

2023年 2月 14日

Appendix I of RNTPC
Paper No. A/YL-KTN/894

收到・城市規劃委員會
請到所有必要的資料及文件後才正式接收
日期・

ment is received on 14 FEB 2023
Planning Board will formally acknowledge
receipt of the application only upon receipt
of 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2300400 8/2 by courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/96-KTN/899
	Date Received 收到日期	14 FEB 2003

- 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)

Daniel The Dog International Company Limited 犬學堂國際有限公司

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)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 1464 (Part), 1486 (Part) and 1494 (Part) in D.D.107 and Adjoining Government Land, Yuen Long, New Territories
(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 3,898 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 911 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)	..... 824 sq.m 平方米 <input checked="" 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	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Place of Recreation, Sports or Culture (Indoor and outdoor recreation centre) with Ancillary Facilities (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
2/2/2023 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/1/2023 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(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	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and outdoor recreation centre) 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)
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(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	3,119	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	779	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	N.A.	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	911	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	911	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 Plan 3

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	.....
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)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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)	.....

Proposed operating hours 擬議營運時間 9 a.m. to 11 p.m. every day (including Sundays and public holidays)																																	
(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 No 否	<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)) <u>Local track connecting to Shui Mei Road</u> <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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> Please provide details 請提供詳情																															
(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 No 否 <input type="checkbox"/>	<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 824 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 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"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

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。


Please refer to Appendix 1

8. Declaration 聲明

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

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

Signature
簽署



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

LAU TAK FRANCIS

Planning Manager

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 MRTPI, FRICS, RPS (GP)



on behalf of
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

3/2/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D.107 and Adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	3,898 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 824 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin, North Outline Zoning Plan No. S/YL-KTN/10
Zoning 地帶	"Agriculture" ("AGR")
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	Proposed Temporary Place of Recreation, Sports or Culture (Indoor and outdoor recreation centre) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic. 非住用	911 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.0 % <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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4) and Plan Showing Area of Grassland and Paved Area (Plan 6)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Executive Summary

1. The application site is on Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D.107 and adjoining Government Land, Yuen Long, New Territories.
2. Site area is about 3,898m² which includes 3,074m² of Private Land and 824m² of Government Land.
3. The site falls within "Agriculture" ("AGR") zone under the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.
4. The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Indoor and outdoor recreation centre) with Ancillary Facilities' for a Period of 3 years and Filling of Land.
5. 4 temporary structures are proposed on site – 1 open shed and 3 multi-function rooms. Total Floor Area of the proposed structures is about 911m².
6. Office hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
7. There are 30 nos. of similar planning approvals for Proposed Temporary Place of Recreation, Sports or Culture use in the vicinity of the site.
8. The proposed use would help to satisfy the huge demand for recreational activities area in the vicinity.

行政摘要

1. 申請地點位於新界元朗文量約份第 107 約地段第 1464 號(部分)、第 1486 號(部分)及第 1494 號(部分)和毗連政府土地。
2. 申請面積為大約 3,898 平方米。當中包括 3,074 平方米的私人土地及 824 平方米的政府土地。
3. 申請地點處於錦田北分區計劃大綱草圖編號 S/YL-KTN/10 的「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所(室內及室外康樂中心)連附屬設施 (為期 5 年)」及填土工程。
5. 申請地點擬議提供 4 個構築物 – 1 個開放式蔭棚及 3 個多用途活動室。擬議構築物的總樓面面積約 911 平方米。
6. 擬議發展營業時間為每天上午 9 時至晚上 11 時 (星期日及公眾假期照常營業)。
7. 申請地點附近有 30 個類似的規劃批准作擬議臨時康體文娛場所用途。
8. 申請用途有助滿足當地對康體文娛場所的大量需求。

Justifications

Applied Use

1. The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Indoor and outdoor recreation centre) with Ancillary Facilities' for a Period of 3 years and Filling of Land.

