

This document is received on 24 JAN 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2400175 16/1 by hand

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	A17L-K7N/984.
	Date Received 收到日期	24 JAN 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 樓及新界沙田上禾輋路 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)

青陽四季有限公司 Ching Yeung (Four Seasons) Limited

### 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)

Allgain Land Planning Limited 全堅土地規劃有限公司

### 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)	元朗錦田丈量約份第110約地段第130號餘段 和毗連政府土地  Lot 130 RP in D.D.110 and Adjoining Government Land, 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 ..... 610 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 238 ..... 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)	..... 165 ..... 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No.S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(丙類)2」 "Residential (Group C) 2"
(f) Current use(s) 現時用途	現時是空置的  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 28/12/2023 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 15/01/2024 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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 Private Club for a Period of 3 Years 擬議臨時私人會所 (為期3年)  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	467 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	143 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	238 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	238 .....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) 構築物1：多功能房及會議室，兩層高，每層面積約95平方米，總面積約190平方米，高度不多於8米。 構築物2：辦公室及儲物室，1層高，面積約40平方米，高度不多於5米。 構築物3：流動洗手間，1層高，面積約8平方米，高度不多於3米。	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	2 .....
Motorcycle Parking Spaces 電單車車位	0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	0 .....
Coach Spaces 旅遊巴車位	0 .....
Light Goods Vehicle Spaces 輕型貨車車位	0 .....
Medium Goods Vehicle Spaces 中型貨車車位	0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....

## Proposed operating hours 擬議營運時間

營業時間為星期一至星期日上午九時至下午十時，包括公眾假期。

(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)) 從錦泰路轉入
	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)

(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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b>	
<b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節



**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

Ms Hermose Chong

Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of  
代表

Allgain Land Planning Limited

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

Date 日期

15/01/2024

(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110約地段第130號餘段和毗連政府土地 Lot 130 RP in D.D.110 and Adjoining Government Land, Kam Tin, Yuen Long
Site area 地盤面積	610 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 165 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No.S/YL-KTN/11
Zoning 地帶	「住宅(丙類)2」 "Residential (Group C) 2"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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 Private Club for a Period of 3 Years 擬議臨時私人會所 (為期3年)

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	238 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
		8 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	23.4 % <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		2
	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/>		2 0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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/>		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> Site Plan, Location Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> 預計私家車進出流量報告		
<hr/>		
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。

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

元朗錦田丈量約份第 110 約地段第 130 號餘段和毗連政府土地

擬議臨時私人會所 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗錦田丈量約份第 110 約地段第 130 號餘段和毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時私人會所。
2. 申請地點位於元朗錦田錦泰路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「住宅(丙類)2」用途。
3. 申請地盤面積為約 610 平方米，私家地佔 445 平方米、政府地佔 165 平方米，上蓋面積約 143 平方米，露天地方面積為 467 平方米，上蓋覆蓋率為 23.4%。
4. 申請地點將設有 3 個構築物，用途及面積請參考申請表格。
5. 申請地點涉及 2 個私家車停車位，只供訪客使用。
6. 申請地點可從錦田錦泰路前往，擬議發展的營業時間為星期一至星期日上午九時至下午十時，包括公眾假期。
7. 申請地點的 Outdoor Area，主要是戶外活動地方，會臨時擺放戶外桌椅。
8. 會所的營運方式是預約制，訪客必須經電話預約才能前來。



## 申請原因

1. 申請地點是「住宅(丙類)2」地帶，而擬議用途為私人會所，申請用途屬「住宅(丙類)2」的「第二欄用途」，所以申請人需向城規會遞交規劃申請。
2. 申請用途為「私人會所」，與「住宅(丙類)2」規劃意向相符，周邊設有大量屋苑（四季雅苑、四季名園、石崗新村及彭家村等）及民居，擬議用途和周邊環境十分協調，服務周邊居民。
3. 申請地點（私家地段部份）現時已設有圍牆，但形狀相對不規則，申請人有意租用私家地段的部份政府土地，令到擬議發展有良好的佈局。
4. 擬議發展只是臨時三年的性質，城市規劃委員會曾批准過相同用途（參考規劃申請編號：A/HSK/202、A/HSK/409、A/YL-PH/904 等），因此申請人懇請城市規劃委員會對本申請作出相同的對待。
5. 申請用途不會破壞土地上的花草一木，現時申請地點已平整好。
6. 擬議的構築物會用臨時貨櫃組裝，不會有大型基建工程，會預先預制好貨櫃然後擺放在申請地點上。
7. 申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 110 約地段第 130 號餘段和毗連政府土地作為期不超過三年的擬議臨時私人會所。



# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及一個私家地段(佔445平方米)及政府土地(佔165平方米)。擬議發展涉及3個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書及短期租約。

## 2. 擬議發展的入口

申請地點可從錦田錦泰路前往，入口設有約4米闊的大閘讓車輛駛進動申請地點。

## 3. 擬議發展的交通安排

- 申請用途只提供2個私家車停泊車位。
- 擬議的私人會所採用預約模式運作，客人需要提前在網上或電話預約才能前往申請地點，也需預先致電確保預約時段內是否有空置停車位。
- 申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

