

2022年 8月 4日

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

Appendix I of RNTPC  
Paper No. A/YL-KTN/853

This document is received on 4 AUG 2022  
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](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

220 1876

28/7

by post

Form No. SI6-I 表格第 SI6-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-KTN/853
	Date Received 收到日期	4 AUG 2022

1. 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。
2. 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。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
TANG Wai Ip 鄧偉業	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
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 1204 and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long 新界元朗錦田北丈量約份第107約地段第1204及1208號部分
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,223.3 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 158.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>1,2</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1,2</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>2</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>2</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>2</sup>.  
並不是「現行土地擁有人」<sup>2</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>3</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>3</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>3</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>3</sup>的同意。

Details of consent of "current land owner(s)" <sup>3</sup> obtained 取得「現行土地擁有人」 <sup>3</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. 如上述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  
25/07/2022 (DD/MM/YYYY)<sup>#</sup>  
於 25/07/2022 (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 25/07/2022 (DD/MM/YYYY)<sup>#</sup>  
於 25/07/2022 (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)

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)類申請

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘            Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約            Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土            Area of filling 填土面積 ..... 529.4 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Excavation of land 挖土            Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約            Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p>
(b) Intended use/development 有意進行的用途/發展	臨時康體文娛場所 (休閒農場) (為期5年) 及填土工程  Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) For a period of 5 Years and Filling of Land

(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												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

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

## (v) For Type (v) application (供第(v)類申請)

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

臨時康體文娛場所 (休閒農場) (為期5年)及填土工程

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

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

## (b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	158.6	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.13		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	13	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	3.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

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

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities  
政府、機構或社區設施

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

.....

.....

.....

☒ other(s) 其他

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

Please refer to the Proposed Layout Plan.

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	Please refer to the Proposed Layout Plan.
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....

.....

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023年11月

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track 水尾路, 轉入小路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">3</span></p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">1</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>

## 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 & 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。

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"/>	
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。)	Yes 是	<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) <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 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 <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"/>	
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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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) ..... ..... ..... ..... .....			

[illegible]

10. Justifications 理由	
<p>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。</p>	
<p>Please refer to the Justification. 請參考申請理由。</p> <div style="border: 1px solid black; height: 800px;"></div>	

[illegible]

**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 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

鄧偉業

NA 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

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

26/07/2022

(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。



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<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

NA 不適用

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

在非龕位的範圍內最多可安放骨灰的數量

NA 不適用

Total number of niches 龕位總數

NA 不適用

Total number of single niches

單人龕位總數

NA 不適用

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

NA 不適用

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

NA 不適用

Number of single niches (residual for sale)

單人龕位數目 (待售)

NA 不適用

Total number of double niches

雙人龕位總數

NA 不適用

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

NA 不適用

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

NA 不適用

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

NA 不適用

Number of double niches (residual for sale)

雙人龕位數目 (待售)

NA 不適用

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

NA 不適用

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

NA 不適用

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

NA 不適用

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

NA 不適用

Number of niches (residual for sale)

龕位數目 (待售)

NA 不適用

Proposed operating hours 擬議營運時間

NA 不適用

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 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 1204 and 1208 (Part) in D.D. 107, Kam Tin North, Yuen Long 新界元朗錦田北丈量約份第107約地段第1204及1208號部分		
Site area 地盤面積	1,223.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA 不適用	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
Zoning 地帶	農業 Agriculture		
Applied use/ development 申請用途/發展	臨時康體文娛場所 (休閒農場) (為期5年) 及填土工程 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) For a period of 5 Years and Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	158.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	5	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	13.0 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

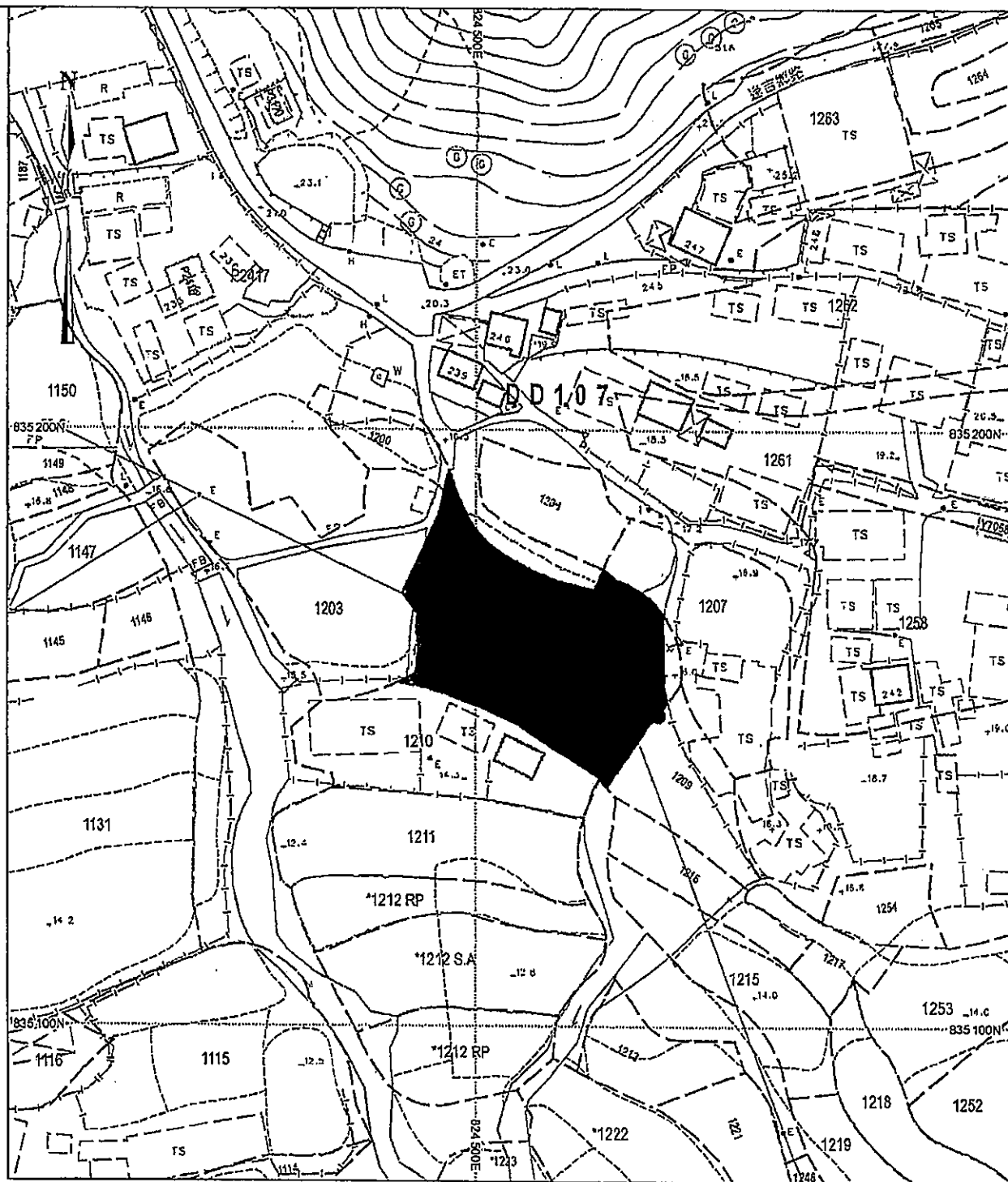
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	3  PC: 3
	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 位置圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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。

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**Legend:**

- Application Site 申請範圍
- Location of the on-site notice 現場告示之張貼位置

Appendix 1

Location: DD 107 Lot 1204  
DD 107 Lot 1208 (Part)

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

Date: 24 July 2022

Location  
位置圖

擬議臨時康體文娛場所(休閒農場)  
為期5年及填土工程

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

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

Proposed Structures Detail:

Farm Storage (Only 1 storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Electric Meter Room (Only 1 storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Farm Lounge (Only 1 storey)

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Farm Reception (Only 1 storey)

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Open Shed

Dimension: 5.5m x 12.2m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA Area: 67.1 m<sup>2</sup> (About)

Private Car Parking Space

Dimension: 2.5m x 5m

Unit(s): 3

Light-Goods Vehicle Loading/Unloading Space

Dimension: 3.5m x 7m

Unit(s): 1

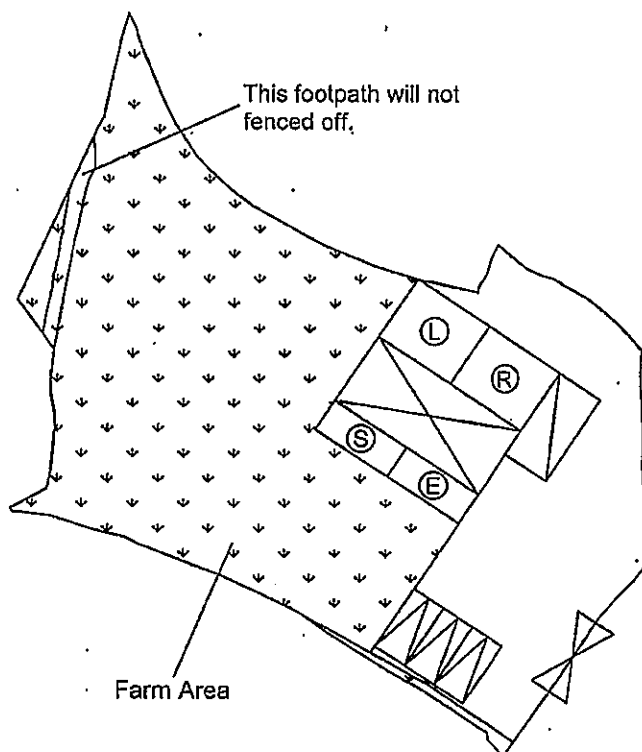
Paved Area Ratio

Farm Area: 693.9 m<sup>2</sup> (About 57%)

Paved Area: 529.4 m<sup>2</sup> (About 43%)

Depth of Filling

About 0.3 m (With Concrete)



Legend:

⊞ Ingress/egress (Width: About 5m)

□ Proposed Structures

⊞ Open Shed

⊞ Private Car Parking Space

⊞ LGV U/UL Space

(E) Electric Meter Room

(L) Farm Lounge

(R) Farm Reception

(S) Farm Storage

Total Area: 1,223.3 m<sup>2</sup> (About)

Covered Area: 158.6 m<sup>2</sup> (About)

Uncovered Area: 1,064.7 m<sup>2</sup> (About)

Non-Domestic GFA: 158.6 m<sup>2</sup> (About)

Nos. of Proposed Structures: 5

Appendix 2

Location: DD 107 Lot 1204  
DD 107 Lot 1208 (Part)