Application Background

2. This application allows applicant to provide a recreational area in the vicinity.

Location

3. The application site is on Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D. D.107 and Adjoining Government Land, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

Site Area

4. Please see the following table for the site area details.

	<u>Area (about)</u>
Private Land:	3,074 m ²
Government Land:	824 m ²
Total:	<u>3,898 m²</u>

Planning Context

5. The site falls within an area zoned "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 (the "OZP").
6. Planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture 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.
7. Place of Recreation, Sports or Culture is a column 2 use of the "AGR" zone under the OZP which may be permitted by the Town Planning Board ("TPB").

8. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.
9. The intention of this application is to provide spaces for the recreational activities in the open area – including the open grass land and the area under the open shed. The temporary structures are multi-function rooms for meetings and indoor activities.
10. Maximum number of visitors would be about 60 persons. Maximum number of staff would be about 10 persons.
11. Visitors are usually groups of friends. They come to the site to have gathering. They may bring their own card games, board games, gaming consoles to play. The operator will not provide food or drinks. But visitors may order food delivery by themselves.
12. Some pet owners may bring their pets for social gathering with some pets playing together on the open grass land or within the open shed when rainy days. They may exchange their experience in keeping the pets. No pet training will be conducted on site.
13. In bad weathers such as sunny days and rainy days, activities could be held under the open rain shelter and the multi-function rooms.

Development Parameters

14. Please see Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about) (m ²)	Floor Area (about) (m ²)	Height	No. of Storeys
1.	Open Shed	600	600	7m	1
2.	Multi-function Room	56	93	7m	2
3.	Multi-function Room	56	93	7m	2
4.	Multi-function Room	67	125	7m	2
Total:		<u>779</u>	<u>911</u>		

15. Office hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
16. Multi-function rooms no. 2 - 4 i.e. are soundproofing and fully air-conditioned.
17. No pets will stay on site overnight.

Previous Applications and Similar Applications

18. There are 30 similar approved applications for Proposed Temporary Place of Recreation, Sports or Culture use within the same “AGR” Zone in the vicinity.
19. Approval of the current application is in line with the decisions of the RNTPC.