## 4. 空氣方面

申請地點是臨時私人會所，不會對空氣造成污染。

## 5. 噪音方面

申請人不會在申請地點使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。

## 6. 排污方面

申請用途涉及一個流動洗手間，申請地點不會興建任何化糞池，申請人會租用流動洗手間供客人和職員使用，並安排清潔公司每星期前來清潔 1-2 次，以確保衛生。



## 7. 渠務方面

申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

## 8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 110 約地段第 130 號餘段和毗連政府土地作為期不超過三年的擬議臨時私人會所。

# 規劃申請 A/YL-KTN/984

## 補充資料

擬議申請是私人會所（指任何會所、公司、合股人或團體用作康樂和社交用途的處所），擬議申請將會給非牟利機構：香港莊子文化研究會及莊子文化基金有限公司（商業登記號碼：74077794）作為私人會所，主要用作康樂和社交場所。

截至 2023 年，香港莊子文化研究會的會員數量約 300 人，擬議申請的會所作為一個康樂場地，舉辦各式各樣的活動（交流活動、講座及座談會等）供會員參加，認識莊子文化。周邊的市民如想參加研究會舉辦的活動，他們可申請入會，成為會員後，即可報名出席各種活動。

香港莊子文化研究會認為申請地點鄰近錦上路，地點幽靜，附近都是住宅，並非露天貨倉或回收中心等厭惡行業，空氣清新，旺中帶靜，步行到巴士站也只需 6 分鐘的路程，交通方便，又有室外空地，可舉行多樣性的活動（不局限室內活動，也可室外的活動），所以認為申請地點合適作為莊子文化研究會的會所。

### 香港莊子文化研究會簡介

香港莊子文化研究會於二零一二年五月在香港成功註冊成為非牟利文化團體，並本著團結香港願意弘揚莊子文化的社會團體及人士，促進香港及海內外莊子文化的學術與交流，培養香港人士加深瞭解莊子文化為宗旨，以「弘揚莊子文化，傳承民族精神」為己任，配合「實而不華」和「共贏方式」的理念，先後以贈送《莊子》相關書籍超四萬冊，舉辦及協辦莊子講座及課程，撰寫學術論文。

本會同時收藏及修復《莊子》古籍。於二零一八年起與莊嚴文化藝術會聯合舉辦莊嚴文化藝術展五次，將莊子文化推廣至菲律賓及馬來西亞。本會注重藝術文化推廣，更邀請多位文化及藝術界朋友創作莊子文化作品。二零二一年獲香港立法會選舉委員會功能界別：體育、演藝、文化及出版界代表之一。同年莊偉祥會長代表本會獲今日華人出版社舉辦的二零二一年度「傑出人物」獎。於二零二一至二二年舉辦莊子文化之旅，推廣莊子文化及尋找當今莊子思想的代表人物。

本會成立至今十年，一直以【弘揚莊子文化，傳承民族精神】為本會使命，期待未來的十年，得到大家的鼎力支持，讓更多人認識，了解及應用《莊子》。

根據香港莊子文化研究會公司章程內容，機構的宗旨為：

- (1) 為促進文化教育，透過支持及贊助在教育、文化、藝術等方面以弘揚莊子文化為目的之活動；
- (2) 為促進文化教育，資助學校及機構等就莊子文化開辦講座、印發莊子書籍及製作莊子作品為目的之活動；
- (3) 為促進文化教育，資助或舉行莊子文化藝術作品展覽，讓大眾認識及了解莊子文化藝術為目的之活動；
- (4) 為促進文化教育，資助機構培訓有興趣人士研究莊子文化，致力弘揚莊子文化為目的之活動；
- (5) 為促進文化教育，資助或舉辦莊子文化藝術交流考察團為目的之活動；
- (6) 為促進文化教育，透過舉行或資助舉辦講座、交流團、工作坊等向青少年推廣莊子文化，以弘揚傳統中國文化為目的之活動。



# 平面圖說明

擬議申請設置 3 個建築物，附件 1 為建築物的詳細平面圖。

## 構築物 1

### 多功能房及會議室 Multi-function Room and Conference Room

香港莊子文化研究會會在構築物 1 內舉行室內各種活動供會員參加，包括但不限於開辦講座、舉辦莊子文化藝術作品展覽、舉辦莊子研討會、舉辦新書發佈會、莊子文化交流工作坊等活動，讓各會員認識及了解莊子文化藝術，弘揚莊子優秀文化，推廣古學今用、傳承中華民族精神。

