

2023年 2月 2 日

收到・城市規劃委員會
此文件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/895

Form No. S16-III
表格第 S16-III 號

This document is received on 21 FEB 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF A/YL-KTN/895
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

2300476

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	A14C-KTM/895
	Date Received 收到日期	21 FEB 2023

- 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)

鄧錦承 TANG Kam Shing

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)

不適用 NA

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)	元朗錦田丈量約份第107地段第1456號 Lot 1456 in D.D.107 Kam Tin, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,677.6 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 128.1 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	不適用 NA 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草圖編號 S/YL-KTN/10 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	「農業」 "Agriculture"
(f) Current use(s) 現時用途	康體文娛場所 (室外健體中心/體育訓練場) Place of Recreation, Sports or Culture (Outdoor Fitness Centre/Sports Training Ground) (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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[#]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[#]
- ☒ posted notice in a prominent position on or near application site/premises on
15/02/2023. _____ (DD/MM/YYYY)[#]
於 15/02/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[#]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 15/02/2023 _____ (DD/MM/YYYY)[#]
於 15/02/2023 (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	臨時康體文娛場所(室外健體中心/體育訓練場)(為期3年)及填土工程 Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/ Sports Training Ground) for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1,549.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	128.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7 (including 3 canopies)
Proposed domestic floor area 擬議住用樓面面積	不適用 NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	128.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	128.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Proposed Layout Plan.	
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	3
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 星期一至星期日及包括公眾假期上午九時至下午六時			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road 水尾路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 492.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible).</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</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 位於郊地區臨時用途發展的許可延期	
(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 the attachment. 請參考附件。

8. Declaration 聲明

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

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

Signature

簽署

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

鄧錦承

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

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

Date 日期

09/02/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	元朗錦田丈量約份第107地段第1456號 Lot 1456 in D.D.107 Kam Tin, Yuen Long
Site area 地盤面積	1,677.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱草圖編號 S/YL-KTN/10 DRAFT KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/10
Zoning 地帶	「農業」 "Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時康體文娛場所(室外健體中心/體育訓練場)(為期3年)及填土工程 Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/ Sports Training Ground) for a Period of 3 Years and Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	128.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.08 <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	7 (including 3 canopies)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	<input type="checkbox"/> (Not more than 不多於) m 米
		NA 不適用	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	7.6 % <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) <hr/> <hr/>		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) <hr/> <hr/>		NA 不適用

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Existing Vehicular Access 位置圖, 現有車輛通道圖		
Paved Area 平盤位置		
Reports 報告書		
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.

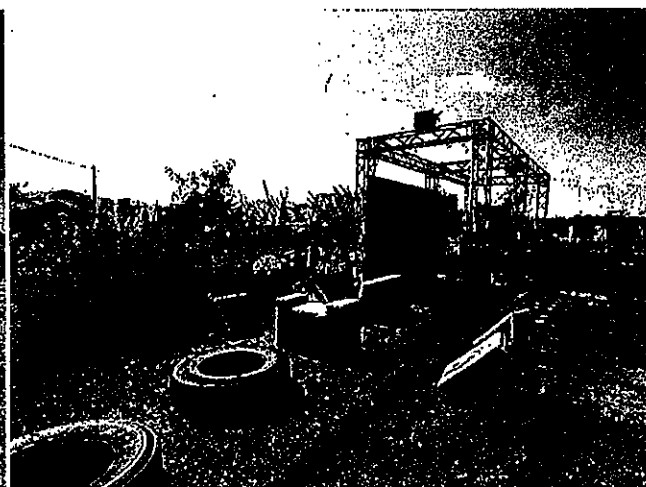
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

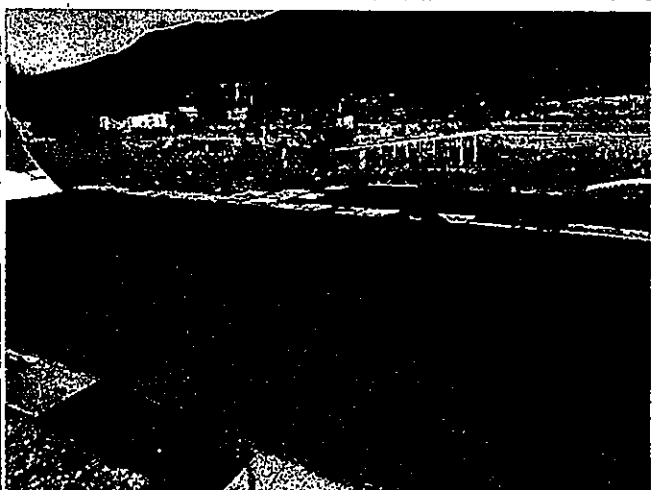
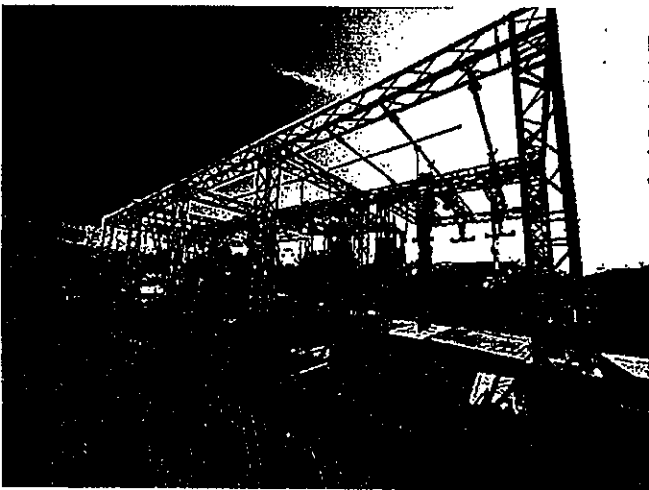
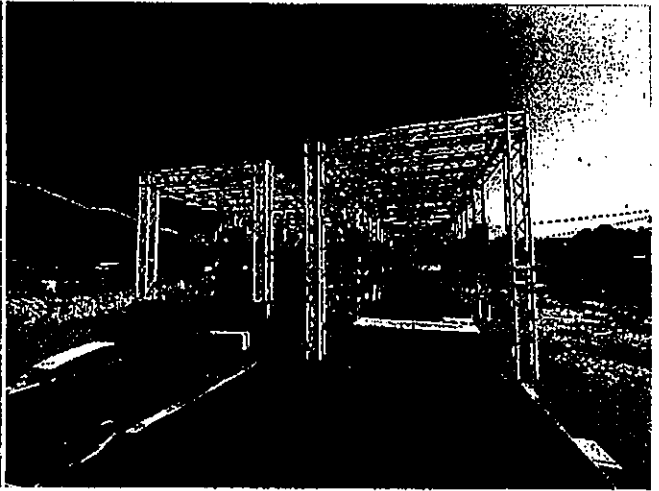
申請理由

根據城市規劃條例第 16 條作出規劃許可申請。
擬在新界元朗錦田北丈量約份第 107 約地段 1456 號作為期三年的
臨時康體文娛場所(室外健體中心/體育訓練場)及填土工程之用途

