個場內工作人員由早上十時至下午七時，負責安排出入營、清潔及保養場內草地。以 2 人為一組，預計平日可接待 10-12 組，星期六、日及公眾假期約有 14-18 組，因此最多帳幕數量為 18 個少量的人流及靜態活動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。

休閒農場方面，本人計劃安排 3-4 個場內工作人員由早上九時至下午六時，負責安排場內秩序、耕種、清潔及保養場內農地。以 2-4 人為一組，預計

平日可接待 12-14 組，星期六、日及公眾假期約有 14-18 組。休閒農場會以分組及分時段進行耕種，以便分流，減少人流聚集。少量的人流及靜態活動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。

現場不會有大型活動，人數少，因此申請並不會安裝或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。

在營運方面，休閒農場會與度假營一同營運，以休閒農場作主要。使用者可獨立參加其一活動，亦可參加休閒農場與度假營共同推出互惠的計劃，參與兩邊的活動，推廣在香港的慢生活及農業發展。

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。現場亦會進行有關耕種的講解，但人數少，不需要擴音設備進行廣播。

垃圾及廚餘處理方面，雖然鄉村未有非常完善的回收及垃圾收集站，但本申請地點的營運會盡力回收廢物。首先，會要求使用人士(包括休閒農場會與度假營)帶走自己產生的垃圾。此外，安排員工每日清理申請地點，並將垃圾及廚餘運送到最近的垃圾站，而可回收及乾淨的垃圾便會定期安排車輛運到回收站，為環保出力。本申請不會提供煮食用具給使用人士(包括休閒農場會與度假營)，減少廚餘及對附近環境的影響。

排污方面，本人現確定申請地點不會挖掘化糞池，請參考新的擬議佈局平面圖，新的擬議佈局平面圖已刪減化糞池。本人計劃申請地點內使用臨時廁所，在擬議佈局平面圖定為男女廁所的位置(共兩個構築物 - TM 及 TW)內各放置約 4 個臨時廁所，臨時廁所會放入兩個構築物內，因此，擬議佈局平面圖內只有兩個構築物定為廁所。這安排能方便分辨男女廁及提供整潔、乾爽和有遮擋風雨的環境下使用設施。並會因使用人次而決定吸糞及清潔的頻密程度，



以取代挖掘化糞池。此安排能避免挖掘，以免影響地下具考古研究價值的物件，亦可確保不會影響附近及下游的生態，附近的環境達至零污染。

希望此附加文件能釋除 貴署的隱憂。

申請人  
鄧樂桑

二零二二年十一月四日

**Proposed Structures Detail:**

**Reception (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Canopy (On Top of I and S) (Only 1-storey)**

Dimension: 14.6 m x 5.8 m (About)

Non-Domestic GFA: 84.68 m<sup>2</sup> (About)

Height: Not Exceeding 4m

Unit(s): 1

**Changing Room (Men) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Canopy (On Top of TM to TW) (Only 1-storey)**

Dimension: 14.6 m x 5.8 m (About)

Non-Domestic GFA: 84.68 m<sup>2</sup> (About)

Height: Not Exceeding 4m

Unit(s): 1

**Toilet (Men) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Canopy (On Top of CM to CW) (Only 1-storey)**

Non-Domestic GFA: 87.2 m<sup>2</sup> (About)