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## 構築物 2

### 辦公室及儲物室

香港莊子文化研究會的辦公室和儲物室，主要用作日常辦公用途及儲存物資，包括與莊子文化有關的書本/莊子文化畫冊等，以及舉辦戶外活動時用的遮雨蓬等物資。

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## 構築物 3

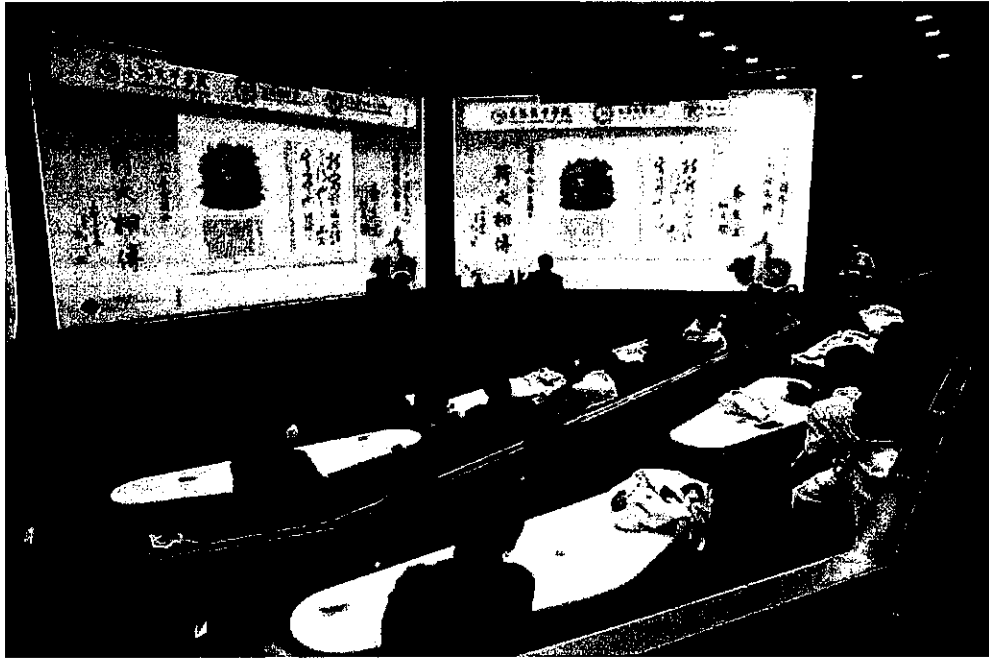
### 流動洗手間

申請場地會提供一個流動洗手間給出席香港莊子文化研究會活動的會員及各職員使用。

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## 空地範圍

當舉辦莊子文化藝術作品展覽、舉辦莊子文化交流工作坊時，申請人預計會有一定數量的會員前來參加（視乎活動規模，將會按照時段分流訪客），空地部份範圍就可以用作給各會員進行休息和進行文化交流，申請人會設置戶外椅子和桌子供各會員使用。