- 申請地點的面積約為 1,677.6 平方米，根據錦田北分區計劃大綱草圖編號 S/YL-KTN/10，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“康體文娛場所(室外健體中心/體育訓練場)”開發申請仍然符合租約。
- 本臨時發展為臨時性質，因此不會影響申請地點長遠待規劃意向。現時申請地點已完成發展，不會進行大型工程。
- 根據錦田北分區計劃大綱草圖編號 S/YL-KTN/10 - 附表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。臨時用途將提供高達 70.6% 的健體及訓練面積，此面積全部保留現有的農用泥土，有部分位置會鋪設運動用環保橡膠地墊，減少水土流失。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。
- 本申請的康體文娛場所(室外健體中心/體育訓練場)在同一個「農業」地帶內，從未有其他相類似的申請，城市規劃委員會亦未曾處理過及批准相類似的康體文娛場所(室外健體中心/體育訓練場)。因此希望城市規劃委員會能支持本申請。
- 障礙跑競賽 (Obstacle course racing) 為近年興起的運動，並有機會在 2028 年洛杉磯奧運中首度亮相，不同報章及電視節目曾介紹此項運動，過往亦有國際障礙賽賽跑領導品牌「Spartan Race」斯巴達障礙跑有在香港舉行相關活動及比賽，但香港在此項運動的發展及支援非常少，尤其在訓練設施方面，在香港並沒有相關室外訓練場。本人希望透過申請規劃，提供場地讓市民接觸此項運動，從而吸引及培訓人才。場內設施相片請參考本文件末端。
- 本申請地點大約由 2022 年中至尾由農業用途轉作室外健體中心/體育訓練場，但由於正值疫情，未有即時向城市規劃委員會作出申請，本人為此致歉。
- 臨時用途的營業時間為星期一至星期日及包括公眾假期上午九時至下午六時。

- 申請地點中約有 492.6 平方米會採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1456 號為期三年的臨時康體文娛場所(室外健體中心/體育訓練場)及填土工程的用途。
- 場內設施相片：

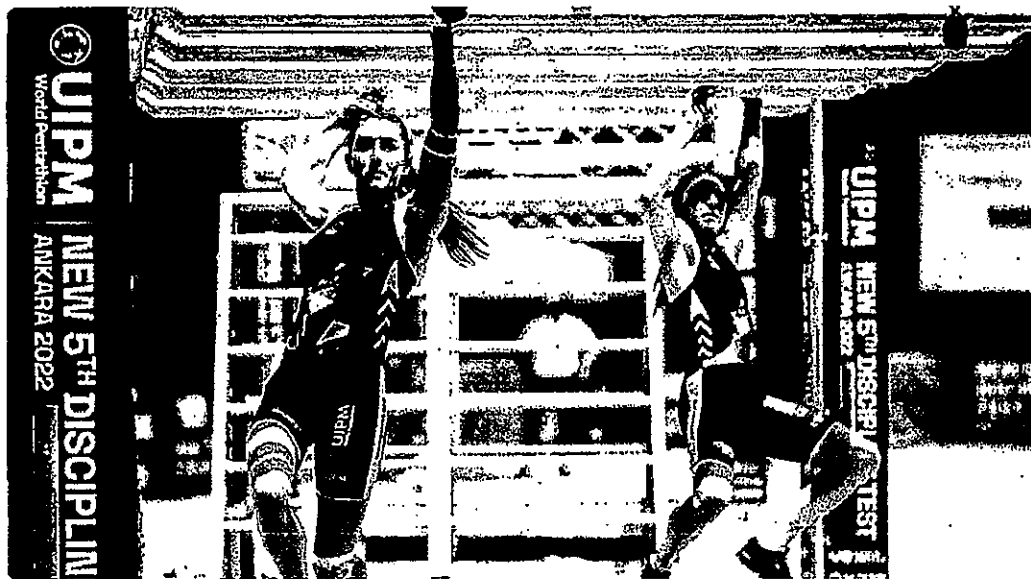




障礙跑競賽將進入奧運 最快2028年

記者廖聿偉/綜合報導

2022年8月18日



▲斯巴達障礙跑競賽，官方提供

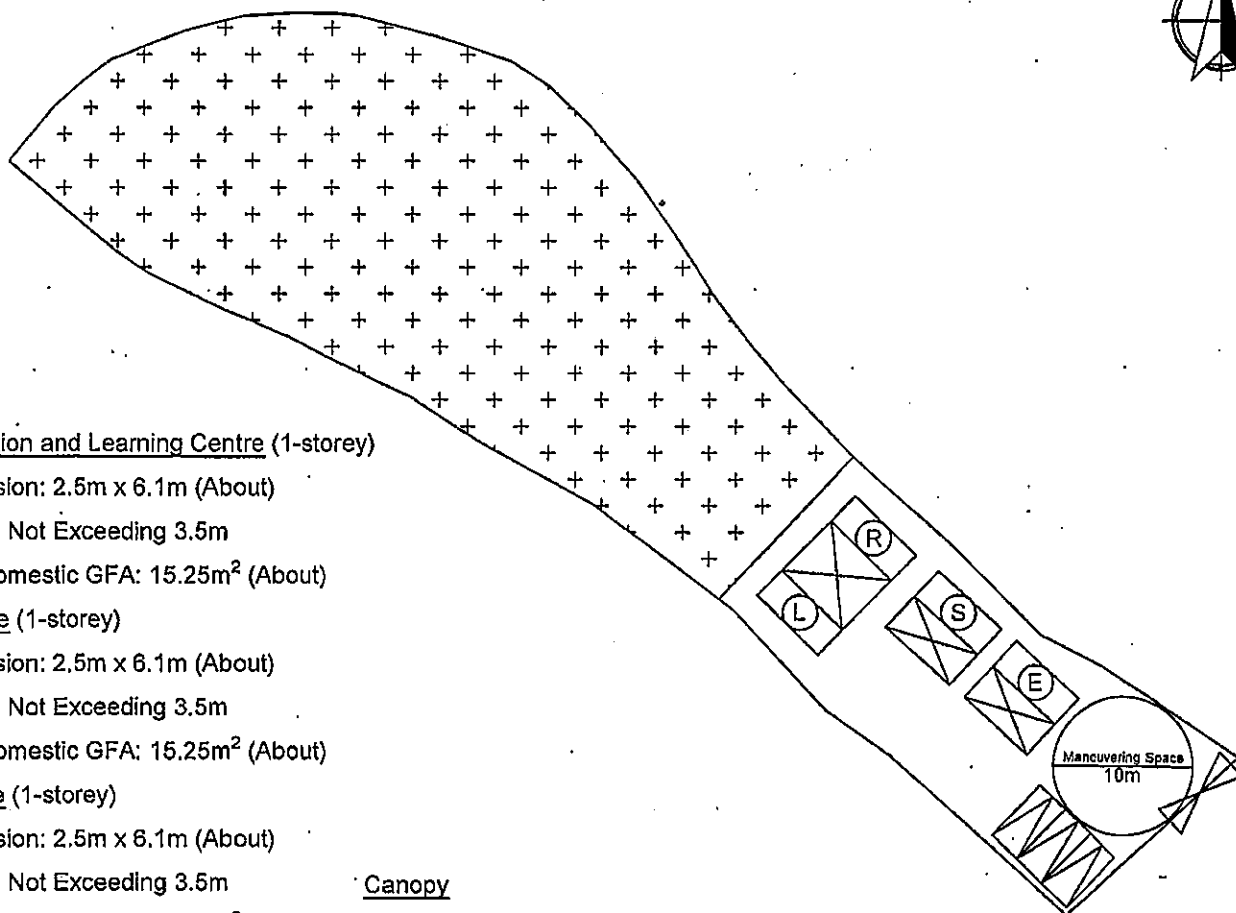
國際障礙賽賽跑領導品牌「Spartan Race」斯巴達障礙跑，引入台灣短短幾年就收穫許多好評，逐漸成為臺灣運動的新浪潮，甚至有許多鐵人三項、路跑好手都轉戰加入斯巴達的行列。而現在這項充滿魅力的運動，未來將有可能進入奧運。

為避免虐待動物爭議，去年國際現代五項總會(UIPM)宣布將新五項運動（馬術、擊劍、射擊、賽跑、游泳）中的馬術比賽項目取消，並將用另一項運動取代馬術。而近期國際現代五項總會正在考慮由「障礙跑競賽」（Obstacle Course Racing，簡稱OCR）取代馬術，最快將有可能在2028年實現。