Height: Not Exceeding 4m

Unit(s): 1

**Changing Room (Women) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

**Light-Goods Vehicle L/UL Space**

Dimension: 7 m x 3.5 m

Unit(s): 1

**Toilet (Women) (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1

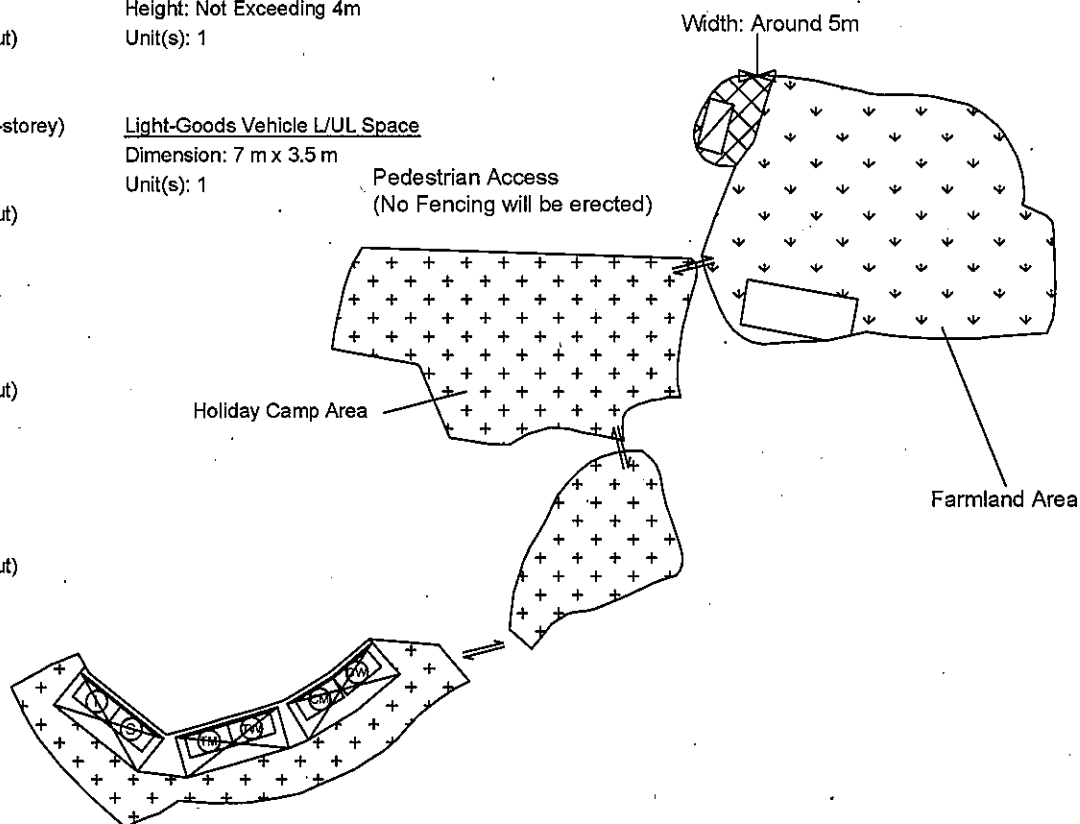
**Ancillary Storage (Only 1-storey)**

Dimension: 6.1 m x 3 m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 18.3 m<sup>2</sup> (About)

Unit(s): 1



**Paved Ratio**

Non-Paved Area: 3,256.5 m<sup>2</sup> (About 88.7%)

Paved Area: 413.1 m<sup>2</sup> (About 11.3%)

**Legend:**

⇌ Pedestrian Ingress/egress

□ Proposed Structures

▨ Farmland Area

▩ Holiday Camp Area

▤ Road Access with Grass covered

▦ Canopy

▧ Light-Goods Vehicle L/UL Space

⊙<sup>TM</sup> Toilet (Men)

⊙<sup>TW</sup> Toilet (Women)

⊙<sup>CW</sup> Changing Room (Women)

⊙<sup>TW</sup> Changing Room (Men)

⊙<sup>S</sup> Ancillary Storage

⊙<sup>I</sup> Reception

Total Area: 3,669.6 m<sup>2</sup> (About)

Covered Area: 256.56 m<sup>2</sup> (About)

Uncovered Area: 3,413.04 m<sup>2</sup> (About)

Non-Domestic GFA: 256.56 m<sup>2</sup> (About)

Nos. of Proposed Structures: 9

**Appendix 2**

Location: DD 109 Lot 822  
DD 109 Lot 824  
DD 109 Lot 826  
DD 109 Lot 827

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

**Proposed Layout Plan**

擬議佈局平面圖

擬議臨時康體文娛場所(休閒農場)及  
度假營連附屬設施(為期3年)及填土工程

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

**SCALE**

1:1000

@A4

For Identification Only

Drawing No.:

Date: 4 November 2022

2-01

規劃署及城市規劃委員會：

**有關對規劃署 A/YL-KTN/838 的疑問**

收悉規劃署對 A/YL-KTN/838 申請的疑問，本人現書面回覆：

申請地點不會提供任何食物給使用人士，所有食物均由使用人士自行準備。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人

鄧樂桑

二零二二年十一月八日



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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Use/ Development</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017
2	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]
3	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]
4	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]
5	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]
6	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]
7	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]
8	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]
9	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
10	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 [revoked on 5.12.2021]
11	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019
12	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]
13	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019
14	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.11.2021]
15	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020 [revoked on 17.7.2021]
16	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]
17	A/YL-KTN/697	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020 [revoked on 24.7.2022]
18	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 [revoked on 15.6.2022]
19	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020 [revoked on 15.11.2021]
20	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

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
21	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
22	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
23	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021
24	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 [revoked on 9.7.2022]
25	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
26	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
27	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20.5.2022
28	A/YL-KTN/829	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.9.2022
29	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of 3 Years and Filling of Land	28.10.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application.

**2. Traffic**

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

- no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the Site received in the past three years.

**4. Landscape**

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

- no objection to the application;
- with reference to the aerial photo of 2021, the Site is situated in an area of rural inland plains landscape character comprising of vacant lands, farmlands, ponds, temporary structures and scattered tree group. According to the record, similar planning applications for hobby farm and filling of land within the same "AGR" zone were approved. Based on applicant's submission, nine 1-storey structures with building height no more than 4m are proposed and the majority of the Site is proposed as uncovered camping and farmland area. The proposed use is not incompatible with the surrounding landscape character; and

- according to the site photos, the Site is vacant and covered with wild grass. No existing tree is observed within the Site. Significant adverse impact on landscape resources within the Site arising from the proposed use is not anticipated.

## **5. Nature Conservation and Agriculture**

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

- the Site falls within the "AGR" zone and possesses potential for agriculture rehabilitation. He has no strong view against the application for the proposed use and land filling from agricultural point of view, on the understanding that agricultural activities are involved in the proposed use and the Site will be reinstated upon the expiry of the planning permission. He has no comment on the other non-agricultural proposals, i.e. holiday camp and ancillary facilities related to the application; and
- noting that the Site is a vacant land, he has no adverse comment on the application from nature conservation perspective.

## **6. 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, implementation and maintenance of the drainage proposal for the proposed development to the satisfaction of his department.

## **7. Fire Safety**

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

- no objection in-principle to the proposal subject to FSIs being provided to his satisfaction.

## **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 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. Heritage Conservation**

Comments from Antiquities and Monuments Office, Development Bureau (AMO, DEVB);

- noting that no ground excavation for the proposed development (**Appendix Ib**), he has no objection in-principle to the application.

#### **10. 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.

#### **11. Other Departments**

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

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



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises Old Schedule Agricultural Lots 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
  - 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, if any. 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 the 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 the comments of the Commissioner for Transport (C for T) 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 LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - Shui Mei Road is not maintained by HyD;
  - HyD is not/ shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) 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) to avoid the use of public announcement system or any form of audio amplification system on the Site to minimize the potential noise nuisance on the surrounding area; (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 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 completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under requirements under relevant pollution control ordinances;

(f) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans.; 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;

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- the four sites shall be considered as four separate sites and provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the four sites do not abut 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 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;
- if the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(h) to note the comments of the Director of Food and Environmental Hygiene that:

- proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
- if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses.