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

Date: 2 August 2022

Proposed Layout Plan

擬議布局平面圖

擬議臨時康體文娛場所(休閒農場)  
為期5年及填土工程

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

SCALE

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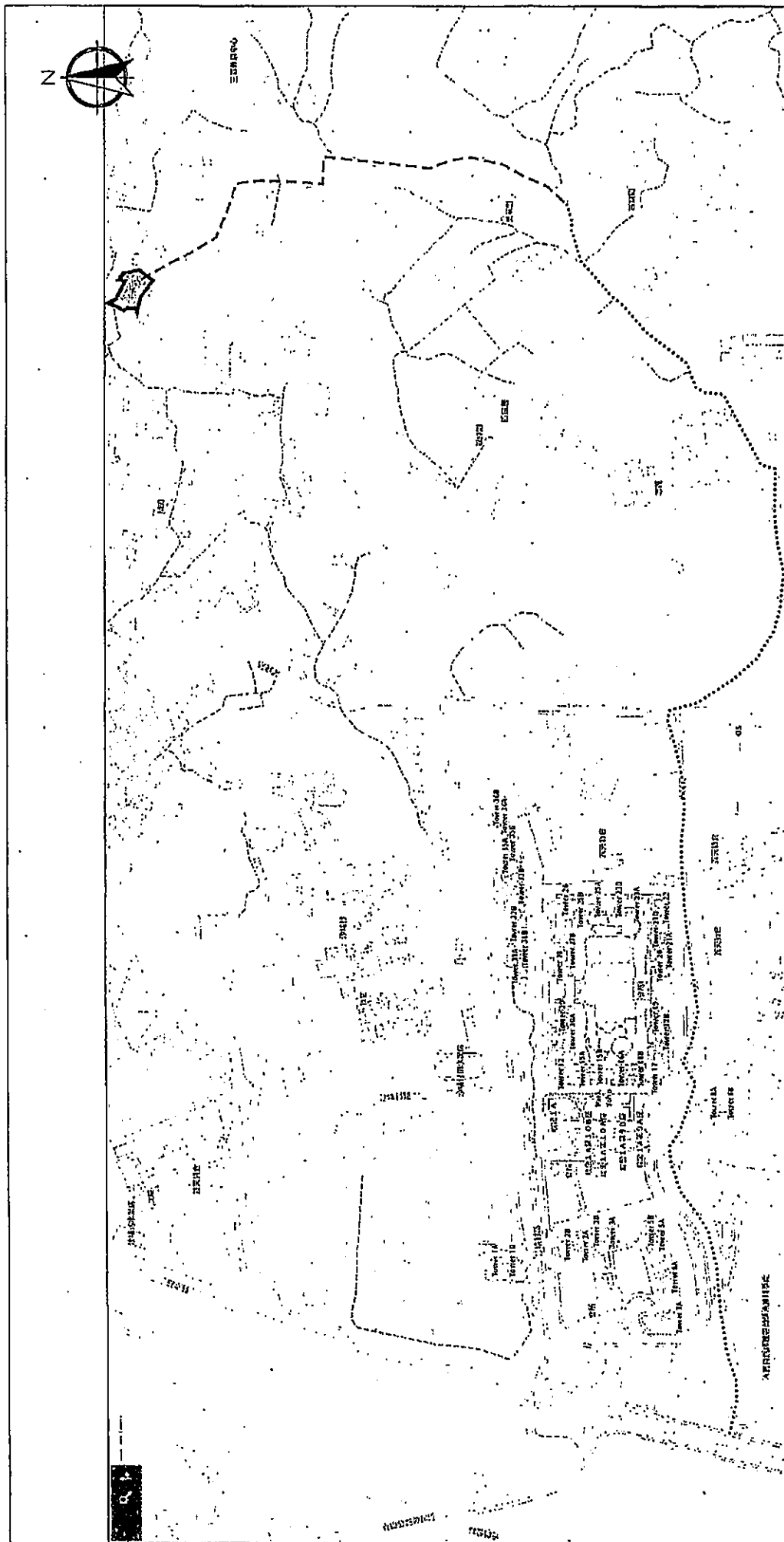
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For Identification Only

Drawing No.:

2-01





Scale: Undefined @A4

Captured from map.gov.hk on 19<sup>th</sup> November 2021

<p><b>Appendix 3</b></p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 107 Lot 1204 and D.D. 107 Lot 1208 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land</p>	<p>Width of Shut Mei Road: 3-6m (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: 02/08/2022</p>
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規劃署及城市規劃委員會：

**有關對規劃署及城市規劃委員會 A/YL-KTN/853 的查詢**

收悉規劃署及城市規劃委員會對 A/YL-KTN/853 申請的疑問，本人現書面回覆：

本人先向 貴署現時申請範圍已完成平整、渠道建設及部分興建建築物的工程，望 貴署諒解。本人對未能及時完成附加條件致歉。重新申請的原因是未能在限期內取得元朗地政處批出短期租約及完成相關工程，現時已獲得元朗地政處批出短期租約，因為本人希望能重新申請，繼續進行相關工程及與有關處方商討。本人再次對未能及時完成附加條件致歉。

本人計劃申請地點的平整範圍使用混凝土作面層，底層已使用適合耕種的泥土作平整基礎。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，本人希望能申請大約百分之四十三作混凝土平整的地方，平整的範圍及大小已經營運所需最小。

填土的高度及地型已依照舊有的情況進行，沒有改變地型。已平整的範圍大小約 529.4 平方米，厚度已由大約 mPD +16.0 提高至大約 mPD +16.3，不會超出申請的厚度。填土位置方面請參考 Appendix 4(平整位置圖)。

本人會在申請期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，及定會確保泥土是適合耕種，防止影響本申請地點及附近的土壤。

建築物方面，由於需要乾淨的環境給使用者使用，例如儲放私人物品及更衣，並需要空間儲放農業工具及種子等，兩者需分開存放，避免混亂。單獨

的電錶房能提供安全的電源及容易維修。此外，Open Shed 的用途為遮風擋雨及乘涼，提供空間在戶外休息。建築物已是營運所需最少，望 貴署諒解。

現場的建築物現時是用作員工休息，當申請批出後會以佈局平面圖所標示的用途為準。

本人預計最多可接待 3-4 個家庭，約 12-16 人。本人計劃在已平整的範圍提供地方更換耕種的衣服及讓使用者放下私人物品，當使用者安頓之後便會進行有關耕種的講解及下田，當耕種期間會讓耕種人士自行影相留念，現場不會有大型活動。由於較少人流，講解工作能夠在平整的地方及安靜的環境進行，因此不會使用任何擴音裝置。講解後才會下田耕種，減低土壤污染及提高成功耕種的機會。相信這些活動及少量的人流不會影響土壤及在附近棲息的動物，並符合對此區的規劃意向，不會帶來長遠或產生偏差的影響。少量的人流不會影響土壤及在附近棲息的動物，並符合對此區的規劃意向，不會帶來長遠或產生偏差的影響。

本人計劃安排 2-3 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。

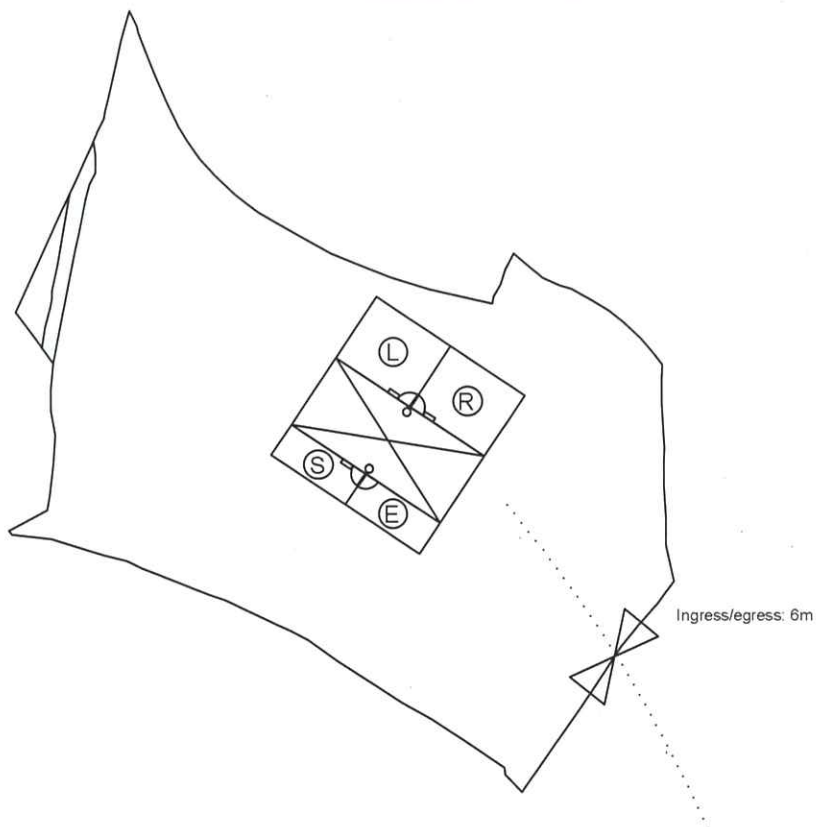
本申請的農地主要是想透過耕種一些大眾化及比較不受氣候影響的蔬果，例如蕃茄等，種子會向本地農民購買，讓生活在城市的人可以明白耕種的概念及實際困難。如果耕種有成果，會讓耕種人士取回自己的蔬果。

環境方面，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。現場不會使用任何有化學物的清潔用品，亦不會使用包含化學物質的肥料進行施肥及種植，減少土地及水源污染，並符合對此區的規劃意向。

希望此附加文件能釋除 貴署的隱憂。

申請人  
鄧偉業

二零二二年九月十四日



Legend:

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

Scale  
1:250

Legend:

○ 3 kg Portable Dry Powder Type Fire Extinguisher (2 in Total)

□ Emergency Lighting (in accordance with BS 5266-1:2011 and BS EN 1838:2013) (3 in Total)

... Emergency Vehicular Access

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

For Emergency Vehicular Access, Please see Appendix 7

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

#### Appendix 5

Location: DD 107 Lot 1204  
DD 107 Lot 1208  
App. No.: A/YL-KTN/853

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

Date: 14 August 2022

#### Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時康體文娛場所(休閒農場)  
為期5年及填土工程