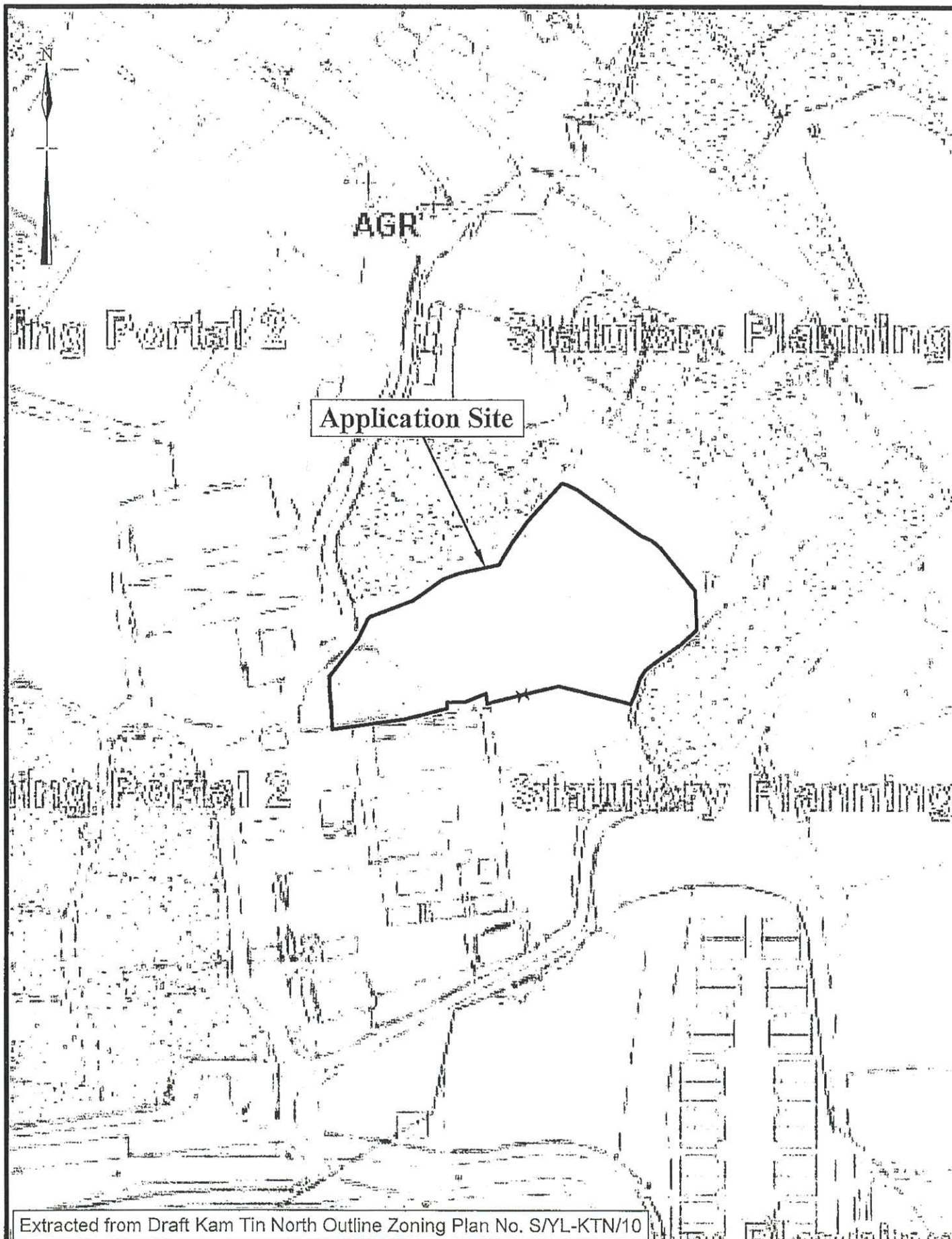
No Adverse Impact to the Surroundings

20. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
21. No public announcement system and whistle blowing will be allowed at the application site.
22. Surface runoff will be collected by an existing 2m wide culvert along the eastern, northern and western side of the site. Please refer to the Drainage Proposal (Plan 4) for details.
23. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
24. Part of the site (about 824m² (21%)) will be paved with concrete. The paved area allows visitors to continue the activities in rainy seasons.
25. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