國際現代五項總會在今年6月底於土耳其舉辦了第一次的測試賽，接著於8月6日、7日於菲律賓舉辦了第二次測試賽，在兩次測試賽結束後，國際現代五項總會將對提交給國際奧林匹克委員會（International Olympic Committee，簡稱IOC）的提案進行投票，如果投票通過了，障礙跑競賽會在2024巴黎奧運後成為第五個現代五項項目，並可能在2028洛杉磯奧運中首度亮相。

這項消息一公佈，就讓全世界的障礙跑競賽運動者們都非常期待，包括國際障礙賽賽跑領導品牌「Spartan Race」的支持者，而在台灣也有許多喜愛障礙賽跑的斯巴達勇士，都表示非常願意代表台灣參賽，期待藉由這項需要體力、耐力、毅力的運動，讓世界看到台灣的實力與韌性。

文章網址：[障礙跑競賽將進入奧運 最快2028年 \(yahoo.com\)](https://www.yahoo.com/obstacle-course-racing-olympics-2028-123456789.html)



Reception and Learning Centre (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Storage (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Lounge (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Electric Meter Room (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 3

Canopy

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 30.5m² (About)

Canopy (2)

Dimension: 3m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 2

Non-Domestic GFA: 36.6m² (About)

Legend:

⊗ Ingress/egress (Width: About 6m)

□ Proposed Structures

▤ Private Car Parking Space

▥ Canopy

⊞ Fitness/Sports Training Area

Ⓡ Reception and Learning Centre

Ⓛ Lounge

ⓔ Electric Meter Room

Ⓢ Storage

Total Site Area: 1,677.6m² (About)

Covered Area: 128.1m² (About)

Uncovered Area: 1,549.5m² (About)

Paved Area Ratio

Fitness/Sports Training Area:

1,185m² (70.6%)(About)

Paved Area: 492.6m² (29.4%)(About)

Appendix 2

Location: DD 107 Lot 1456
App. No.: A/YL-KTN/

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 15 February 2023

Proposed Layout Plan

擬議佈局平面圖

臨時康體文娛場所
(室外健體中心/體育訓練場)(為期3年)
及填土工程

Temporary Place of Recreation, Sports or Culture
(Outdoor Fitness Centre/Sports Training Ground)
for a Period of 3 Years and Filling of Land

SCALE

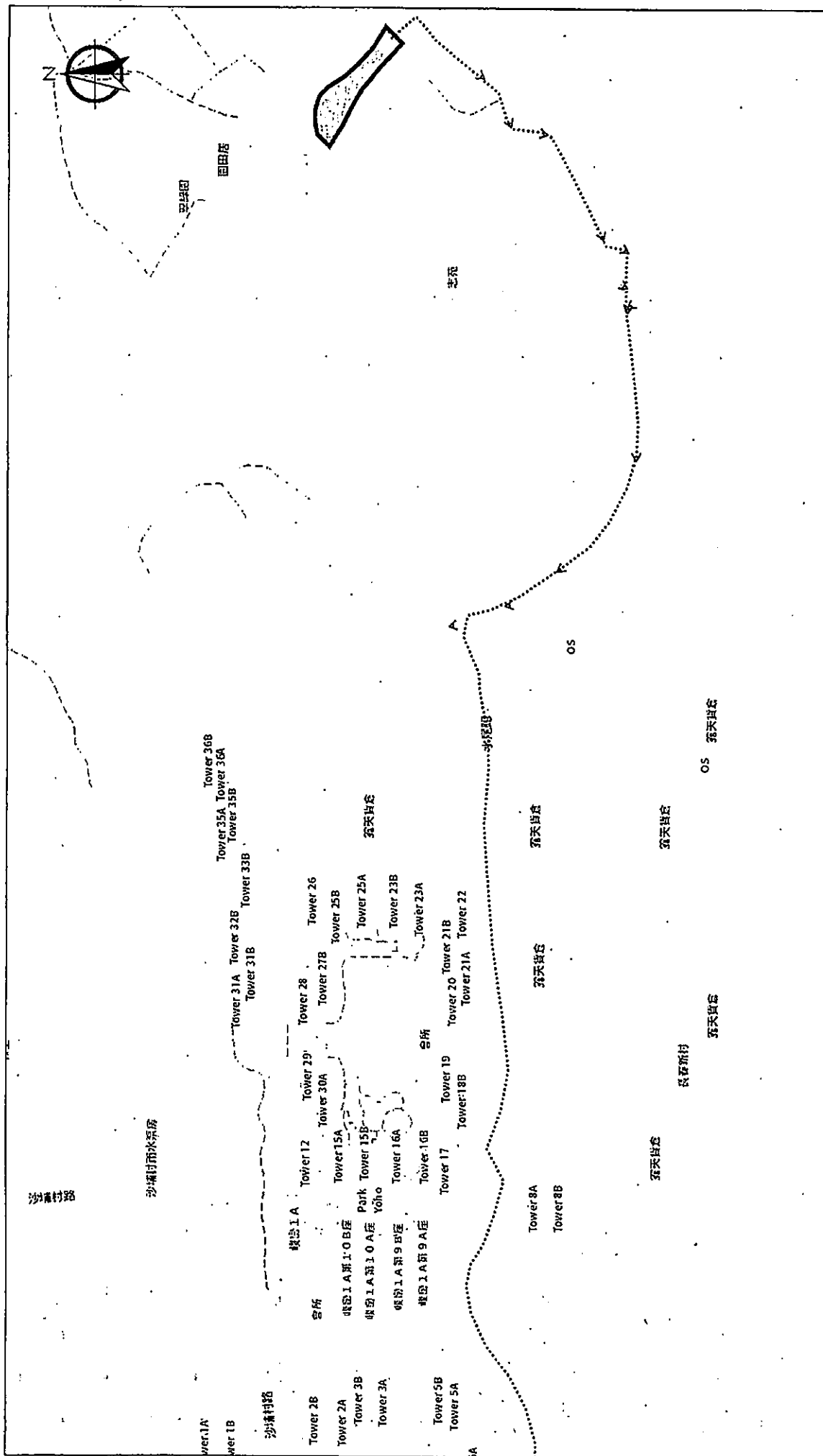
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For Identification Only

Drawing No.:

2-01



<p>Appendix 3</p> <p>Existing Vehicular Access</p>		<p>Location: D.D. 107 Lot 1456</p> <p>OZP: S/YL-KTN/10</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>		<p>Project:</p> <p>Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/Sports Training Ground) for a Period of 3 Years and Filling of Land</p>		<p>Width of Shui Mei Road: 3-6m (About)</p> <p>Map Legend:</p> <p>..... Road Path</p> <p>----- Site Boundary</p> <p>△ Viewing Points</p>		<p>Captured from map.gov.hk on 14th July 2021</p>		<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 15/02/2023</p>	
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規劃署及城市規劃委員會：

有關對規劃署 A/YL-KTN/895 的疑問

收悉規劃署對 A/YL-KTN/895 申請的疑問，本人現書面回覆：

本申請範圍只會平整少量土地，平整面積為約 492.6 平方米，全個平整面積已完成工程，不需再進行相關工程，平整範圍請參考 Appendix 6。填土的高度及地型已依照地型進行，沒有改變舊有的地型。厚度會由大約 mPD+6.8 提高最多至大約 mPD+7.1，沒有超出申請的厚度。