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

#### SCALE

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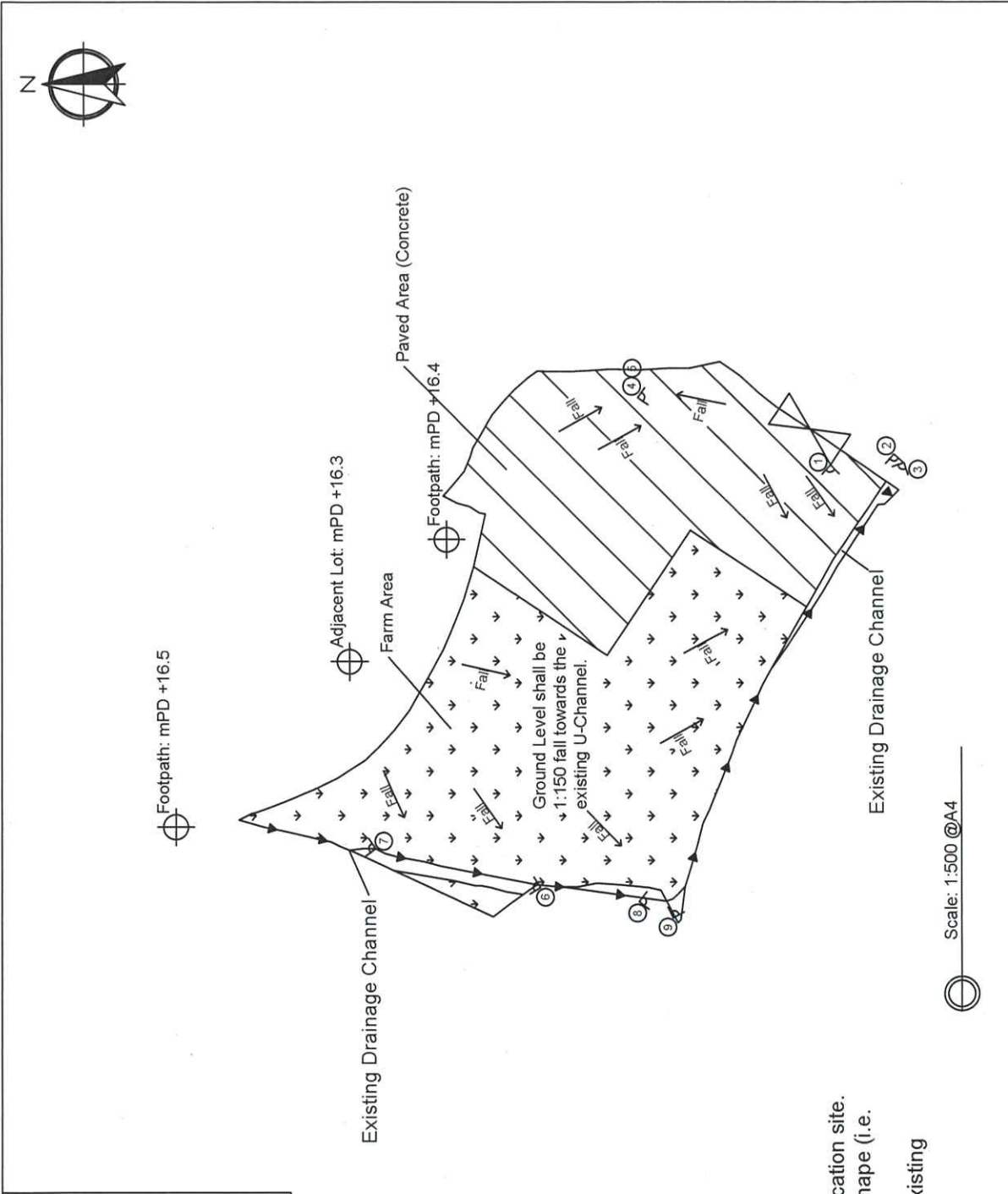
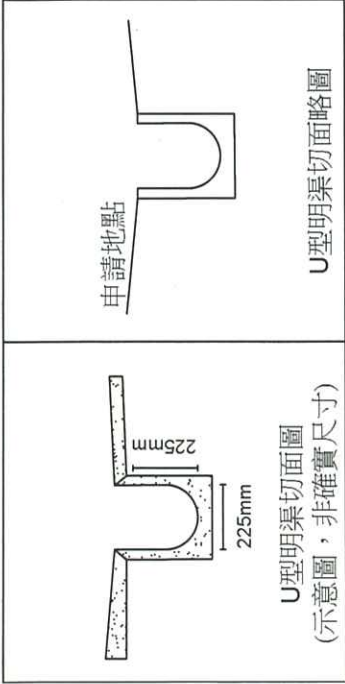
For Identification Only

Drawing

5-01







- Note:
1. Adequate opening will be provided around the application site.
  2. All U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
  3. Refer to Appendix 6.1 for the Viewing Point of the existing drainage.

<div>Appendix 6</div> <div>Proposed Drainage Plan</div> <div>擬議渠務建議</div>	<div>Location:</div> <div>D.D. 107 Lot 1204</div> <div>D.D. 107 Lot 1208 (Part)</div> <div>OZP: S/YL-KTN/9</div> <div>District: Kam Tin North</div> <div>Zoning: Agriculture</div>	<div>擬議臨時康體文娛場所(休閒農場)</div> <div>為期5年及填土工程</div> <div>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land</div>	<div>Legend:</div> <div><div>—</div>Proposed U-Channel</div> <div><div>▷</div>Water Flow Direction</div> <div><div>⊕</div>Formation Level</div>	<div>Drawing No.:</div> <div>6-01</div>
			<div>For Identification Only</div> <div>Date: 14/08/2022</div>	



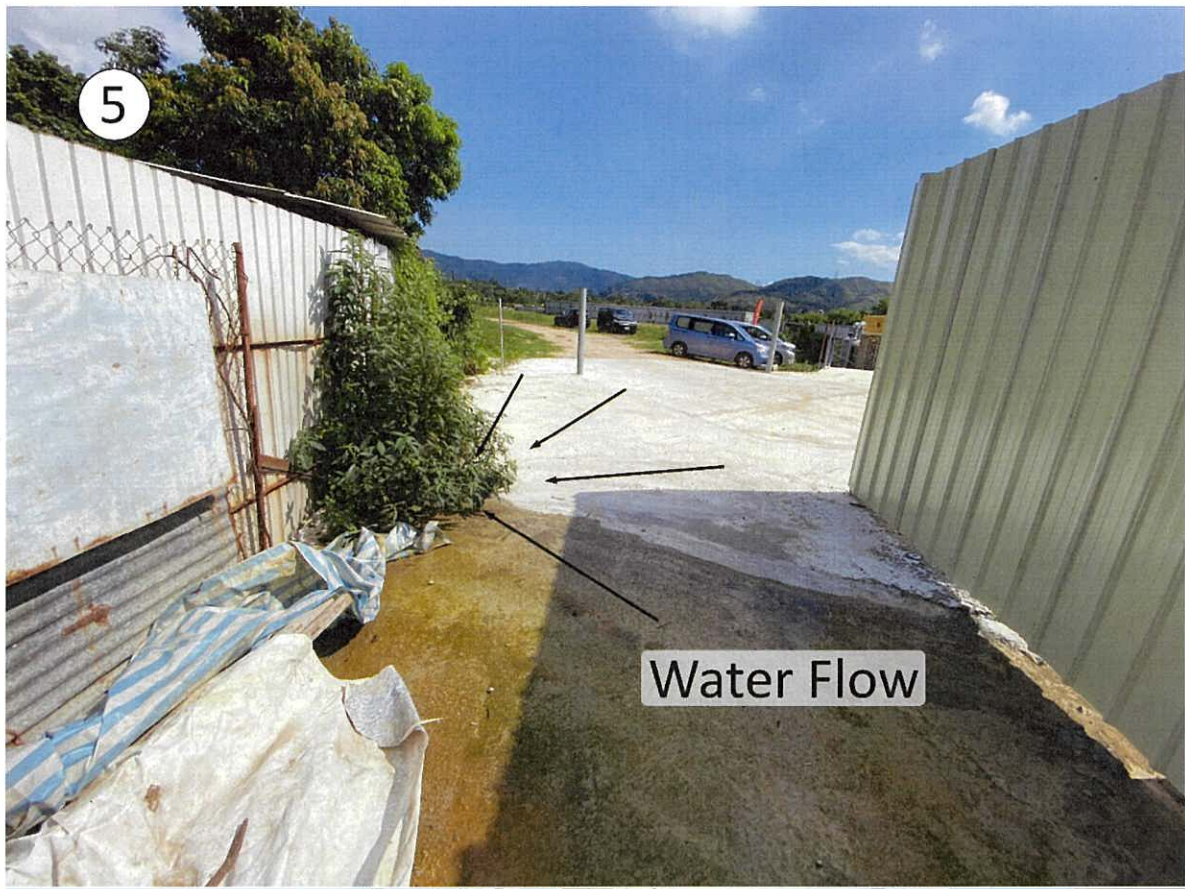
**Appendix 6.1 - Viewing Point (D.D. 107 Lot 1204, 1208 (Part))**



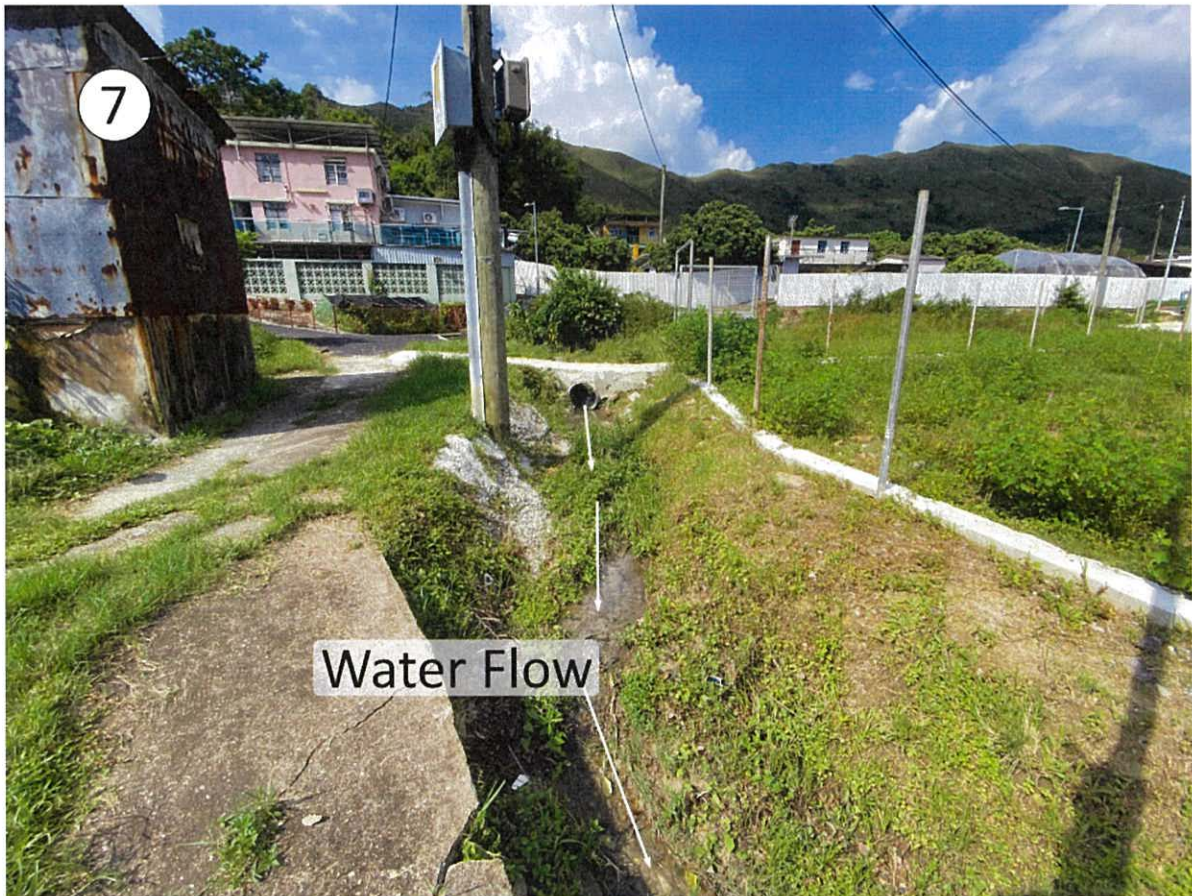
















運輸署及城市規劃委員會：

**有關對運輸署 A/YL-KTN/853 的疑問**

收悉運輸署對 A/YL-KTN/853 申請的疑問，本人現書面回覆：

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0-1
08:00-09:00	0-2
09:00-10:00	0-2
10:00-11:00	0-2
11:00-12:00	0-2
12:00-13:00	0-2
13:00-14:00	0-2
14:00-15:00	0-2
15:00-16:00	0-2
16:00-17:00	0-2
17:00-18:00	0-2
18:00-19:00	0-1
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近水尾路大約的車流量^：

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 11 月 15 日統計。

為了方便上落耕種用品及參與人士前往本申請地點，現申請 3 個停車位及 1 個客貨車上落貨位置。本人計劃建議使用本場地的人士響應環保，乘搭交通工具，但當使用者提出停車位的需求時，本人只接受有以電話或其他可行方法提早預定停車位的人士以駕車方式前往本申請範圍，使用本農場的人士亦需要透過電話或其他可行方法提早通知農場的員工，並不接受散客。由於申請地點範圍較小，可容納人數不多，其他使用人需使用其他方法前往本申請地點，以此方式控制使用人次及車流量。