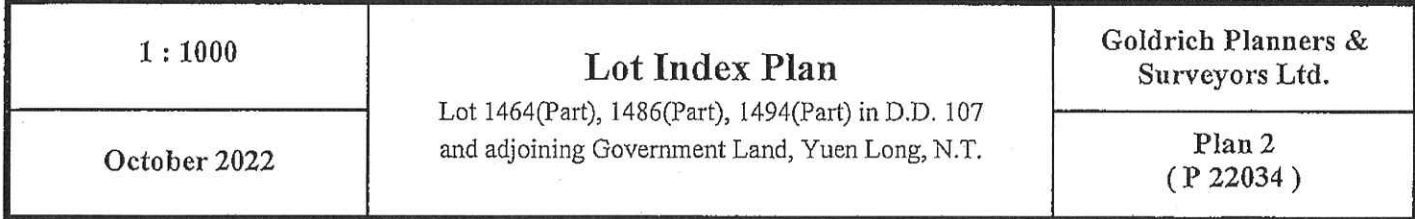
Planning gain

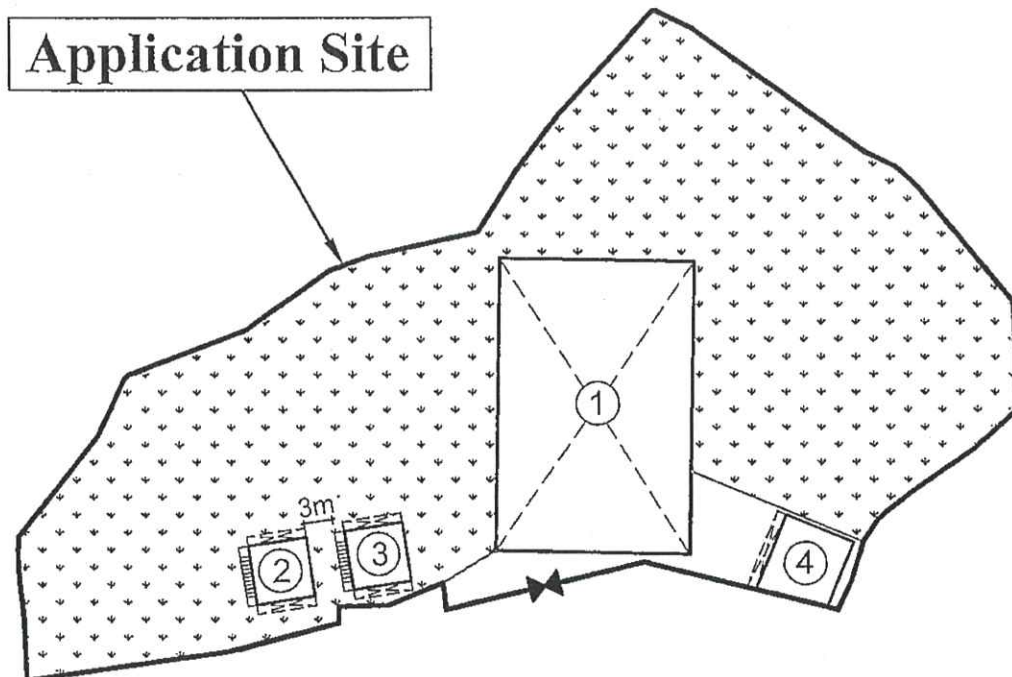
26. The proposed use would help to satisfy the huge demand for recreational activities area in the vicinity.

- End -



Not to Scale	Location Plan Lot 1464(Part), 1486(Part), 1494(Part) in D. D. 107 and Adjoining Government Land, Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
February 2023		Plan 1 (P 22034)





LEGEND



Pedestrian Access



Grassland (about 3,074m² (79%))

Site Area: about 3,898m²

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	Open Shed	600m ²	600m ²	7m	1
2	Multi-function Room	56m ²	93m ²	7m	2
3	Multi-function Room	56m ²	93m ²	7m	2
4	Multi-function Room	67m ²	125m ²	7m	2
Total:		779m ²	911m ²		