開辦講座及交流會



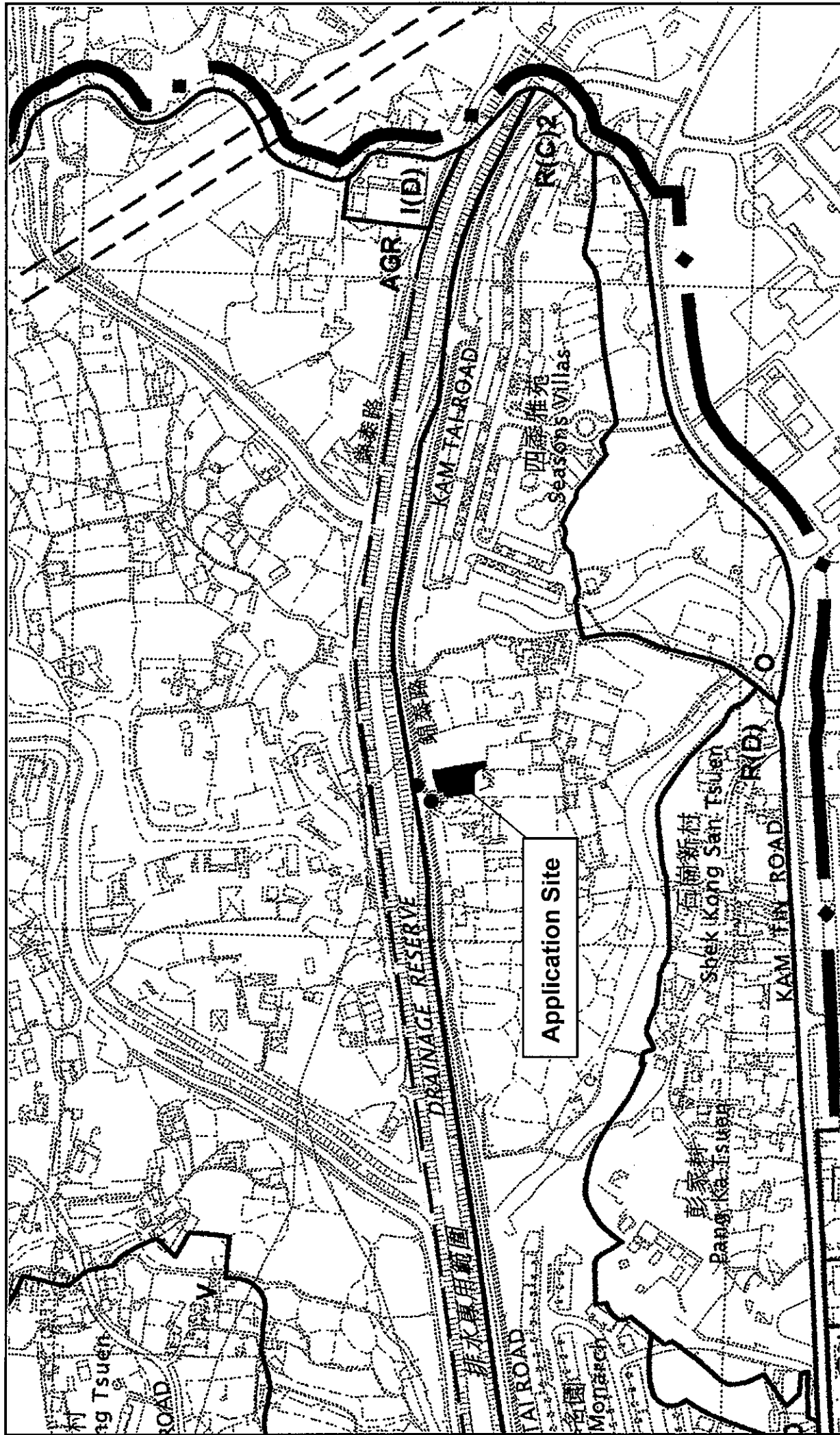
舉辦莊子研討會議

根據城市規劃條例第 16 條作出規劃許可申請  
擬在元朗錦田丈量約份第 110 約地段第 130 號餘段和毗連政府土地  
作為期三年的臨時私人會所

預計私家車進出流量報告  
( 星期一至星期日及公眾假期 )

時間	進入 ( 輛 )	離開 ( 輛 )
9 : 00 – 10 : 00	0	0
10 : 00 – 11 : 00	1	0
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
18 : 00 – 19 : 00	0	0
19 : 00 – 20 : 00	0	0
20 : 00 – 21 : 00	0	1
21 : 00 – 22 : 00	0	0
合計(輛)	2	2

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

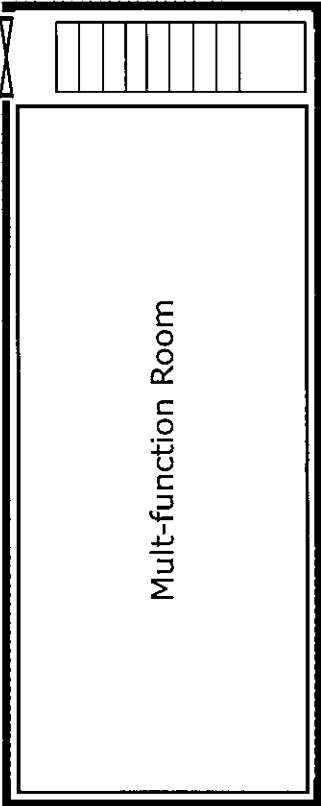


<div data-bbox="1295 1966 1532 2170" data-label="Page-Header"> <div>全堅土地規劃</div> </div>	<div data-bbox="1295 1128 1532 1966" data-label="Text"> <div>Project 項目名稱</div> <div>Proposed Temporary Private Club for a Period of 3 Years at Lot 130 RP in D.D.110 and Adjoining Government Land , Kam Tin, Yuen Long</div> </div>	<div data-bbox="1295 741 1532 1128" data-label="Text"> <div>Drawing Title 圖紙標題</div> <div>Location Plan</div> </div>	<div data-bbox="1295 82 1532 741" data-label="Text"> <div>Remarks 備註</div> <div> <div>●●● Vehicular access leading from Kam Tai Road</div> </div> </div>
		<div data-bbox="1295 741 1532 1128" data-label="Text"> <div>Drawing No. 圖號</div> <div>20240112</div> </div>	

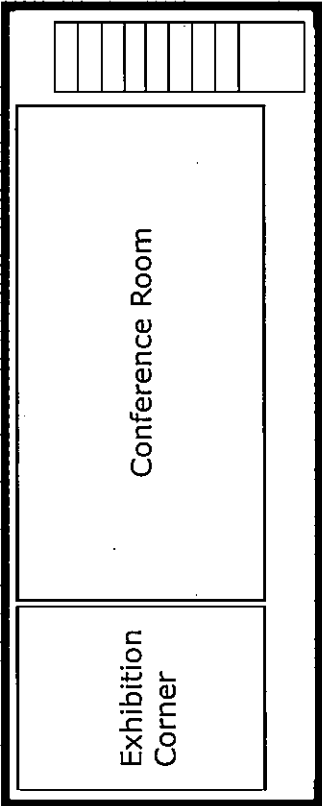


**Structure 1** (Metal and Glass)  
Main Structure  
Multi-function Room and Conference Room  
GFA: 190m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 8m

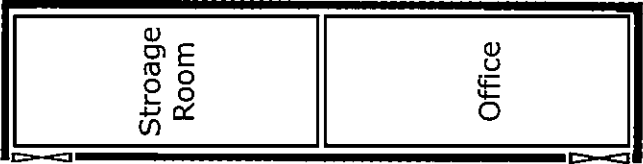
**Ground Floor**



**1st Floor**



**Structure 2** (Metal and Glass)  
Office and Storage room  
GFA: 40m<sup>2</sup>(About)  
No. of storey: 1  
Height: Not exceeding 5m