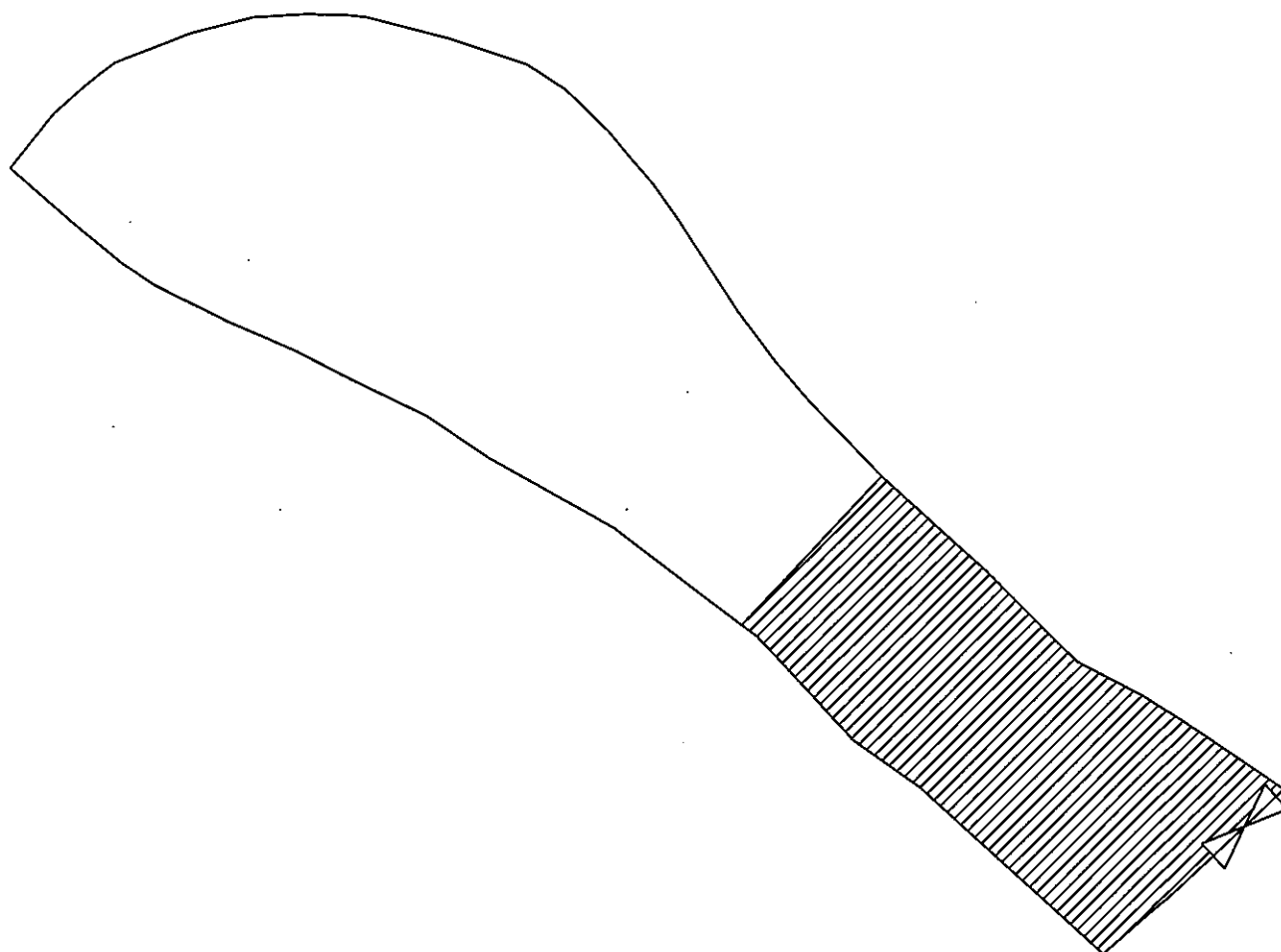
申請地點內的平整的範圍會使用混凝土作面層。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道。再者，申請地點中的構築物能向使用者提供空間遮陰擋雨。有見及此，本人希望能申請大約百分之二十九點四作平整範圍，本申請已將平整的範圍及大小減至營運所需最小，望 貴署諒解。

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

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧錦承

二零二三年二月二十四日



*The mPD of the Paved Area will be increased by not more than 0.3m.

Legend:

- ⌵ Ingress/egress (Width: About 6m)
- Non-Paved Area (With Soil)
- ▨ Paved Area (With Concrete)

Total Site Area: 1,677.6m² (About)

Paved Area Ratio

Non-Paved Area: 1,185m² (70.6%)(About)

Paved Area: 492.6m² (29.4%)(About)

Appendix 6

Location: DD 107 Lot 1456
App. No.: A/YL-KTN/

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 15 February 2023

Paved Area

平整位置

臨時康體文娛場所
(室外健體中心/體育訓練場)(為期3年)
及填土工程

Temporary Place of Recreation, Sports or Culture
(Outdoor Fitness Centre/Sports Training Ground)
for a Period of 3 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

6-01

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/895 的疑問

收悉 貴署對 A/YL-KTN/895 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
08:00-09:00	0-1
09:00-10:00	0-3
10:00-11:00	0-3
11:00-12:00	0-3
12:00-13:00	0-3
13:00-14:00	0-3
14:00-15:00	0-3
15:00-16:00	0-3
16:00-17:00	0-3
17:00-18:00	0-3
18:00-19:00	0-1
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為水尾村路大約的車流量^：

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛

08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2023 年 1 月 10 日統計。

本申請會建議計劃進入本申請地點的人士使用青山公路 - 潭尾段，轉到水尾路，再轉到郊區小徑前往申請地點。此路段亦都未出現過多車的情況，所以建議駕車人士使用長春新村的路段。再者，本申請的車流量少，相信不會對附近交通造成負面影響。

水尾路的闊度上大多數能足夠讓兩輛平排通過，青山公路潭尾段闊 20 米，途經的水尾路最少為 3.5 米闊，最闊為約 6 米，沿途設有避車處。而郊區小徑最少為 3.5 米，最闊為約 6 米，沿途亦設有避車處闊。私家車有足夠位置通過及進行調動，進入申請地點沿路的相片，請參考文件尾端，而沿途觀察位置請參考 Appendix 3。有見及此，本申請不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。

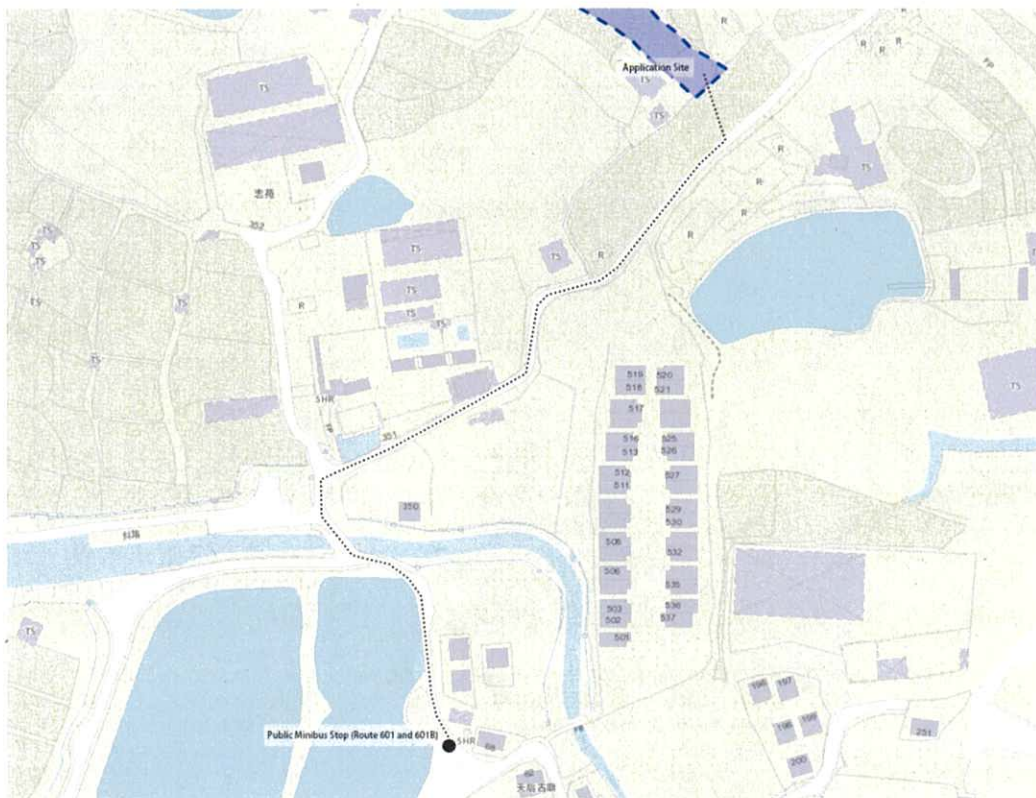
申請地點已有一個約 6 米闊的出入口在申請地點的東南面，位置請參考 Appendix 2。