1 : 750

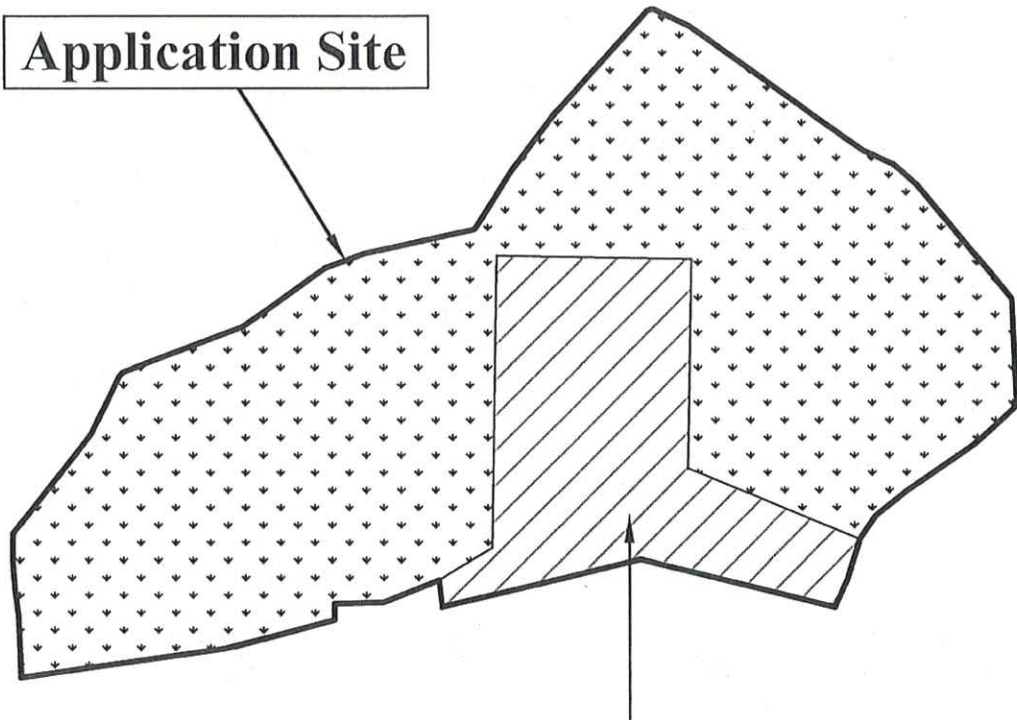
Layout Plan

Goldrich Planners & Surveyors Ltd.

December 2022



Lot 1464(Part), 1486(Part), 1494(Part) in D.D. 107 and adjoining Government Land, Yuen Long, N.T.

Plan 3
(P22034)



This area has been paved with concrete at a depth of 0.1m (from 4.1mPD to 4.2mPD) to provide a waterproof surface which allows visitors to continue the activities in rainy seasons.

Area (about)

-  Paved Area (about 824m² (21%))
-  Grassland (about 3,074m² (79%))

Site Area: 3,898m² (100%)

1 : 750	Plan Showing Area of Grassland and Paved Area Lot 1464(Part), 1486(Part), 1494(Part) in D.D. 107 and adjoining Government Land, Yuen Long, N.T.	Goldrich Planners & Surveyors Ltd.
February 2023		Plan 5 (P22034)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/894

Our Ref.: TL23104 / P22034

20 March 2023

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S.16 Application for
‘Proposed Temporary Place of Recreation, Sports or Culture
(Indoor and outdoor recreation centre) with Ancillary Facilities’
for a Period of 3 Years and Filling of Land
Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107
and Adjoining Government Land, Yuen Long, New Territories

We would like to submit further information to respond to the comments from the departments.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Your ref.: A/YL-KTN/894

Our ref.: P22034

Comments from Lands Department dated 16.3.2023

Contact Person: Ms. S.L. Cheng; Tel.: 2443 1072

Comment	Response
LandsD has grave concerns given that there are unauthorized building works and/or uses on lot No. 1486 in D.D. 107 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	The applicant will apply to the Lands Department for a Short Term Waiver for the structures on site when planning permission is approved.

Your ref.: A/YL-KTN/894

Our ref.: P22034

Comments from Transport Department dated 16.3.2023

Contact Person: Mr. Phil Cais. S.L. Cheng; Tel.: 2399 2421

	Comments	Responses
(a)	The applicant should confirm the mean of commute for visitors and staff as well as the loading/ unloading arrangement.	Visitors will go to the site by taking public transportation. Staff are mainly local residents. They will go to the site by taking public transportation or on foot. There is a loading / unloading space at the public transport station. Please refer to the plan showing the nearest public transport services (Plan 6) for details.
(b)	The applicant should note the local access between San Tam Road and the site is not managed by his department.	Noted.

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Old Scheduled 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;
- he has concerns given that there are unauthorized building works and/or uses on Lot No. 1486 in D.D. 107 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD; and
- no permission is given for occupation of Government Land (GL) (about 824m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.