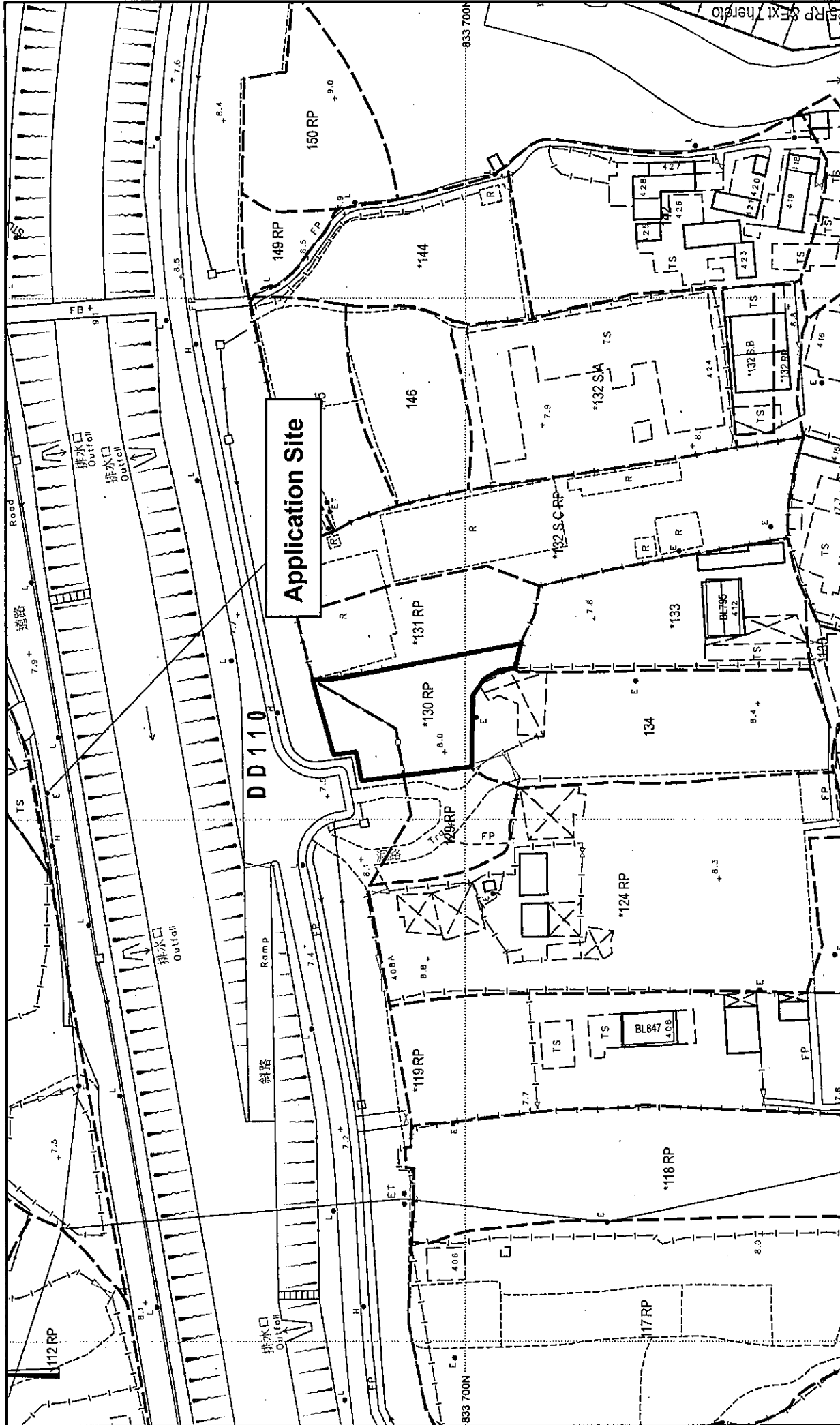
Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at  
Lot 130 RP in D.D.110 and Adjoining Government Land ,  
Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Floor Plan

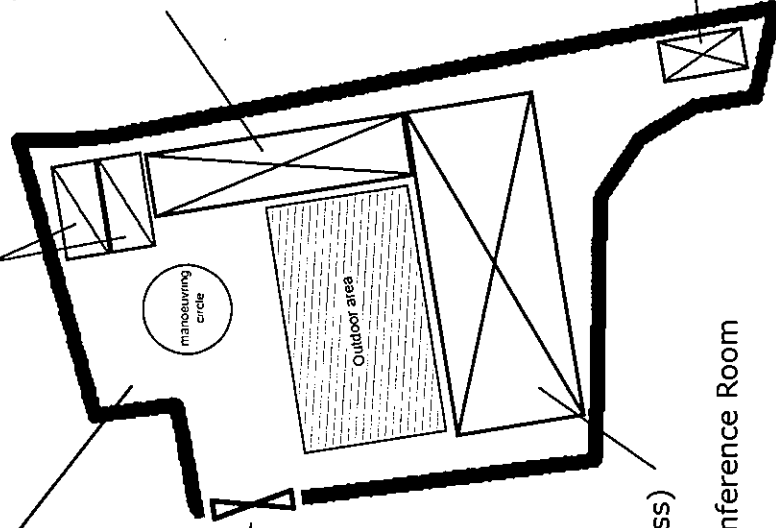
Remarks 備註:



Project 項目名稱: Proposed Temporary Private Club for a Period of 3 Years at Lot 130 RP in D.D.110 and Adjoining Government Land , Kam Tin, Yuen Long		Drawing Title 圖紙標題: Site Plan		Remarks 備註:	
全堅土地規劃		Drawing No. 圖號: 20240112			

Application Site

2 parking spaces of  
5m x 2.5m for  
private cars



**Structure 3**  
Portable Toilet  
GFA: 8m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 1 (Metal and Glass)**  
Main Structure  
Multi-function Room and Conference Room  
GFA: 190m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 8m

**Structure 2 (Metal and Glass)**  
Office and Storage room  
GFA: 40m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at  
Lot 130 RP in D.D.110 and Adjoining Government Land ,  
Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Layout Plan

Remarks 備註:

☒ Private car parking space

☒ Structure



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

寄件者:

寄件日期:

2024年03月04日星期一 9:40

收件者:

tpbpd/PLAND

副本:

主旨:

回覆: Departmental Comments- A/YL-KTN/984

附件:

附件1 : Swept Path.pdf; 附件2 : Layout Plan.pdf; 附件3.pdf; A\_YL-KTN\_984\_回應部門  
意見.pdf

類別:

Internet Email

城規會/規劃處:

有關規劃申請：A/YL-KTN/984，現附上申請人回應部門的意見，請查收。

如有什麼問題，請隨時和我聯絡。

謝謝。

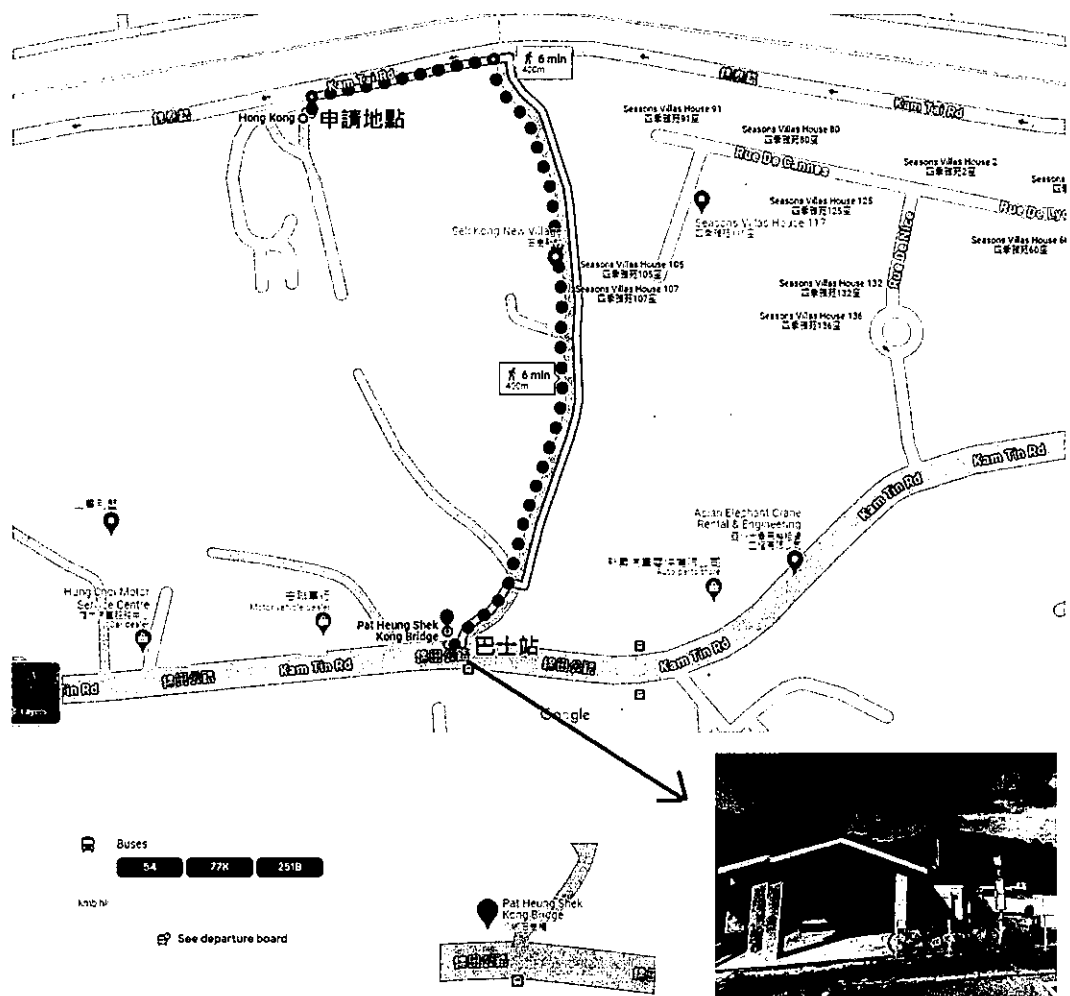
Ms Chong

## Planning Application No. A/YL-KTN/984

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Transport Department	
(a)	The applicant should demonstrate the smooth maneuvering of vehicles to / from Kam Tai Road, along the local access and within the site;	請看附件 1：Swept Path。
(b)	The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	請看附件 2：Layout Plan。 上面有顯示大門的出入口為 4 米。
(c)	The applicant should provide the routing between Kam Tai Road and the site;	請看附件 3。
(d)	The applicant should provide nearest public transport services and indicate on the layout plan;	請看附圖 1，從申請地點步行到最近的巴士站（八鄉石崗橋），約 6 分鐘的距離。
(e)	The applicant should note the local access between Kam Tai Road and the site is not managed by this Department.	申請人知悉。