申請地點有道路連接，前往本申請地點途經水尾路，直接到達申請地點。水尾路沿途道路至少有 3 米闊，最多約有 6 米闊，沿途也有避車處，客貨車有足夠的位置通過。申請地點的出入口約 8 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內亦有足夠位置讓車輛進行調動，請參考 Appendix 2。有見及此，本申請不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。

進入申請地點沿途的相片，請參考文件尾端。

參與人士亦能使用公共交通工具到達本申請地點，最近的公共交通服務離申請地點約 30 米，綠色專線小巴 603 號，位置請參考 Appendix 7。

此申請不允許超過 5.5 噸的貨車進入申請地點。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂。

申請人  
鄧偉業

二零二三年一月五日



漁農自然護理署及城市規劃委員會：

**有關對漁農自然護理署 A/YL-KTN/853 的疑問**

收悉 貴署對 A/YL-KTN/853 申請的疑問，本人現書面回覆：

有見本申請地點的西及東南面是溪流。首先，本人將所有構築物集中在申請地點的中心及近北面，建築物方面，由於需要乾淨的環境給使用者使用，例如儲放私人物品及更衣，並需要空間儲放農業工具及種子等，兩者需分開存放，避免混亂。單獨的電錶房能提供安全的電源及容易維修。此外，Open Shed 的用途為遮風擋雨及乘涼，提供空間在戶外休息。建築物已是營運所需最少，避免影響附近溪流，望 貴署諒解。

此外，所有填土及平整工程已完成，申請地點內不會再進行任何相關工程。申請地點的平整範圍使用混凝土作面層，底層已使用適合耕種的泥土作平整基礎。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，本人希望能申請大約百分之三十五作混凝土平整的地方，平整的範圍及大小已經營運所需最小。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。

西面的溪流是由政府相關部門進行溪道優化工程，本臨時申請之用途不會在溪流附近不會進行任何工程，包括填土及平整，以保存及保護溪流，免於改變土地面貌及水土流失，溪流附近土地只會用在耕種，相信能夠保護溪流。相關部門在現場張貼的公示及進行工程後的相片請參考文件末端。