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**A/YL-KTN/838 DD 109 Kam Tin Tent City**  
26/06/2022 02:19

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/YL-KTN/838**

**Lots 822, 824, 826 and 827 in D.D. 109, Kam Tin North**

**Site area : About 3,669.6sq.m**

**Zoning : "Agriculture"**

**Applied use: ??? Holiday Camp / Hobby Farm / Filling of Land / 1 Vehicle Parking**

Dear TPB Members,

Strong objections, 820 was withdrawn and Applicant is back with one lot removed.  
Hobby farm thrown in for brownie points.

Note no mention of how many tents/number of visitors.

The lots are separated and access is over land belonging to others.

No indication as to how the toilets would be serviced and water supply for the  
'changing rooms'.

No mention of cooking facilities,

One vehicle parking when the previous application was for 36 tents, a sizeable  
gathering of people.

In addition members must consider the implications of filling in and converting large  
tracts of Agriculture land when the world is facing great uncertainties with regard to  
food supply the immediate future. President Xi has mandated that arable land  
should be used in order to ensure that China can feed its own population. Every  
patriotic land owner should be complying with his agenda and the government has a  
duty to implement state policy.

Previous objections valid and upheld. Exploitation of farmland can no longer be  
tolerated.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 8 February 2022 3:10 AM CST  
**Subject:** A/YL-KTN/820 DD 109 Kam Tin Tent City

A/YL-KTN/820

Lots 821, 822, 824, 826 and 827 in D.D. 109, Kam Tin North

Site area : About 4,717.9sq.m

Zoning : "Agriculture"

Applied use | 36 Holiday Camp / **Filling of Land** / Parking???

Dear TPB Members,

Now that Solar Farms have been curbed, the current ploy to exploit agricultural land is the Holiday Camp. It is alarming to note that the lots have been stripped of vegetation, see Google Maps, even though there is no history of approval. Certainly the objective is to 'Destroy to Build'.

This is not one site but a number of lots in the same vicinity. While the plan states that a mere 256sq.m would be built over, these tents are normally erected on platforms so the data is misleading.

There is also the issue of hygiene and the undetermined quantity of grey water, sewerage, etc that would be generated. ***The applicant did not submit a proposal on disposal of waste/wastewater. 35 tents would accommodate around 150 people who would not only be showering, going to toilet, but also cooking, washing clothes, etc.***

***No parking but the Applicant mentions an access road!!***

Some of the members in July did question the wisdom of allowing so much agricultural land to be cemented over and devoted to other uses. This is in fact contrary to the policies of the mainland government that productive land be used to produce food in line with self-determination and the need for China to be self-sufficient in food production. Apparently those government depts. that support other uses have not been reading the edicts and are behind the curve, as Hong Kong often is with regard to national policy objectives.

There are hundreds of acres of land zoned 'Recreation' that are being used for brownfield but could support operations like this.

Not only govt depts but also TPB members have a duty to take into consideration national policy and should reject this application that removes almost 5,000sq.mts

of farmland from our already dwindling acreage. As going forward large swathes of AG will be rezoned for the Northern Metropolis farmland in those districts to be spared must be ring-fenced.

Mary Mulvihill

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**KFBG's comments on four planning applications**

28/06/2022 20:54

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

3 attachments



220628 s16 KTN 838 & 840.pdf 220628 s16 CLHFS 2.pdf 220628 s16 HLH 56.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



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: tphpd@pland.gov.hk)

28th June, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and  
Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land  
(A/YL-KTN/838)**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and  
Holiday Camp for a Period of 3 Years and Filling of Land  
(A/YL-KTN/840)**

1. We refer to the captioned.
2. We urge the Board to consider whether Holiday Camp can be considered to be in line with the planning intention of Agriculture (AGR) zone.
3. We urge the Board to consider the potential cumulative impacts of approving these applications on the AGR zone. There are still many active farmlands in the Kam Tin North area. We urge the Board to consider whether the approval would encourage more similar applications to spread in the farmland area (including high quality abandoned arable land and active farmland area) in Kam Tin North.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden.

香港新界大埔林錦公路  
Lam Kam Road, Tai Po, New Territories, Hong Kong  
Email: eap@kfbg.org