2. Traffic

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

- having reviewed the FI submitted (**Appendix Ia**), he has 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):

- there was no environmental complaint concerning the Site received 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 2022, the Site is located in a rural landscape character comprising of farmlands, vacant lands, temporary structures, village houses, ponds, scattered tree groups. The applied use is not incompatible with the surrounding landscape setting of the area; and
- according to site photos taken in February 2023, the Site is vacant, partly covered by lawn and partly hard paved with some temporary structures. Some existing trees of common species are observed within the Site. According to the applicant, the proposed layout is not in conflict with the existing trees and no tree felling is required. Significant adverse landscape impact within the Site 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 objection in-principle to the development from the public drainage point of view; and
- should the application be approved, approval conditions requiring (i) the submission of a revised drainage proposal; and (ii) the implementation and maintenance of the revised drainage proposal for the proposed development to the satisfaction the Director of Drainage Services or of the Town Planning Board should be included.

6. 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.

7. 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 III**; and
- detailed checking under BO will be carried out at building plan submission stage.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no objection to the application.

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 Director of Electrical and Mechanical Services; Project Manager (West), Civil Engineering and Development Department; Chief Engineer/Construction, Water Supplies Department; 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 development 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 resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (d) 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;
 - no permission is given to the occupation of Government Land (GL) (about 824m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - should planning approval be given to the subject planning application, the lots owners will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such applications will be approved. If such application 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;
- (e) 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 (TD). 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - his department 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 to prevent surface water running from the Site to nearby public road and drains;
- (g) 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;
- (h) 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 Site" 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 relevant pollution control ordinances; and
- (i) 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 the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator 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 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; and
 - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.

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A/YL-KTN/894 DD 107 Kam Tin Shui Mei Tsuen
14/03/2023 02:44

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

A/YL-KTN/894

Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Kam Tin

Site area: About 3,898sq.m Includes Government Land of about 824sq.m

Zoning: "Agriculture"

Applied use: Indoor and Outdoor Recreation Centre / **Filling of Land** / ??? Vehicle Parking

Dear TPB Members,

So 867 was deferred so now its Plan B, a recreation centre.

Note that the nature of the recreation has not been defined. The total paved area is over 900sq.ft.

Members should reject this application as there is insufficient information provided with regard to number of visitors, drainage, transport arrangements, etc and also the unacceptable percentage of land to be slathered in concrete.

In addition, in view of the need to comply with the mandate of Chairman Xi that China should achieve food security in coming years it is unacceptable that government owned AG land be trashed. Hong Kong produces less than 10% of produce while Singapore with far less arable land has achieved a self-sufficiency rate of around 30%.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 2 December 2022 3:14 AM CST
Subject: A/YL-KTN/867 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/867

Lots 1464 (Part), 1486 (Part) and 1494 (Part) in D.D. 107 and adjoining Government Land, Kam Tin

Site area: About 3,898sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / **5 Years / Filling of Land / ???**
Vehicle Parking

Dear TPB Members,

The Applicant quotes the number of similar applications approved. What is not mentioned that the applications for the adjoining sites have either been revoked or are currently going through the far too lenient process of multiple Extensions of Time that will lead to the same conclusion. 724 revoked and 743 conditions not fulfilled to date.

Despite a number of JRs that ruled that members must LOOK INTO FACTS and make decisions independent of PlanD recommendations and based on facts, you continue to approve these obviously dodgy Destroy to Build applications.

Note no details as to

The demand for such facilities / Previous experience in managing such facilities /How many animals / Parking / Drainage facilities, etc

It is absolutely shocking that abuse of the system is so rampant and tolerated. But then as we well know, law and order end at Lion Rock, regulations are just for the urban areas.

Mary Mulvihill

From [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 27 December 2020 3:31 AM CST

Subject: A/YL-KTN/743 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/743

Lots 1486 (Part) and 1489 (Part) in D.D. 107 and adjoining Government Land, Yuen Long

Site area : About 1,014sq.m Includes Government Land of about 150sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

On Oct 22 you approved A/YL-KTN/724 on adjacent lots for About 5,670sq.m Includes Government Land of about 1,860sq.m for the same use without asking any questions.