最後，申請地點不會使用任何有化學物的清潔用品，亦不會使用包含化學物質的肥料進行施肥及種植，減少土地及水源污染，並符合對此區的規劃意向。



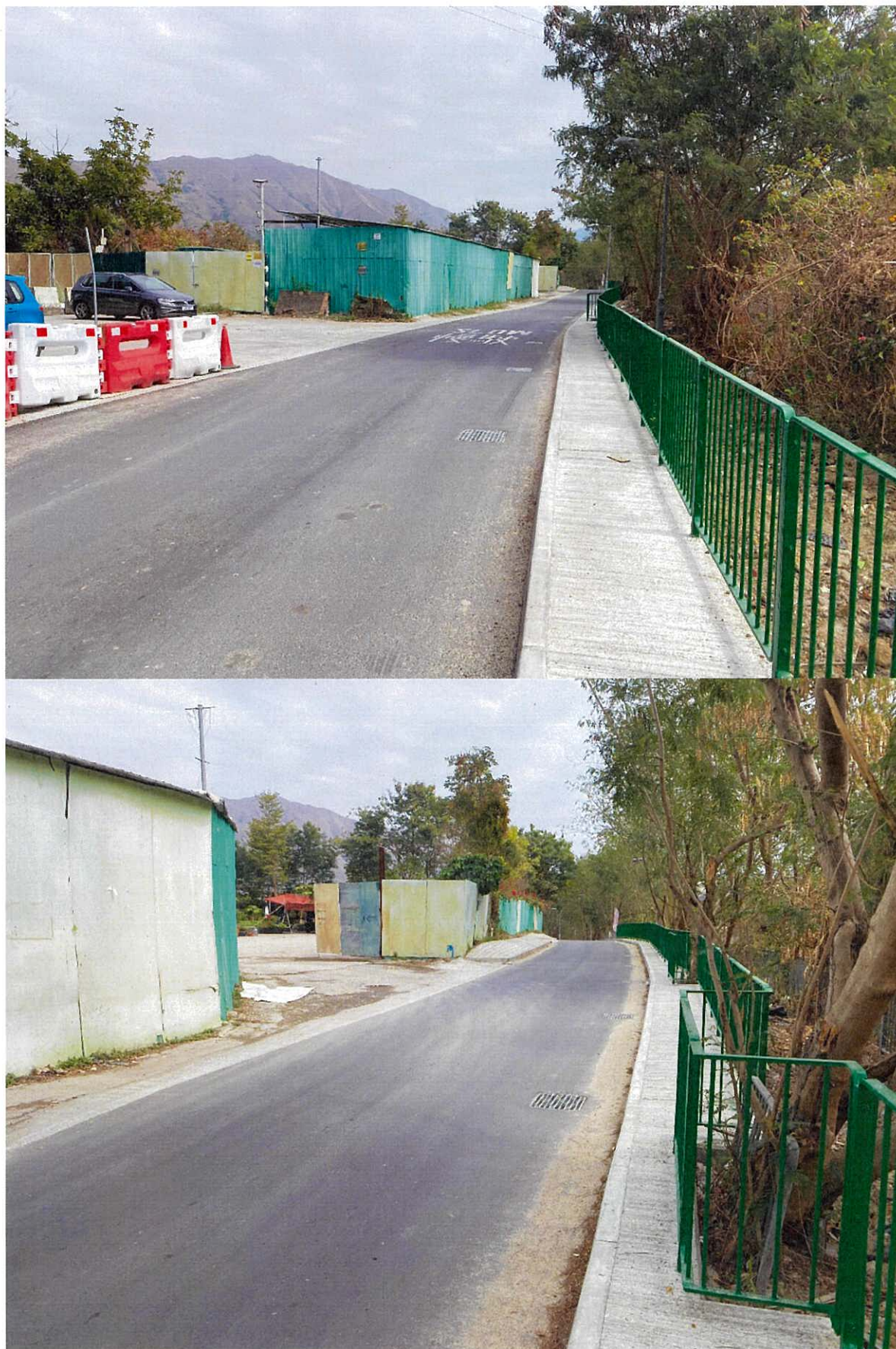
本人會盡力確保自然溪流不會被本申請所進行的活動及工程影響。

希望此附加文件能釋除 貴署的隱憂。

申請人  
鄧偉業

二零二三年一月五日

以下為水尾路至申請地點的路段：























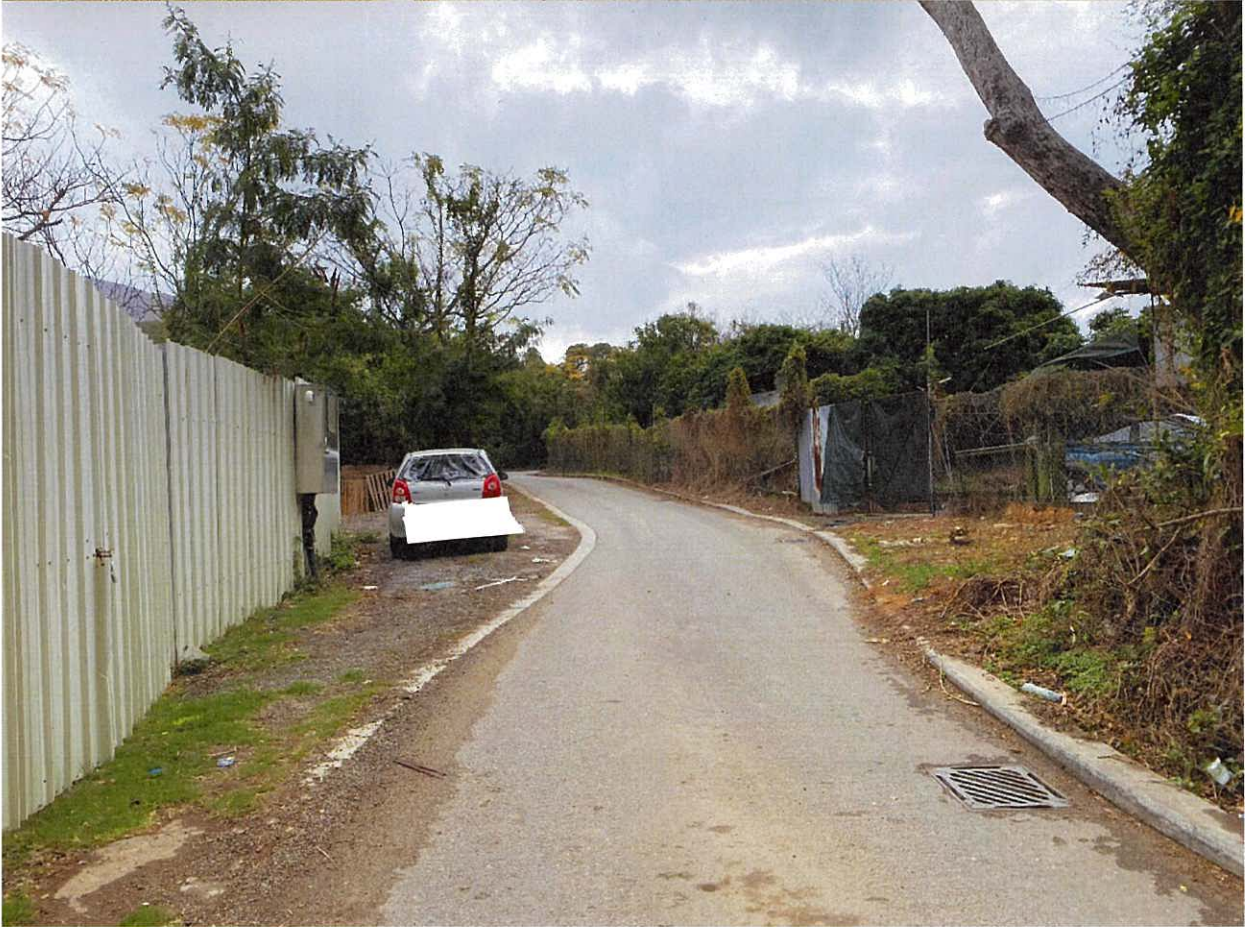




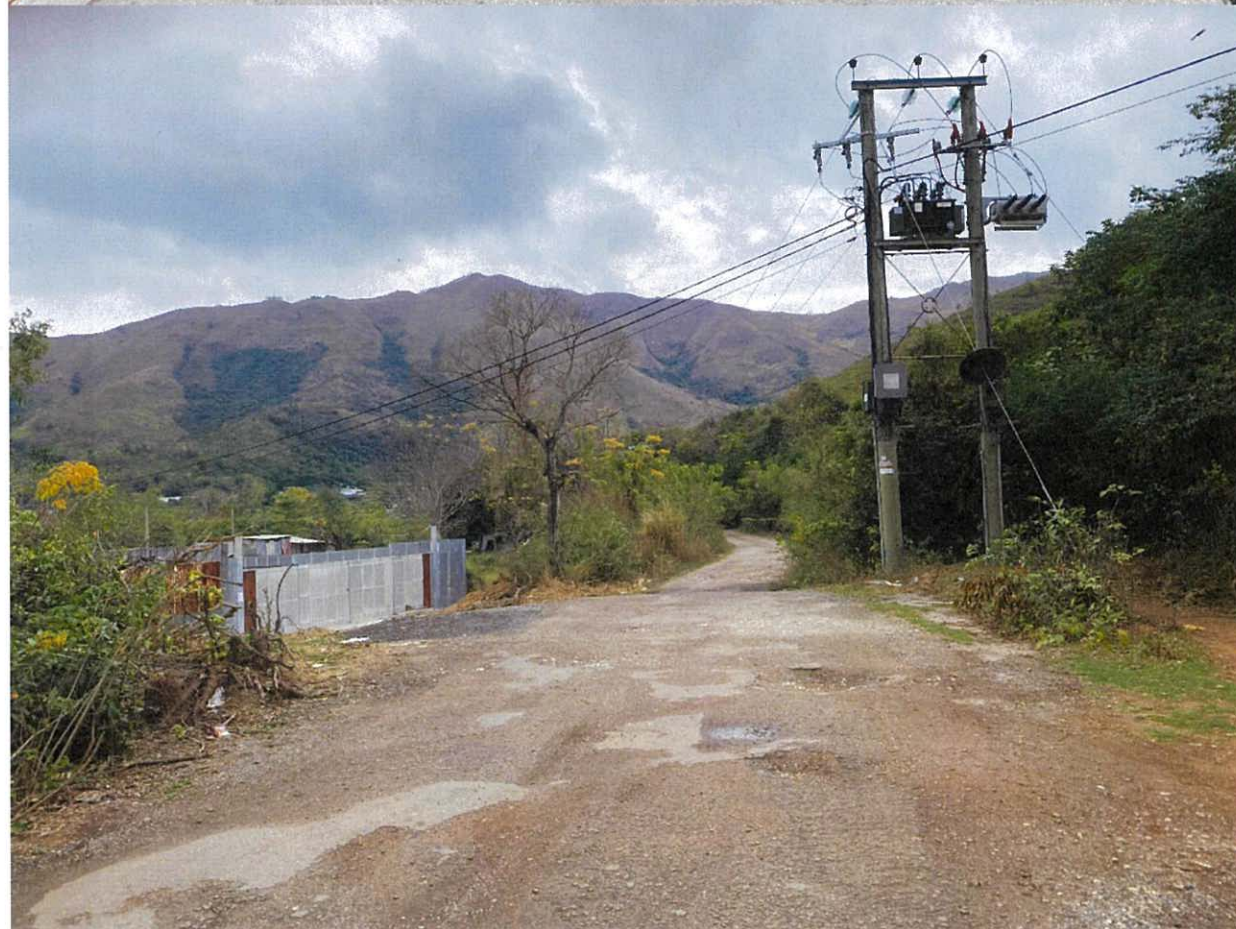




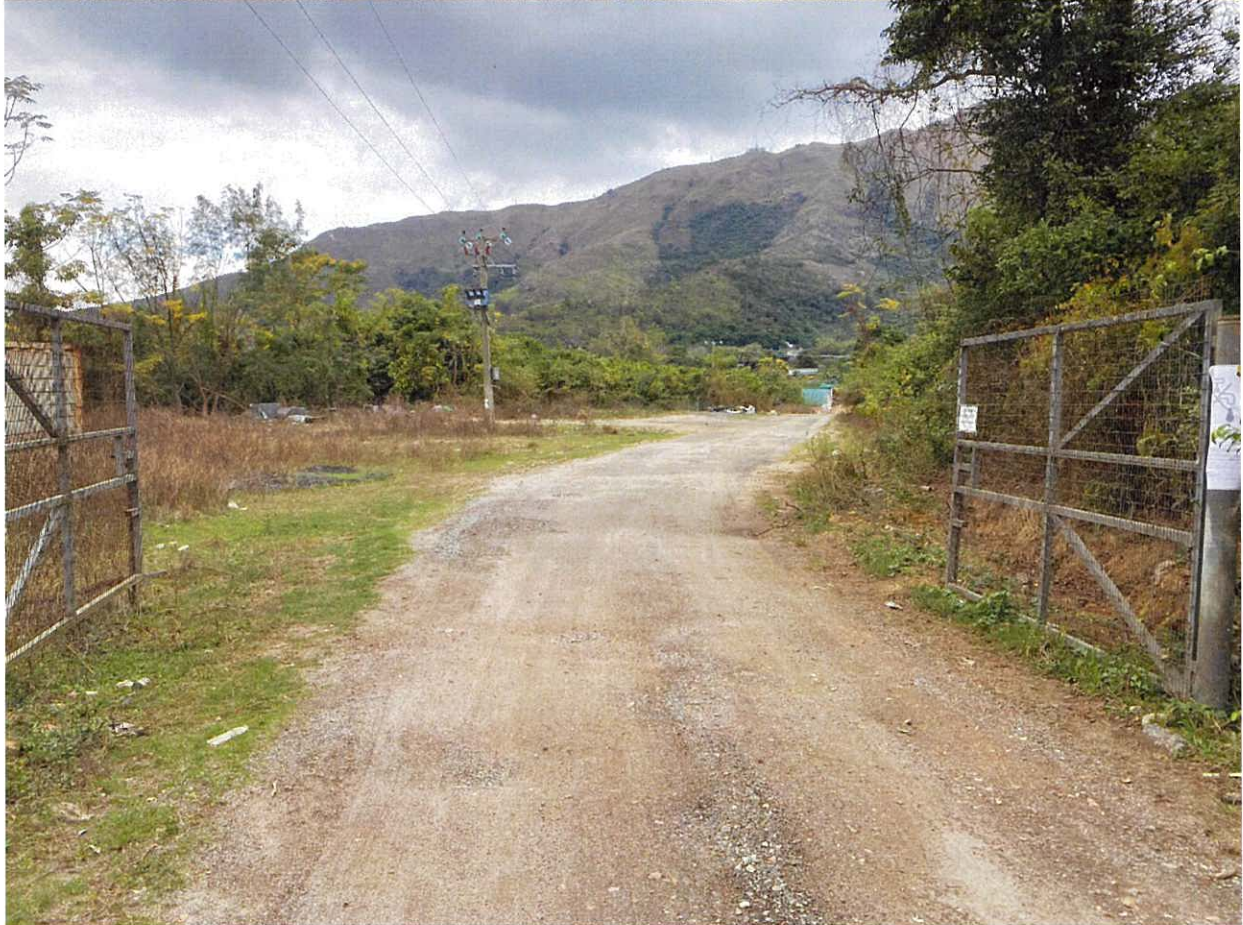




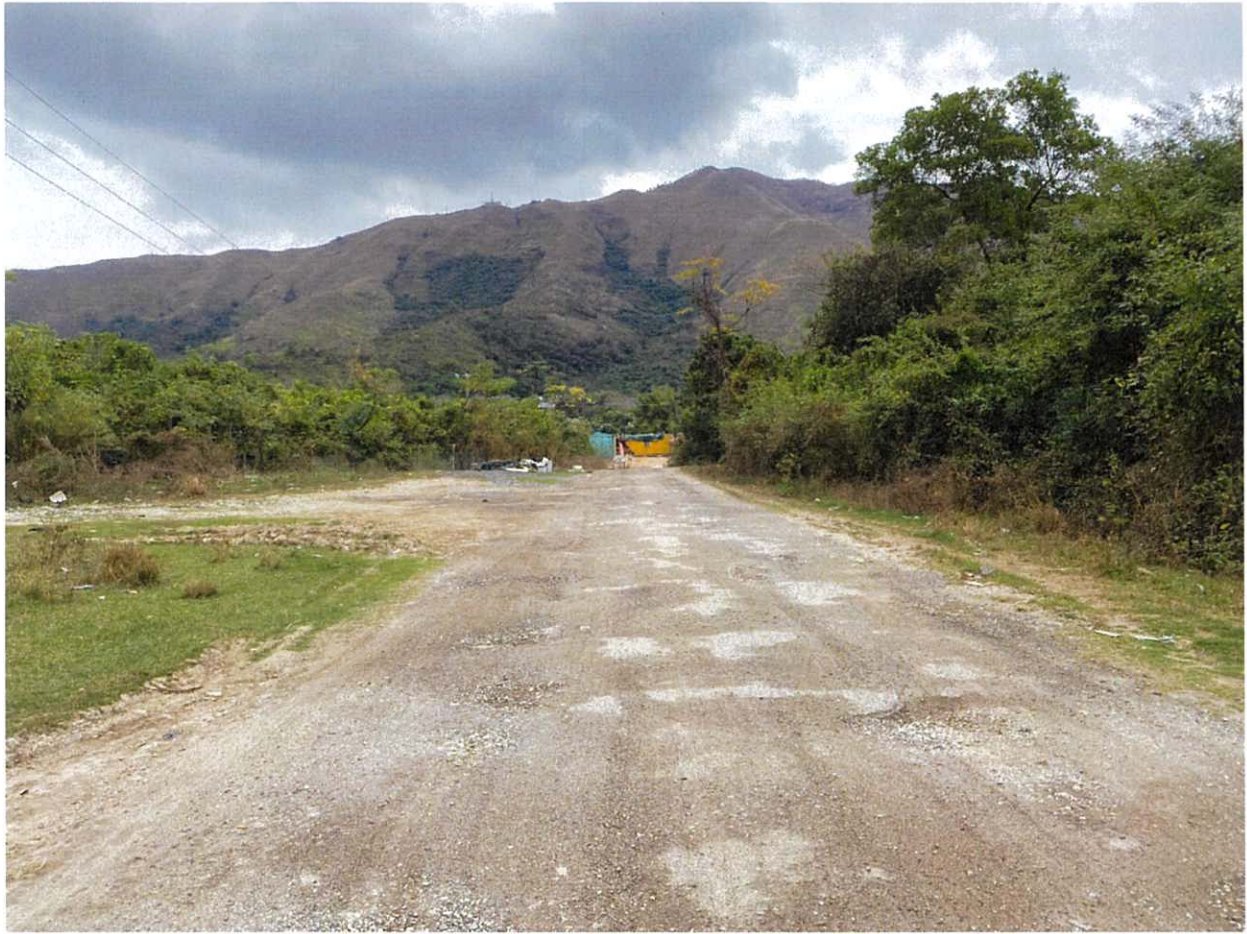














現場工程告示:



Proposed Structures Detail:

Farm Storage (Only 1 storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Electric Meter Room (Only 1 storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Farm Lounge (Only 1 storey)

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Farm Reception (Only 1 storey)

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

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

Open Shed

Dimension: 5.5m x 12.2m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA Area: 67.1 m<sup>2</sup> (About)

Private Car Parking Space

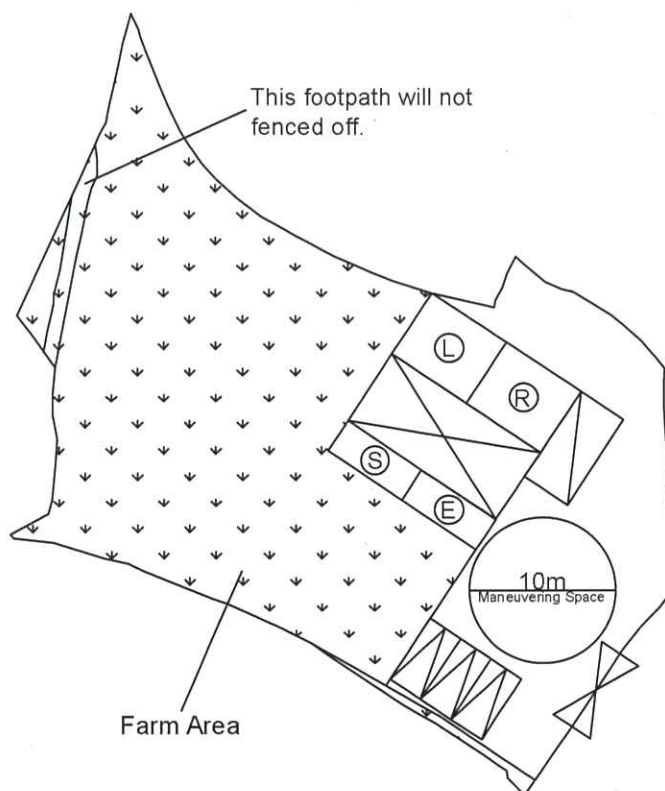
Dimension: 2.5m x 5m

Unit(s): 3

Light-Goods Vehicle Loading/Unloading Space

Dimension: 3.5m x 7m

Unit(s): 1



Farm Area

Paved Area Ratio

Farm Area: 693.9 m<sup>2</sup> (About 57%)