為了方便參與人士及員工前往本申請地點，現申請三個私家車停車位置。計劃駕車到本申請地點的參與人士只能透過電話通知及預約使用有關停車

位，並不接受未有預先通知員工的駕駛人士以車輛進入申請地點。當預先知道車位會泊滿時，會建議有關參與人士使用公共交通工具。

在申請地點內有一個直徑約 10 米的圓形空間作調動空間，足夠位置讓車輛進行調動，有關位置及空間請參 Appendix 2。由於申請地點內有足夠的空間，進出本申請地點的車輛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，以免影響附近道路。

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為綠色專線小巴 601 及 601B 號，位置請參考下圖。



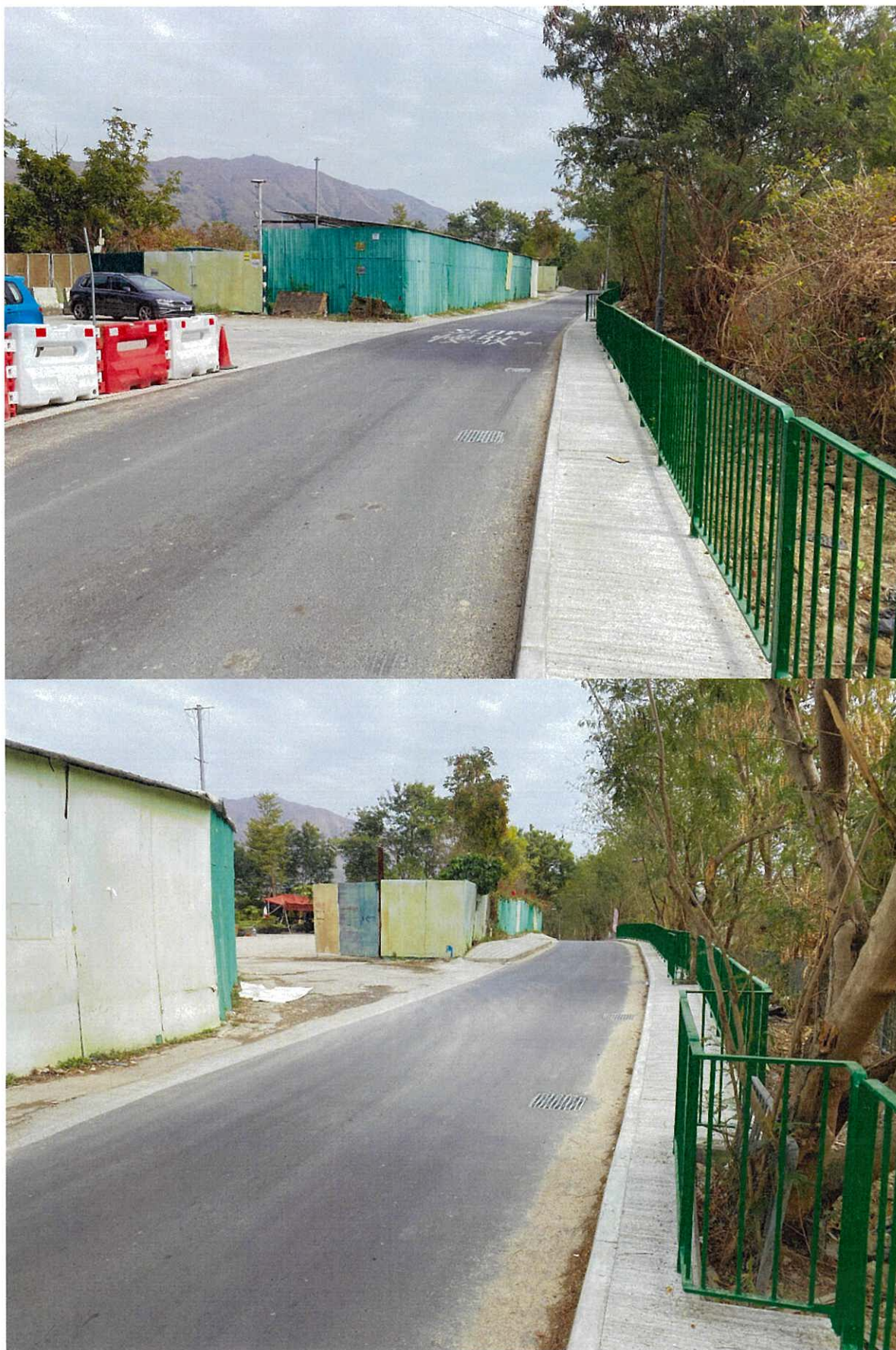
本人了解位於青山公路－潭尾段至申請地點之間的道路不是由貴署管理。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧錦承