For example the site coverage. From the images it is clear that most of the site has been built over.

Now an application for the adjacent lots.

Where is the data to support the justification for so many animal boarding establishments?

This section has been operating without approval for many years. Is this the "There is complaint about the illegal dog training business on the adjoining agricultural land and Government land" mentioned in the minutes?

It is alarming that together with application 724, 2,000sq.mts of PUBLIC LAND is being used to house animals when the government says it cannot find land for public and transitional housing.

Members have a duty to question why PlanD and other government departments are supporting the proliferation of facilities like this.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, October 1, 2020 3:27:10 AM
Subject: A/YL-KTN/724 DD 107 Kam Tin Shui Mei Tsuen

A/YL-KTN/724
Lots 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D.D.107 and Adjoining Government Land, Kam Tin
Site area : About 5,670sq.m Includes Government Land of about 1,860sq.m
Zoning : "Agriculture"
Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

I note from the RNTPC Paper No. A/YL-KTN/639

The temporary animal boarding establishment is for dogs only (about **20 numbers**)

Almost 2,000sq.m of the site is GOVERNMENT LAND.

So **280sqmts for each dog** of which 93sq.mts is government land. This in a city where families are living in units of **100 SQUARE FEET**

This tax payer strongly objects to so much public land given to housing animals. There must be a better use for this land.

Has Lands Dept even considered alternative uses? How about some of the prefab transitional housing? The site is beside a road.

Unfortunately people are no longer allowed to go out on the streets and protest misuse of public assets but TPB members should question such inefficient use of scarce land resources.

Members must also consider the recent Audit Commission Report :

The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands **after being allocated to tenants for more than seven years without any formal justification.**

Mary Mulvihill

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Comments on the Section 16 Application No. A/YL-KTN/894

17/03/2023 19:17

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

1 attachment



TPB20230317(KTN894).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,

Chow Oi Chuen (Ms.)

Campaign Officer

The Conservancy Association



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

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

17th March 2023

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/894

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

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

According to the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, 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, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 40% of paved area. We do not think such plan is in line with the planning intention.

2. Undesirable precedent for similar applications

This site has been subject to land formation and vegetation clearance (Figure 1-4) since December 2019. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that *“the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural*



長春社 Since 1968

The Conservancy Association

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*environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*¹¹. 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