Paved Area: 529.4 m<sup>2</sup> (About 43%)

Depth of Filling

About 0.3 m (With Concrete)

Legend:

⊞ Ingress/egress (Width: About 5m)

□ Proposed Structures

▨ Open Shed

▩ Private Car Parking Space

▧ LGV U/UL Space

Ⓔ Electric Meter Room

Ⓕ Farm Lounge

Ⓖ Farm Reception

Ⓗ Farm Storage

Total Area: 1,223.3 m<sup>2</sup> (About)

Covered Area: 158.6 m<sup>2</sup> (About)

Uncovered Area: 1,064.7 m<sup>2</sup> (About)

Non-Domestic GFA: 158.6 m<sup>2</sup> (About)

Nos. of Proposed Structures: 5

Appendix 2

Location: DD 107 Lot 1204  
DD 107 Lot 1208 (Part)

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

Date: 5 January 2023

Proposed Layout Plan

擬議布局平面圖

擬議臨時康體文娛場所(休閒農場)  
為期5年及填土工程

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

SCALE

1:500

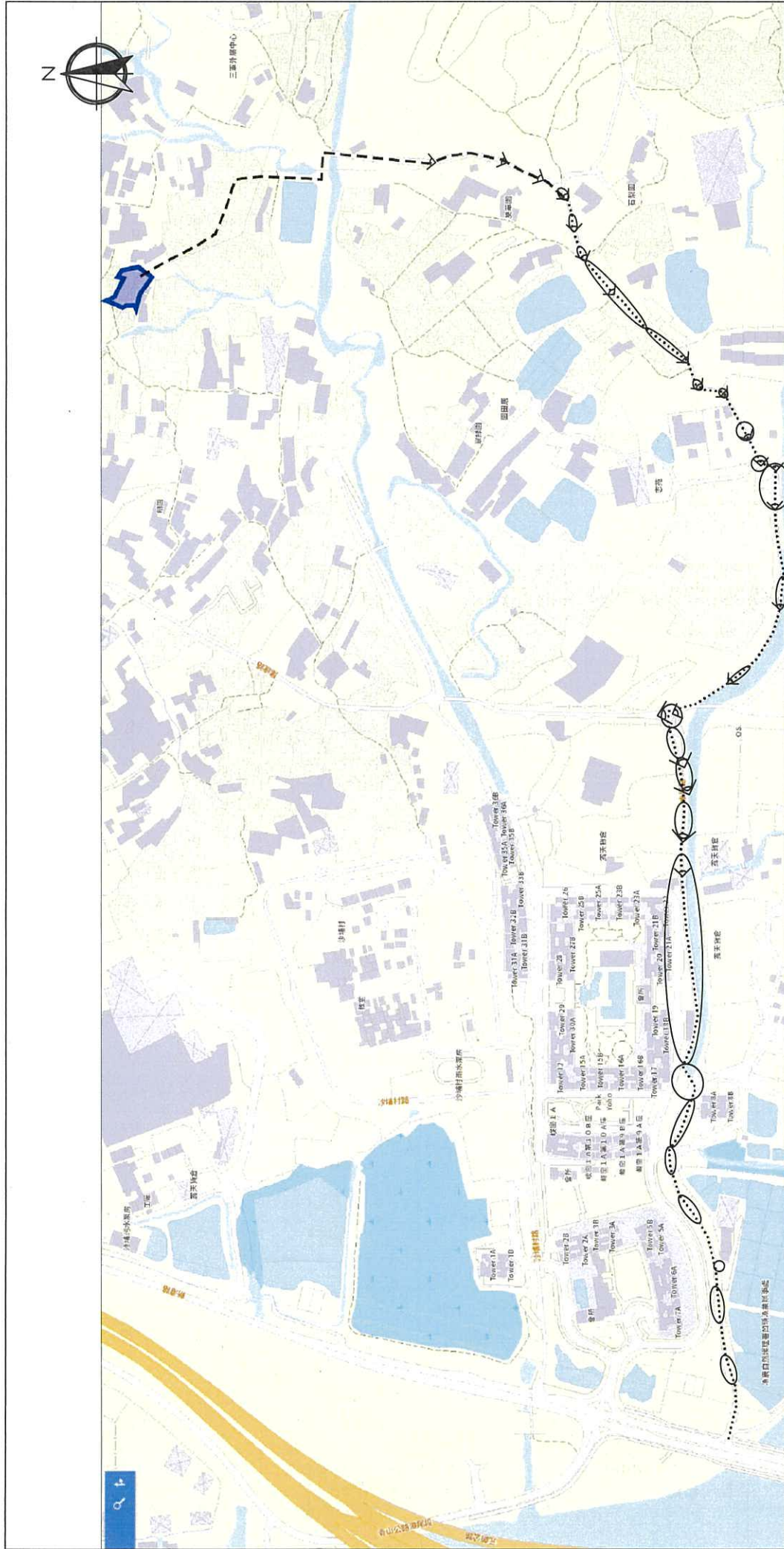
@A4

For Identification Only

Drawing No.:

2-01





Scale: Undefined @A4

Captured from map.gov.hk on 19<sup>th</sup> November 2021

Appendix 3  
Existing Vehicular  
Access

Location: D.D. 107 Lot 1204 and D.D. 107 Lot 1208 (Part)

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

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

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

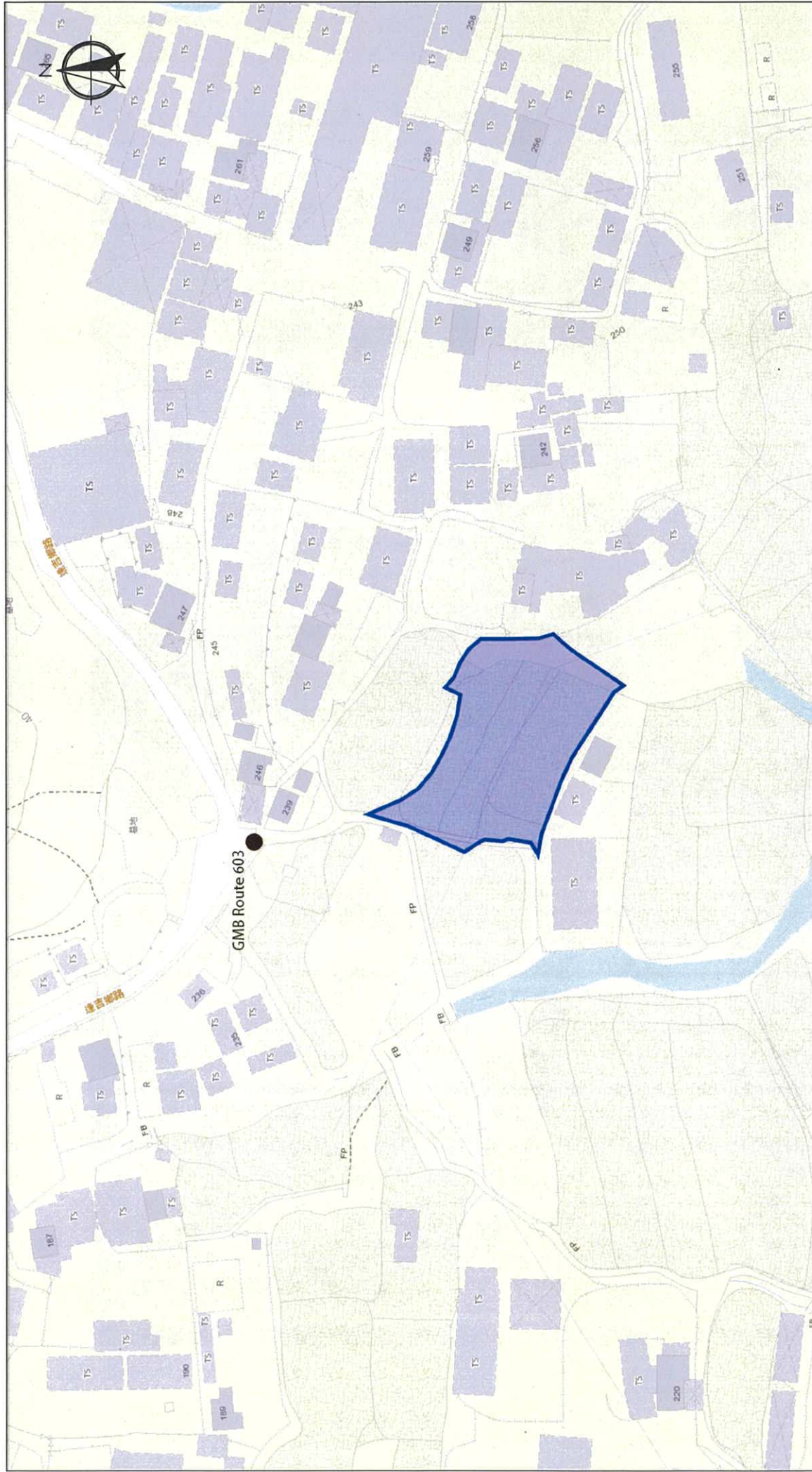
Map Legend:

- Road Path (Public)
- — — — Road Path (Private)
- — — — Site Boundary
- ○ ○ ○ Maneuvering Space
- Viewing Point

Drawing No.:  
3-01

For Identification Only  
Date: 05/01/2023





Scale: Undefined @A4

Captured from map.gov.hk on 5<sup>th</sup> January 2023

**Appendix 7**  
Nearest Public  
Transport Services

Location: D.D. 107 Lot 1204 and D.D. 107 Lot 1208 (Part)  
OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