二零二三年四月四日

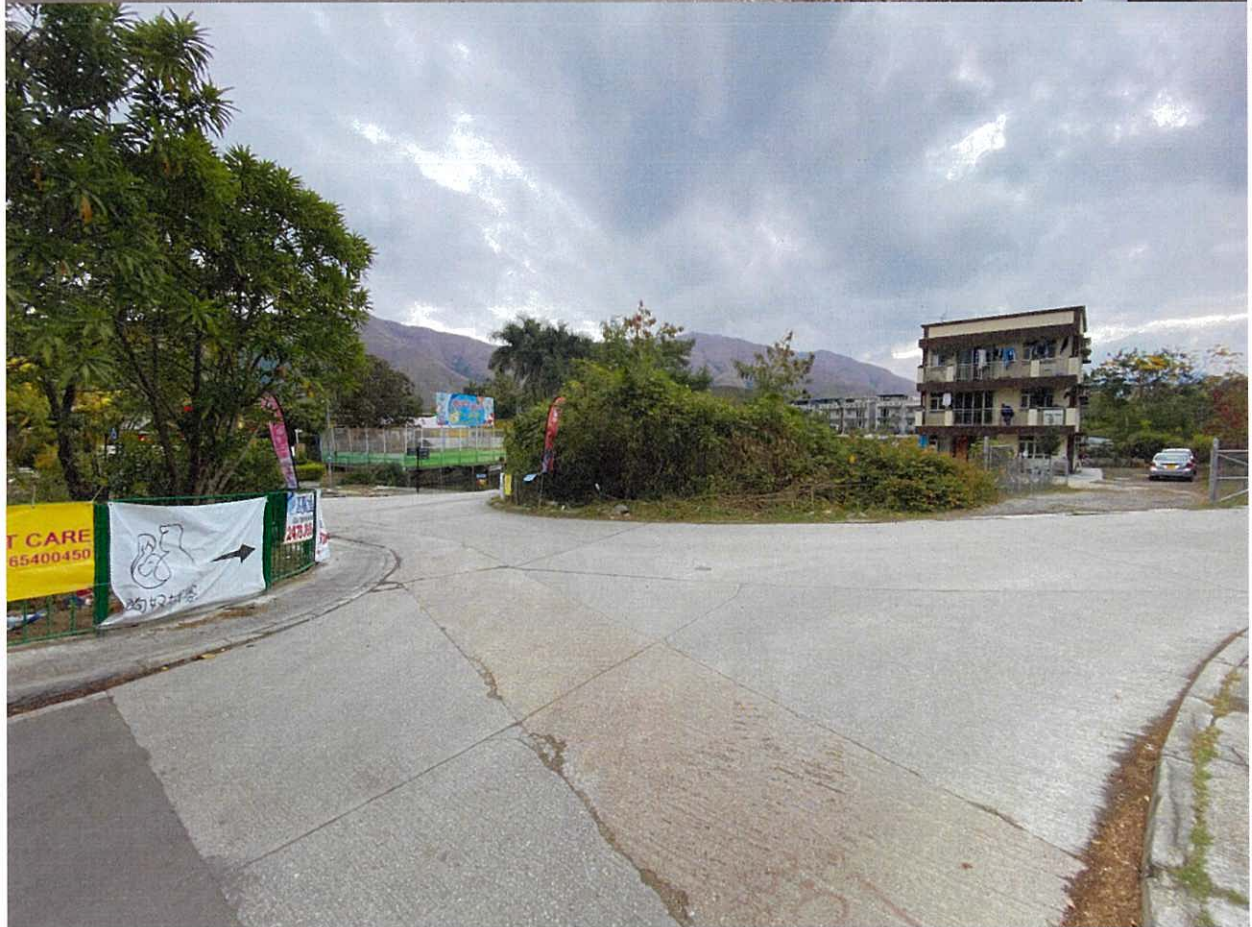
以下為水尾路至申請地點的路段：

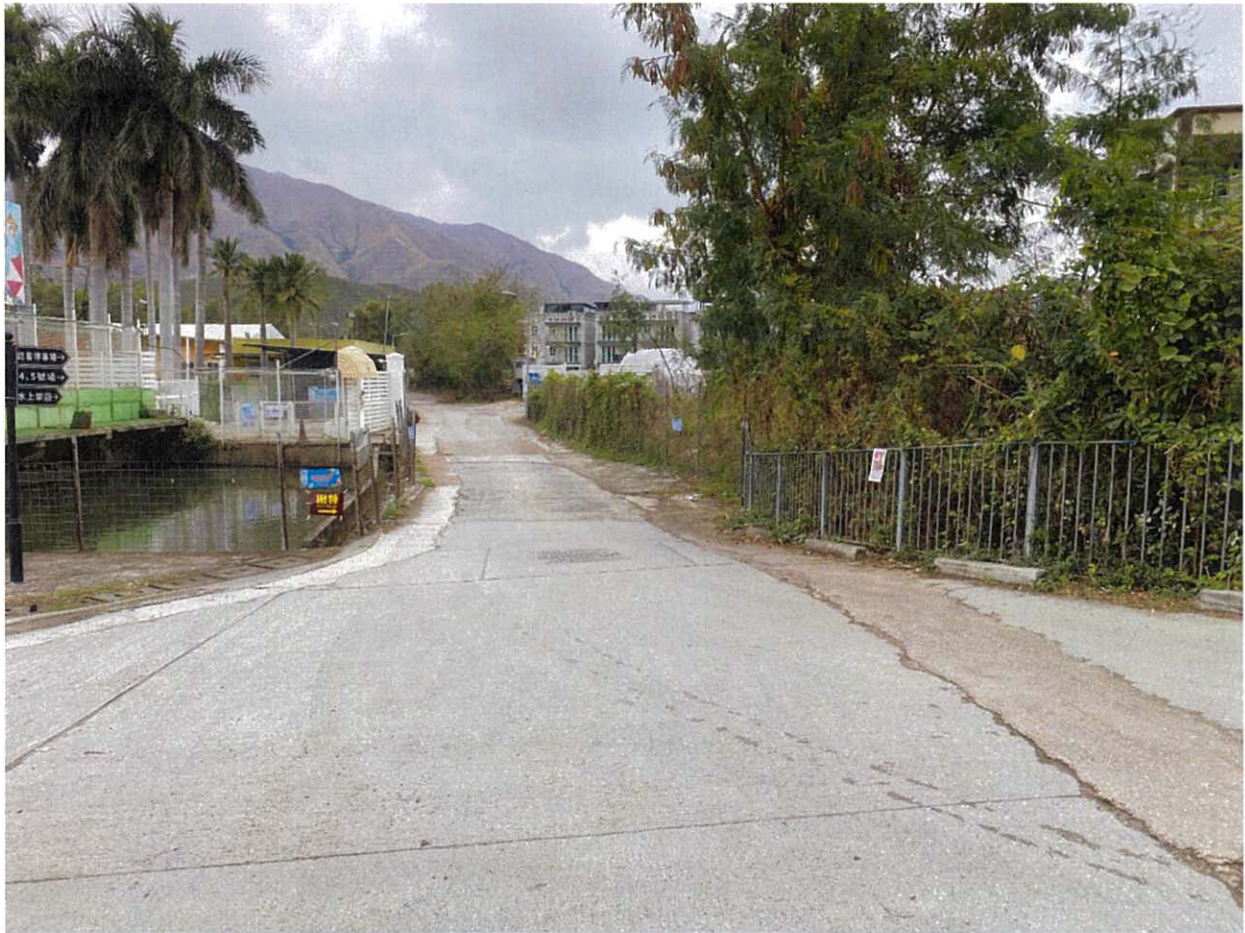


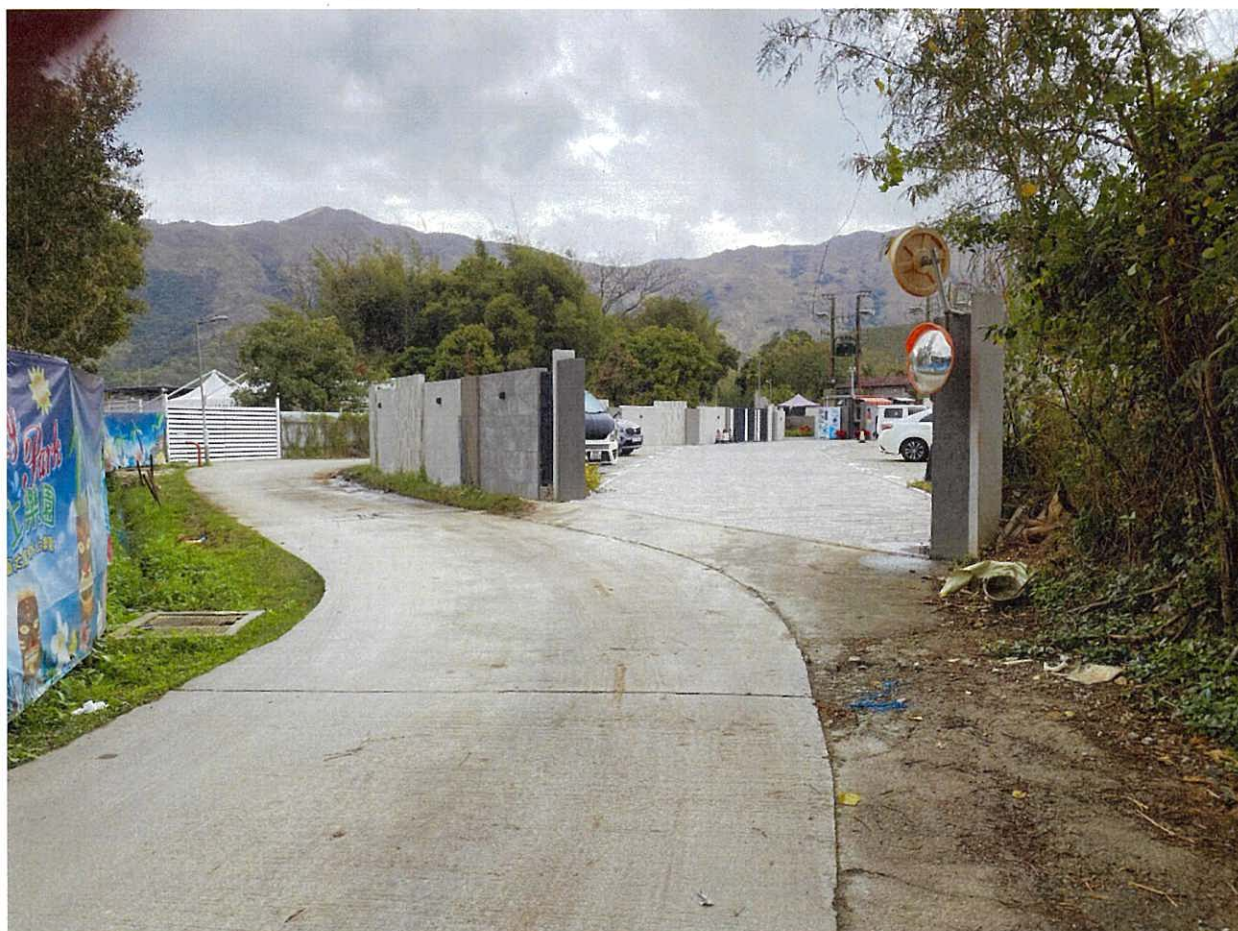




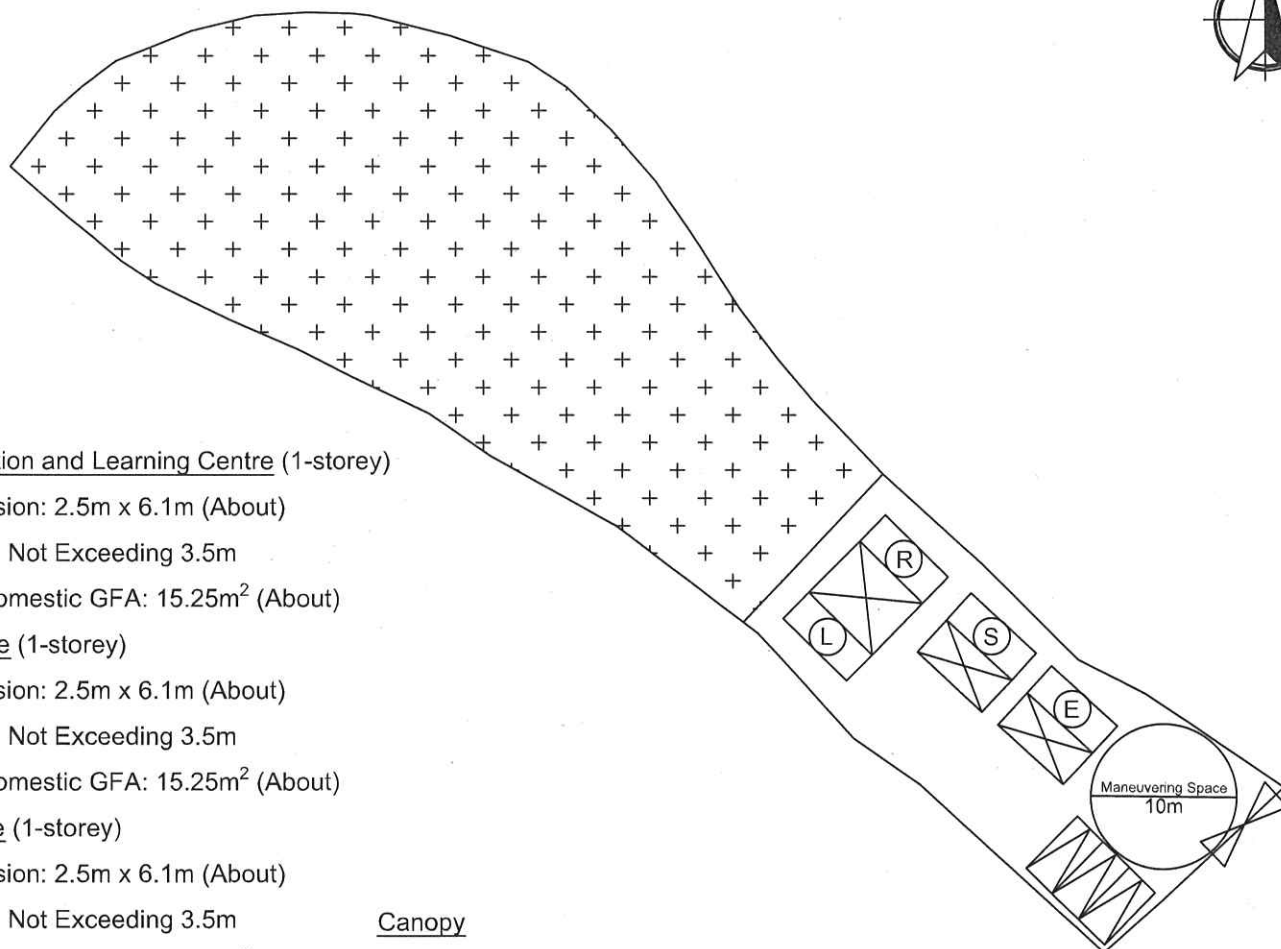












Reception and Learning Centre (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Storage (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Lounge (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Electric Meter Room (1-storey)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 15.25m² (About)

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 3

Canopy

Dimension: 5m x 6.1m (About)

Height: Not Exceeding 3.5m

Non-Domestic GFA: 30.5m² (About)

Canopy (2)

Dimension: 3m x 6.1m (About)

Height: Not Exceeding 3.5m

Unit(s): 2

Non-Domestic GFA: 36.6m² (About)

Legend:

⊞ Ingress/egress (Width: About 6m)

□ Proposed Structures

⊞ Private Car Parking Space

⊞ Canopy

⊞ Fitness/Sports Training Area

(R) Reception and Learning Centre

(L) Lounge

(E) Electric Meter Room

(S) Storage

Total Site Area: 1,677.6m² (About)

Covered Area: 128.1m² (About)

Uncovered Area: 1,549.5m² (About)

Paved Area Ratio

Fitness/Sports Training Area:

1,185m² (70.6%)(About)

Paved Area: 492.6m² (29.4%)(About)

Appendix 2

Location: DD 107 Lot 1456

App. No.: A/YL-KTN/

OZP: S/YL-KTN/10

District: Kam Tin North

Zoning: Agriculture

Date: 15 February 2023

Proposed Layout Plan

擬議佈局平面圖

臨時康體文娛場所
(室外健體中心/體育訓練場)(為期3年)
及填土工程

Temporary Place of Recreation, Sports or Culture
(Outdoor Fitness Centre/Sports Training Ground)
for a Period of 3 Years and Filling of Land