¹¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

The Conservancy Association

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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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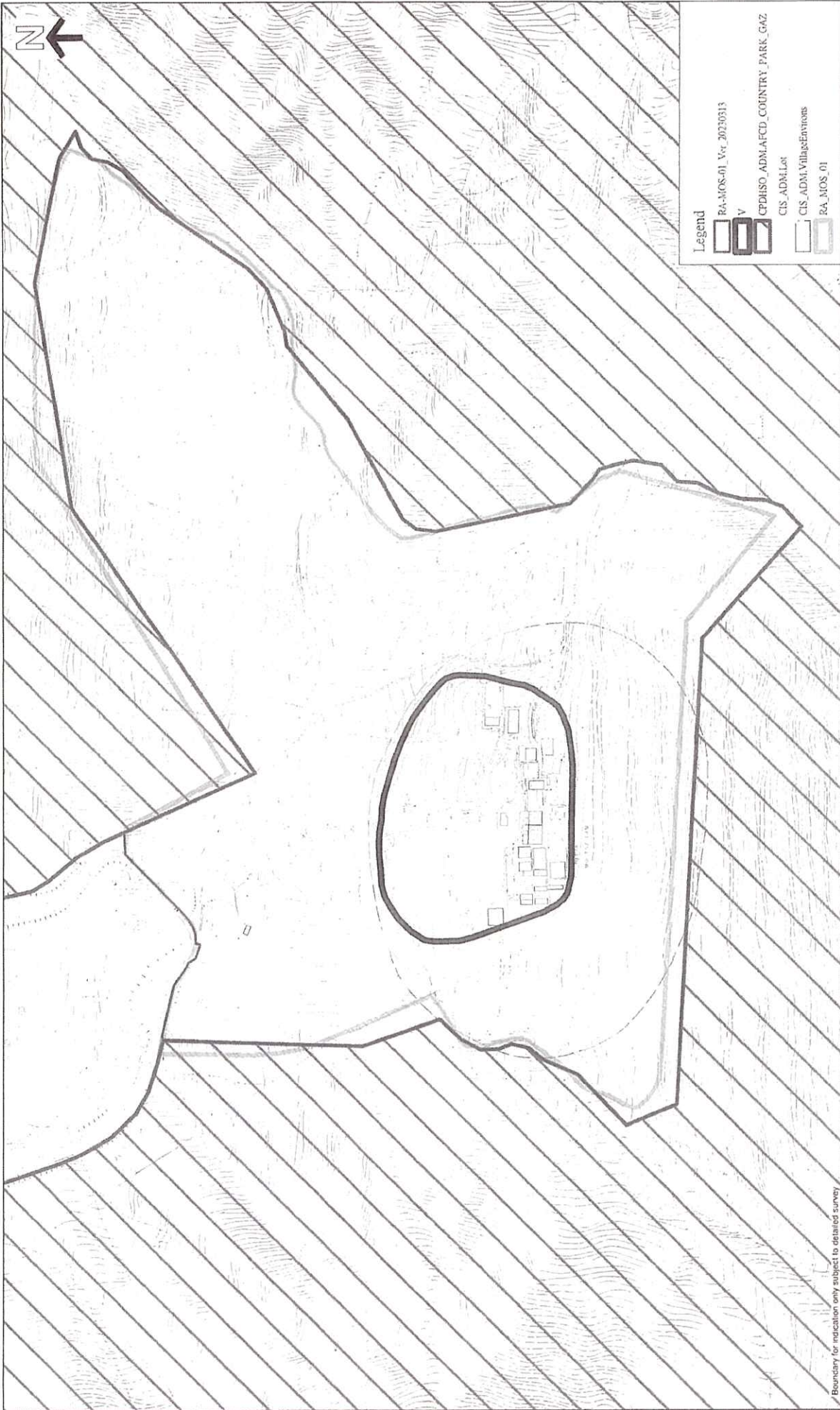
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電子郵件 E-mail: cahk@cahk.org.hk



November 2020



March 2022



Extracted from

1:1,000 Survey Sheet No(s):
7-SE-8B, 7-SE-8D, 7-SE-9A and 7-SE-9C

RA/MOS/01
Mui Tsz Lam



PLANNING DEPARTMENT

Reference No.

PLAN

Date: 14 March 2023

3

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DHK's comment on A/YL-KTN/894

17/03/2023 15:36

From: Samuel Wong <samuel@designinghongkong.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



20230317 A_YL-KTN_894 Yuen Long Temp Recreation Centre in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/YL-KTN/894

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852

E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

17 March 2023

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

Proposed Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of 3 Years and Filling of Land (Application No. A/YL-KTN/894)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding 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 Google Earth's aerial image, land filling and activity tent were already set up at the proposed site back in 2022.



October 2022

創建 Designing Hong Kong 香港 .com

- There are also advertisements, photographs and videos on the internet and social media¹² promoting the recreational development at the site. It is believed that these activities have been operating at the site for years, without any planning approval.
- The Town Planning Board made a clear statement³ back in 2011 that *"The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*.
- We concern the Town Planning Board may be rewarding a **"Destroy First, Development Later"** practice and **unauthorized development** here through the approval of the captioned application. The Board should reject the application to send out a clear message to stop all these illegal activities.
- The approval of the application would set an undesirable precedent for other applications within "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment in Hong Kong.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

¹ <https://www.facebook.com/people/The-White-Barn-Hong-Kong/100078502923530/>

² <https://www.instagram.com/thewhitebarnhk/>