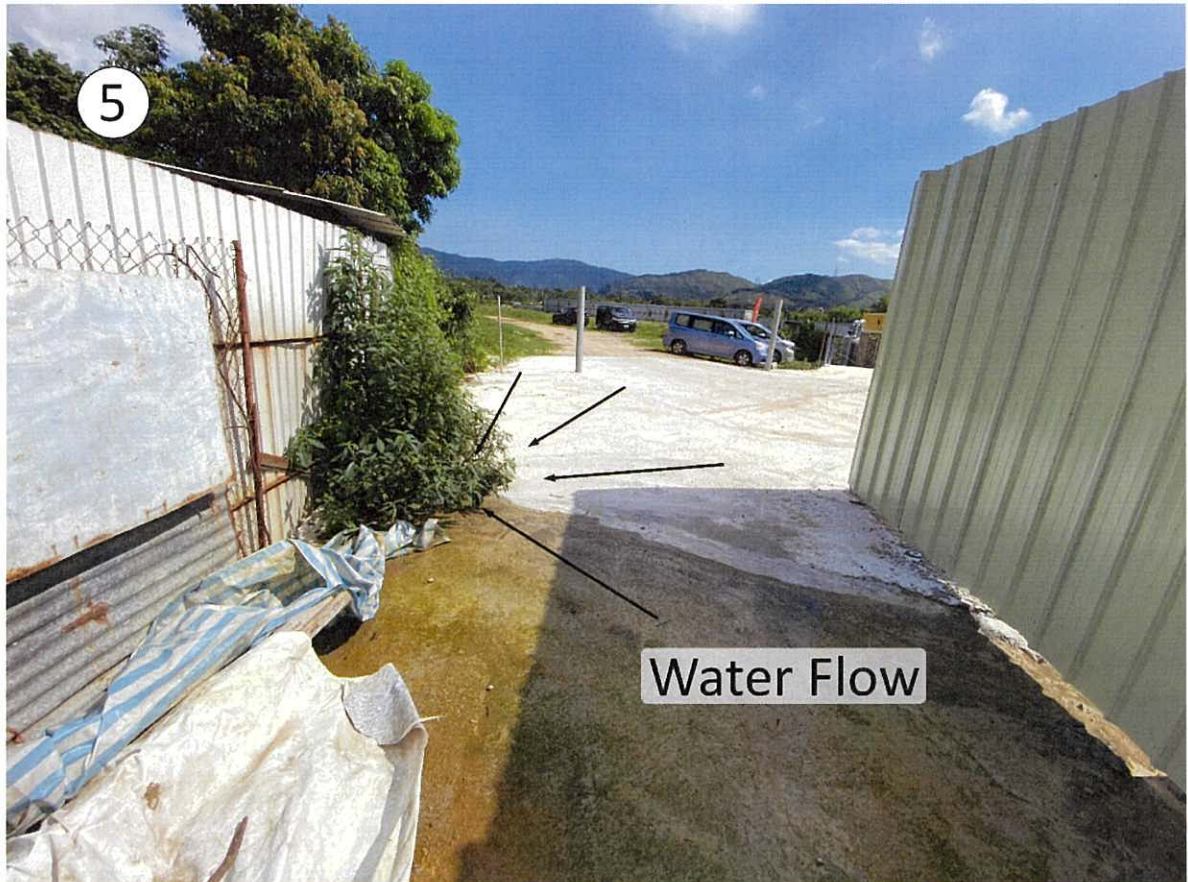
Proposed Temporary Place of Recreation, Sports  
or Culture (Hobby Farm) for a Period of 5 Years  
and Filling of Land

Map Legend:  
• Nearest Public Transport Service  
— Site Boundary

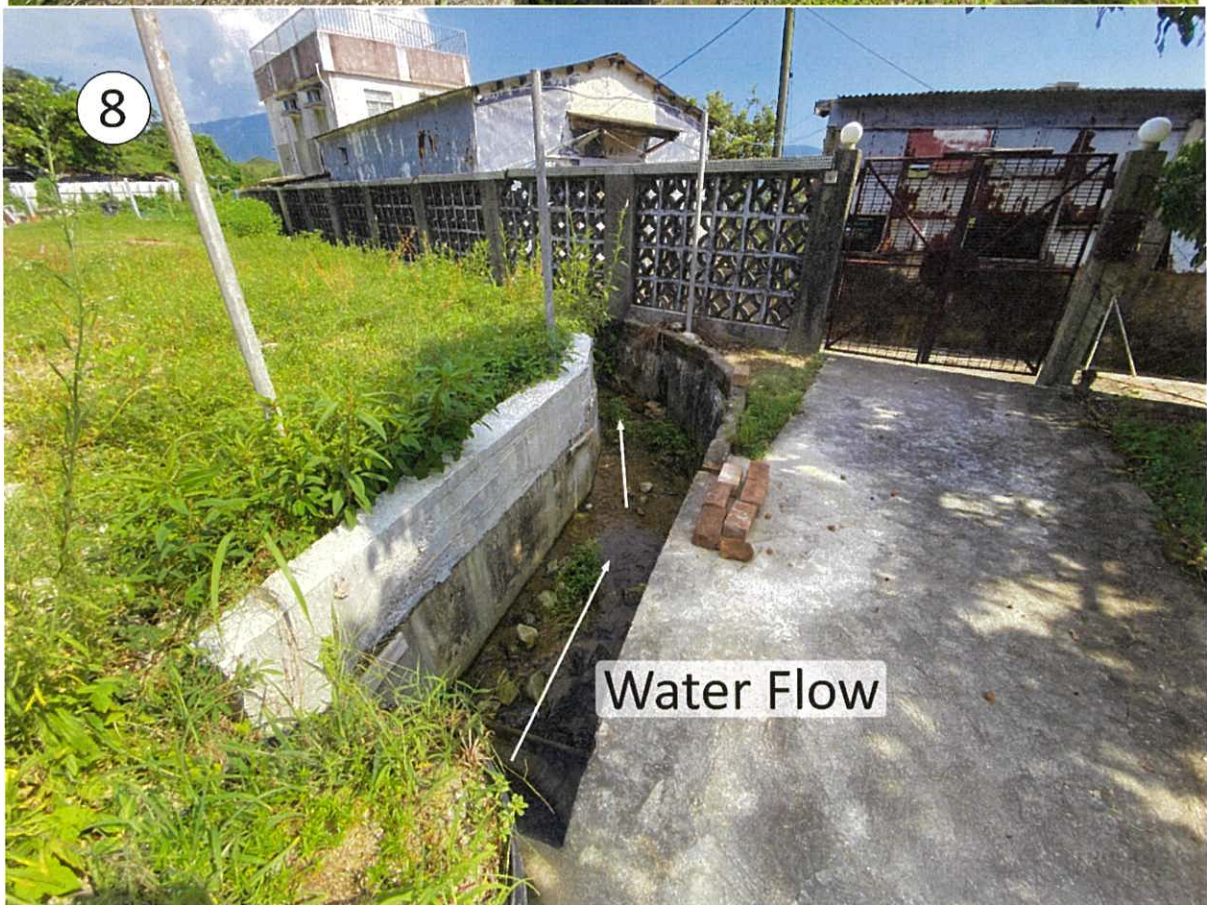
Drawing No.:  
7-01

For Identification Only  
Date: 05/01/2023













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

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Use(s)/Development(s)</u></b>	<b><u>Date of Consideration By RNTPC</u></b>
1.	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.9.2021]

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration By RNTPC/ TPB</u></b>	<b><u>Rejection Reason(s)</u></b>
1.	A/YL-KTN/624	Proposed Temporary Shop and Services (Plant Showroom) for a Period of 3 Years	15.2.2019 [on review]	(1), (2)

**Rejection Reasons**

- (1) the proposed development is not in line with the planning intention of the “Agriculture” zone which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis
- (2) the applicant fails to demonstrate that the proposed development will not generate environmental nuisance on the surrounding areas.

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Use(s) / Development(s)</u></b>	<b><u>Date of Consideration</u></b>
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/620	Proposed Temporary Place of Recreation, Sports	7.9.2018



	<u>Application No.</u>	<u>Use(s) / Development(s)</u>	<u>Date of Consideration</u>
		or Culture (Hobby Farm) for a Period of 3 Years	[revoked on 7.2.2021]
5	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]
6	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]
7	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]
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 [revoked on 5.12.2021]
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/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]
12	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]
13	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]
14	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]
15	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 [revoked on 5.2.2022]
16	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
17	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021 [revoked on 11.9.2022]
18	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]
19	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
20	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
21	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
22	A/YL-KTN/823	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	1.6.2022
23	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Sitewith Ancillary Facilities for a Period of Years and Filling of Land	12.8.2022

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):

- having reviewed the FI submitted (**Appendices Ia and Ib**), he has no 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):

- there is no environmental complaint concerning the Site received by DEP in the past three years; and
- he has no objection to the application.

4. Landscape

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

- he has no objection to the application from landscape planning perspective;
- based on the aerial photo of 2021, the Site is located in a settled valley landscape character comprising of vacant lands, farmlands, temporary structures, village houses and scattered tree groups. Comparing with the aerial photo in 2018, there is no significant change in landscape character of the area since the last planning application No. A/YL-KTN/660 was approved. The proposed use is not incompatible with the surrounding landscape character; and



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

## **5. Drainage**

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

- he has no comment on the drainage proposal and no objection in-principle to the development from the public drainage point of view; and
- should the application be approved, approval conditions requiring maintenance of the drainage facilities and submission of condition records of the existing drainage facilities 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):

- the Site falls within the “AGR” zone and is abandoned. On the understanding that agricultural activities are involved in the Site and the Site will be reinstated upon expiry of the planning permission, he has no strong views against the application from agricultural perspective; and
- he has no comment on the planning application from nature conservation perspective.

## **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 Project Manager (West), Civil Engineering and Development Department; Chief Engineer/Construction, Water Supplies Department; Director of Electrical and Mechanical Services; and Commissioner of Police have no adverse comment on/ no objection to the application.



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note DLO/YL, LandsD's comments that:
  - the Site comprises Old Schedule Agricultural Lots (OSALs) 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;
  - Lots 1204 and 1208 in D.D. 107 are covered by Short Term Waiver (STW) No. 5334 to permit structures erected thereon for the purpose of "Temporary Place of Recreation, Sports or Culture (Hobby Farm)"; and
  - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) 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 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;



(e) to note CHE/NTW, HyD's comments that:

- his office shall not be responsible for maintaining any access connecting the Site and Castle Peak Road – Tami Mi; and
- adequate drainage measures should be provided at the site access to prevent surface water running from the Site to the nearby public roads/ drains;

(f) 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) to avoid the use of public announcement system or any form of audio amplification system on the Site at any time; (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 completion of percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under relevant pollution control ordinances;

(g) to note DAFC's comments that:

- there are watercourses along the western and south-eastern boundaries of the Site. While they may have been partly affected by land filling/ alterations previously, further culverting, filling, alterations and pollution to abutting watercourses should be avoided as far as possible;

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

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (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. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application. 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 and 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; and

(i) 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**

(j) ***should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.***





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**Comments on the Section 16 Application No. A/YL-KTN/853**

30/08/2022 17:29

From: "Kristy CHOW" <kristy@cahk.org.hk>  
To: <tpbpd@pland.gov.hk>  
Cc: "Roy Ng" <roy@cahk.org.hk>  
File Ref:

1 attachment



TPB20220830(KTN853).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,  
Chow Oi Chuen (Ms.)  
Campaign Officer  
The Conservancy Association

T: 2728 6781  
D: 2272 0307  
F: 2728 5538

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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# 長春社

Since 1968

## The Conservancy Association

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

30<sup>th</sup> August 2022

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

### Comments on the Section 16 Application No. A/YL-KTN/853

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

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

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of agriculture zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. From the application to create a recreation, sports or culture (hobby farm), however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 43.2% of paved area. We do not think such plan is in line with the planning intention.

#### **2. Adverse environmental impacts**

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including farm storage, electric meter room, farm lounge, farm reception and open shed uses, parking space and so on, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



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

- Adverse sewage impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Other sources of environmental impacts not clearly addressed: As the application is planning to build an recreation, sports or culture (hobby farm), there are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

### 3. Undesirable precedent for similar applications

According to Statutory Planning Portal 2, we note that since 2019, a planning application (Nos. A/YL-KTN/660) have been submitted for temporary hobby farm at the same site. It was approved with conditions on a temporary basis in October 2019. However, the applicant applied for Class B Amendment – extension of time limit 5 times since July 2021.

The applicant of A/YL-KTN/660 used almost 2 years in total to submit the planning application and extension of time limit, and the applied use is similar to the current proposed uses in A/YL-KTN/853. With the above observation, we doubt that the applicant is not able to fulfil the conditions mentioned by Town Planning Board (TPB). We do not think further sympathetic consideration should be given or it would set undesirable precedent for similar applications in future.