SCALE

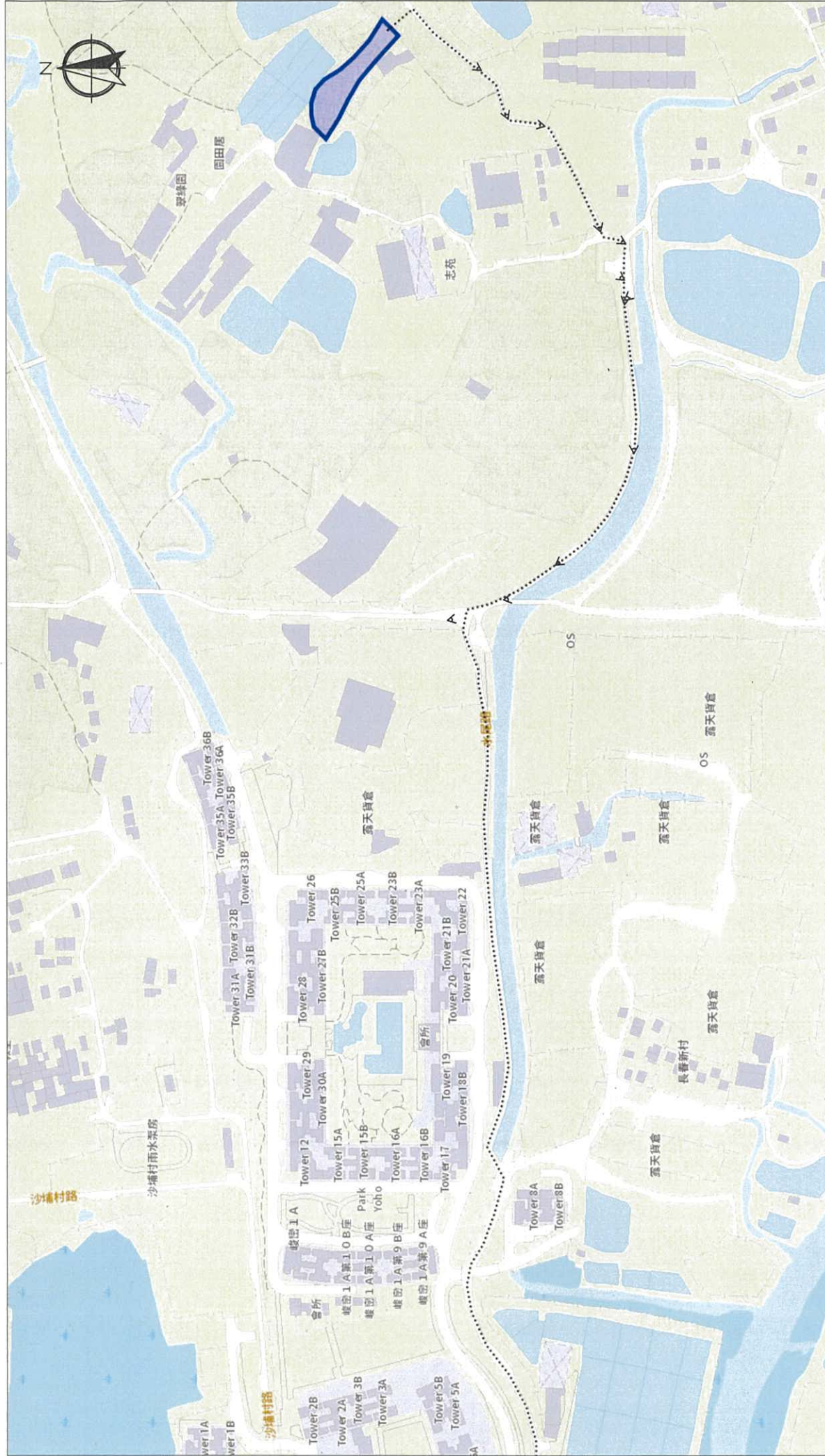
1:500

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 14th July 2021

Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1456 OZP: S/YL-KTN/10 District: Kam Tin North Zoning: Agriculture	Project: Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/Sports Training Ground) for a Period of 3 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: ●●●● Road Path — Site Boundary Viewing Points	Drawing No.: 3-01
				For Identification Only Date: 15/02/2023

Previous s.16 Applications

Approved Applications

Application No.	Use / Development	Date of Consideration
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]
A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.9.2021

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the Site comprises Old Scheduled Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- within the Site, Lot 1456 in D.D. 107 is currently covered by Short Term Waiver (STW) No. 5244 to permit structures erected thereon for the purpose of "Temporary Place of Recreation, Sports or Culture (Hobby Farm)".

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. Drainage

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

- no objection in-principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions requiring (i) the submission of a drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction the Director of Drainage Services or of the Town Planning Board should be included.

4. Fire Safety

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

- no objection in-principle to the application subject to fire service installations being provided to the satisfaction of his department.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

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

6. **Landscape**

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

- no objection to the application from the landscape planning perspective;
- the Site is located in a rural landscape character comprising of farmlands, vacant lands, temporary structures, village houses, ponds, scattered tree groups. The proposed use is not incompatible to the surrounding landscape setting of the area; and
- the Site is partly covered by lawn and partly hard paved with some temporary structures. Outdoor fitness / sports training facilities are observed. No existing trees are observed within the Site. Significant adverse landscape impact arising from the proposed use is not anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO); and
- detailed checking under the 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 adverse comment on the application.

9. **Electrical and Mechanical Matters**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no comment on the application.

10. District Officer's Comments

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

- his office has not received any locals' comment on the application and he has no comment on the application.

11. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the permission is given to the development under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should the application be approved, 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 of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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 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. The land status of the local access road should be checked with 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - Shui Mei Road is not maintained by HyD;
 - 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 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;

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

- proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a refreshment kiosk etc), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
- proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

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

- in consideration of the design/nature of the application, fire service installations (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. In addition, the applicant should also be advised on the following:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - 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 building plan submission stage;
 - 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 the 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 application site under the BO; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-KTN/895 DD 107 Shui Mei Tsuen
19/03/2023 03:37

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

Dear TPB Members,

So despite the agreement of members on 6 Aug 2021 that the lax approach to fulfillment of conditions should be addressed, the Minutes of 10 Sept 2021

"Whilst the last planning approval was revoked due to non-compliance with approval conditions, relevant government departments had no objection to the application with the submitted proposals. As such, sympathetic consideration might be given to the application"

Members had no question on the application.

And once again **CONDITIONS WERE NOT FULFILLED**

So the applicant to justify further approval is now touting the land use as "Outdoor Fitness Centre / Sports Training Ground". No indication as to what kind of sports, provision of toilets, showers, drainage, accessibility to a remote location, etc.

Members of the public have a right to question the integrity of the board if this application is approved without any questions being raised, in particular what business is actually being carried out at the site.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 14 August 2021 3:59 AM CST
Subject: A/YL-KTN/782 DD 107 Shui Mei Tsuen

Dear TPB Members,

After **NINE** Extensions of Time the application was revoked.....**THREE YEARS LATER**. A number of conditions were not met, landscape, drainage and fire.

On 6 August members agreed to tighten up the extremely lax approach to conditions.

The board should now send out a strong message that the gravy train days are

over, going forward conditions will have to be implemented and in a limited time frame.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, October 5, 2018 3:01:33 AM
Subject: A/YL-KTN/630 DD 107 Shui Mei Tsuen
A/YL-KTN/630
Lot 1456 in D.D. 107, Shui Mei Tsuen, Kam Tin
Site area : 1,677.6m²
Zoning : "Agriculture"
Applied Development : Hobby Farm / 3 Vehicle Parking

Dear TPB Members,

Can Ag & Fish provide data on how many 'Hobby Farms' there are in the district and how many are genuine as opposed to fake applications to legitimize ongoing brownfield use?

'Hobby Farm' is the poster child for all sorts of activities that were previously called Open Storage. Now that this is synonymous with Brownfield, the hobby farm tag is being trotted out.

Recently a report was issued by The Hong Kong Bird Watching Society detailing the damage being done to agricultural land by fake hobby farms and clandestine camping grounds.

<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Moreover these fake farms are depriving genuine farmers of access to agriculture land that could be used for genuine production of fresh produce for the local market.

Members should reject application.

Mary Mulvihill