### 4. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-2) since March 2022. It is suspected that this is a case of “destroy first, build later”. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and





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## The Conservancy Association

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

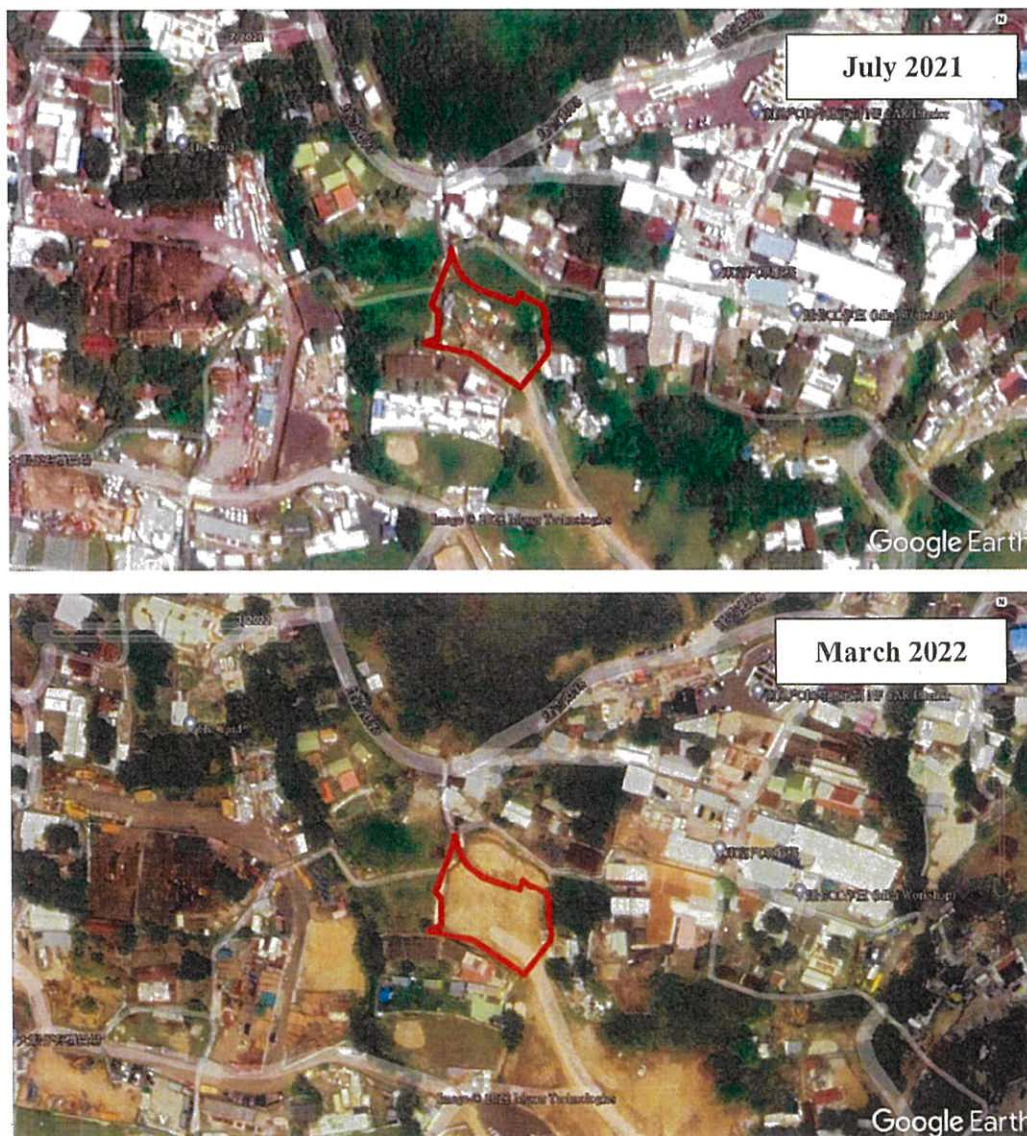
will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association

---

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

**Figure 1-2** According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





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## KFBG's comments on four planning applications

02/09/2022 13:00

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

3 attachments



220902 s16 KTN 853.pdf 220902 s16 KTN 854.pdf 220902 s12a MP 6 & 7c.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.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

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

2nd September 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period  
of 5 Years and Filling of Land  
(A/YL-KTN/853)**

1. We refer to the captioned.
2. Some recent on-site photos showing the site are attached in **Figure 1**. We urge the Board to seriously investigate the site status (e.g., whether part of the site has already been paved with concrete and occupied with structures) with relevant authority before making a decision on this application.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



**Figure 1.** On-site photos showing the site (approximately indicated by the arrow).

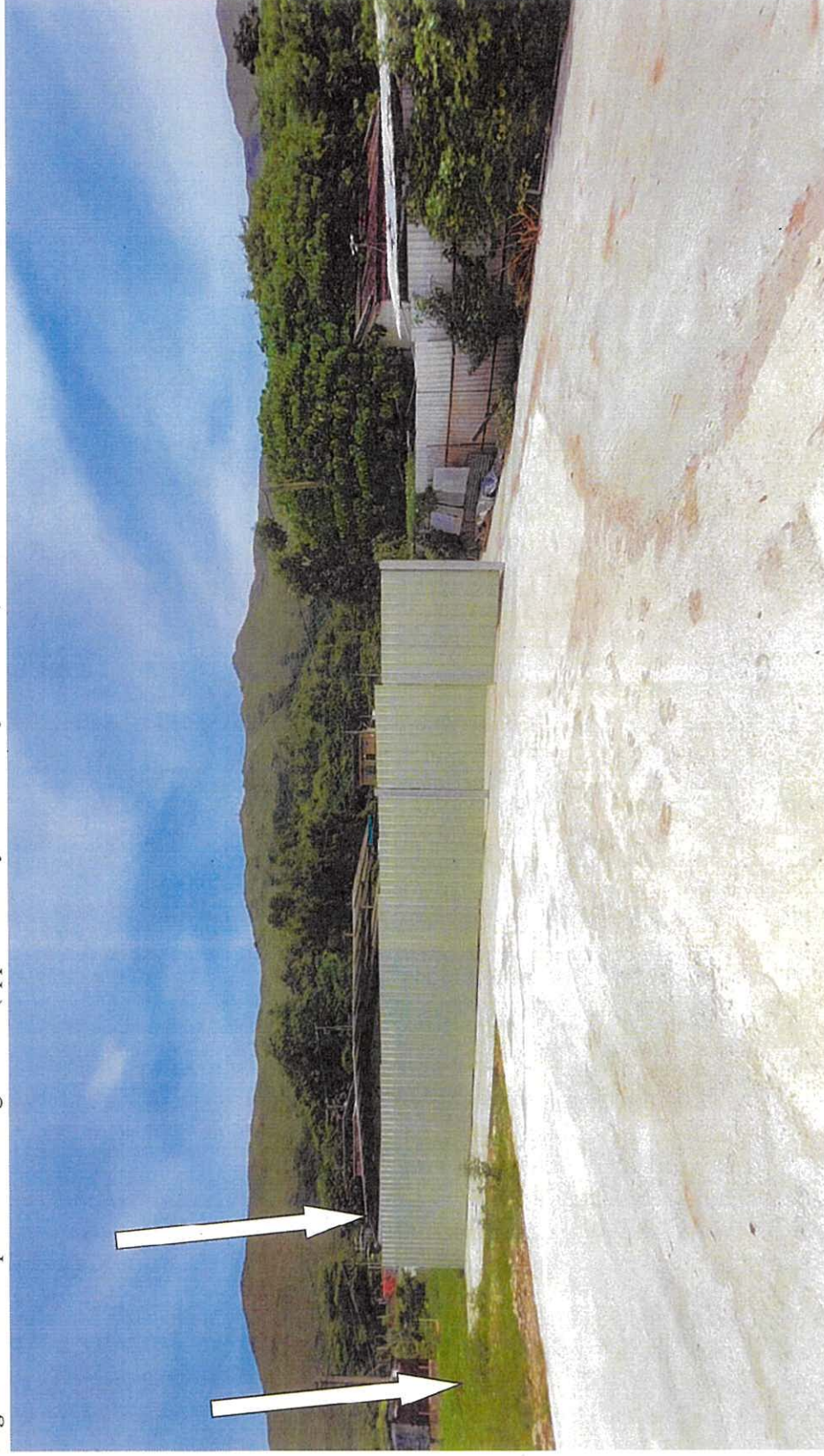




Figure 1. Cont'd.





Figure 1. Cont'd.



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**Re: A/YL-KTN/853 DD 107 Kam Tin**  
31/08/2022 02:17

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL-KTN/853

Lots 1204 and 1208 (Part) in D.D. 107, Kam Tin North

Site area : About 1,223.3sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / **5 Years /Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

Application 853 was withdrawn. 660 conditions not fulfilled.

Note - Paved area of about 529.4m2. This is almost 50% of the site and unacceptable.

Members should compare the layout with that of 660 where the area devoted to farming is much larger.

Filling 500+sq.mts with concrete is Destroy to Build that will render the land unfit for farming.

The media reports from China on recent flooding indicate that HK is way behind the curve when it comes to the necessity to conserve arable farm land for its intended purpose.

Members should not wait for empty market tables to highlight the need for HK to step up local production of essential crops.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 20 January 2022 1:02 AM CST  
**Subject:** A/YL-KTN/813 DD 107 Kam Tin

Dear TPB Members,

Back in 2019 members asked no questions despite the dodgy nature of the application.

Conditions were not fulfilled so applicant is relying on the successful formula of



making a fresh application.

This time members cannot accept the usual waffle from PlanD and have a duty to make inquiries into the circumstances.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 23 May 2019 2:52 AM CST  
**Subject:** A/YL-KTN/660 DD 107 Kam Tin

Dear TPB Members,

The only difference to Application 624 is now a proposal for a Hobby Farm with 4 vehicle parking and a number of structures.

The Minutes of 15 Feb review are unambiguous:

21. After deliberation, the Board decided to reject the application on review for the following reasons:

"(a) the proposed development is not in line with the planning intention of the "Agriculture" zone which is **to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes**. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis; and  
(b) the applicant fails to demonstrate that the proposed development **will not generate environmental nuisance on the surrounding areas.**"

Hobby Farms are not genuine farming, on the contrary they often introduce foreign species and amateur 'farmers' use toxins that damage the soil. The car parking would damage the quality of the soil and together with the structures would occupy much of the site.

Attracting people to the site would generate environmental nuisance.

Members must again reject a plan with a clear objective to trash the site with a brownfield operation.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, December 27, 2018 10:11:46 PM  
**Subject:** Fwd: A/YL-KTN/624 DD 107 Kam Tin

Dear TPB Members,

This extract from meeting minutes make it quite clear that you must uphold your decision:

19 Oct 2018: Two substantiated complaints on waste aspect in 2017 and 2018 were received. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had some reservation on the application as soil compaction was anticipated which would inhibit vegetation establishment in future, and the proposed use deviated from the planning intention of "Agriculture" ("AGR") zone. The Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application as the site possessed potential for agricultural rehabilitation. The proposed vehicular access to the east of the site crossing over the abutting watercourse was also not favoured.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, September 17, 2018 2:42:49 AM  
**Subject:** A/YL-KTN/624 DD 107 Kam Tin

A/YL-KTN/624  
Lots 1204 and 1208 in D.D. 107, Kam Tin  
Site area : 1,243m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Use : Plant Showroom / 4 Vehicle Parking

Dear TPB Members,

It is obvious from Google Map that this is an application to legitimize ongoing unapproved brownfield use. Moreover the figures do not add up, 1,243sqmts for a showroom of less than 300sqmts plus 4 parking spaces.

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

Mary Mulvihill





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 and 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; and

- (i) 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**
- (j) ***should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.***