### 附圖 1



## 申請人的申述

1. 申請人澄清不會在申請地點的室外地方使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。
2. 擬議申請的臨時私人會所，每次舉辦活動時，有意參加活動的會員都需預先報名，不接受現場 walk in，每次參加活動的會員人數上限為 30 名。





Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at  
Lot 130 RP in D.D.110 and Adjoining Government Land,  
Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Swept Path (In)

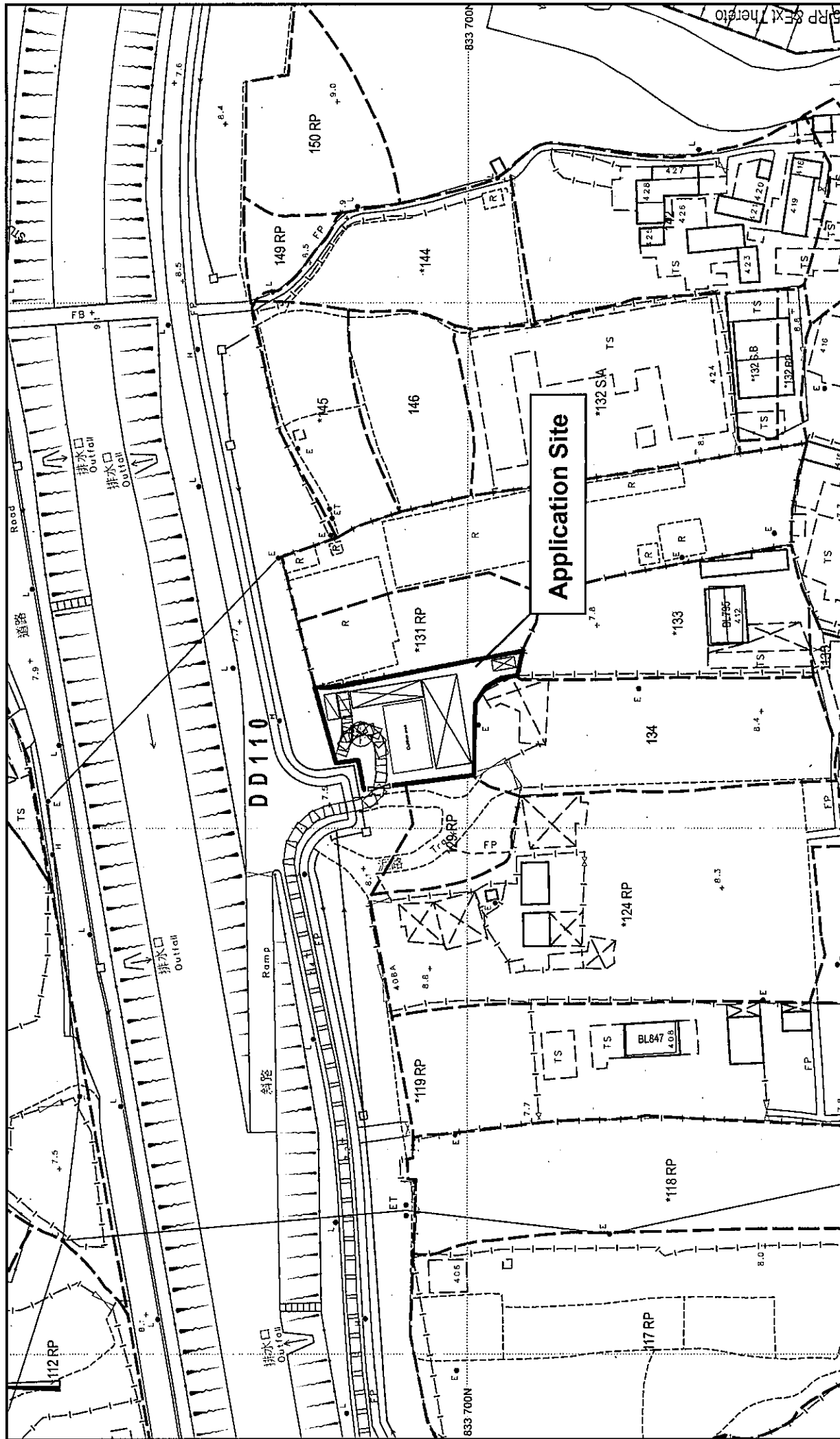
Remarks 備註:

- ☐ Private car In
- ☐ Private car Out

Drawing No. 圖號:

20240302





Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at  
Lot 130 RP in D.D.110 and Adjoining Government Land,  
Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Swept Path (Out)

Remarks 備註:

- ☐ Private car In
- ☐ Private car Out

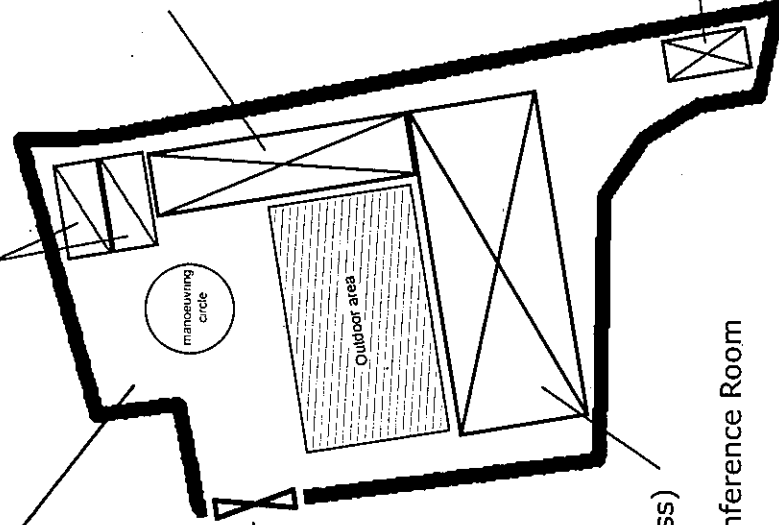
Drawing No. 圖號:

20240302



# Application Site

2 parking spaces of  
5m x 2.5m for  
private cars



**Structure 2 (Metal and Glass)**  
Office and Storage room  
GFA: 40m<sup>2</sup>(About)  
No. of storey: 1  
Height: Not exceeding 5m

**Structure 3**  
Portable Toilet  
GFA: 8m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 3m

**Structure 1 (Metal and Glass)**  
Main Structure  
Multi-function Room and Conference Room  
GFA: 190m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 8m

Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at  
Lot 130 RP in D.D.110 and Adjoining Government Land ,  
Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Layout Plan

Remarks 備註:

☒ Private car parking space

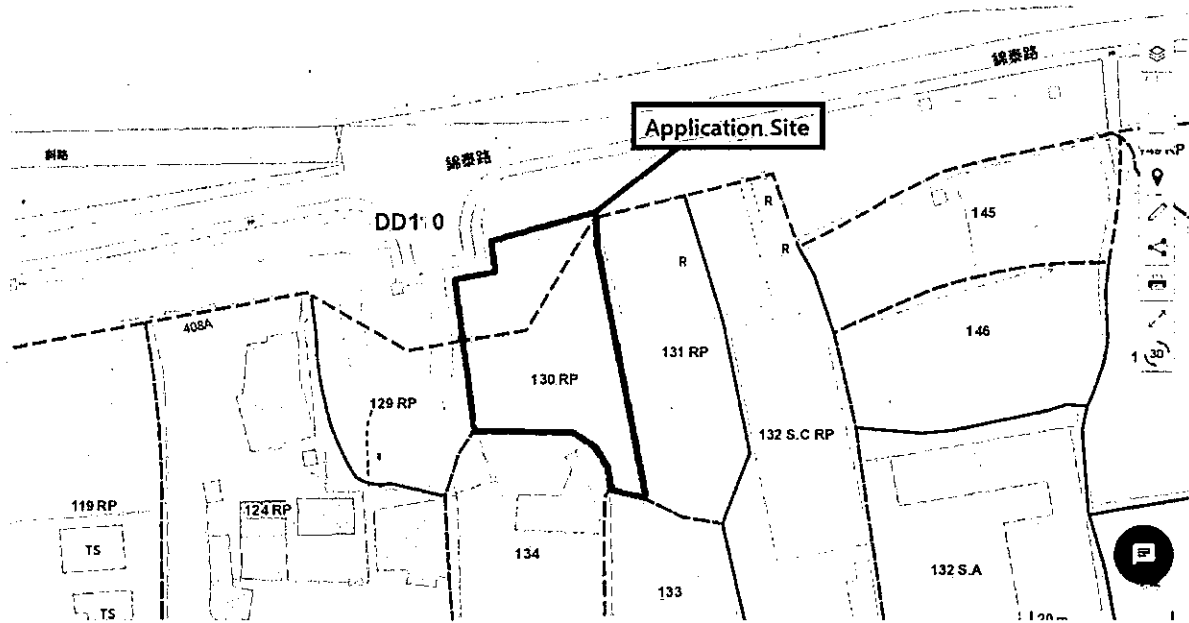
☒ Structure

Drawing No. 圖號:

20240112

全堅土地規劃

### 附件 3



Routing between Kam Tai Road and the application site



Site Photo for reference

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- no permission is given for occupation of Government land (GL) (about 165m<sup>2</sup>) as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28.

**2. Traffic**

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

- no adverse comment on the application from traffic engineering perspective subject to provision of run-in/out proposal at Kam Tai Road to the satisfaction of C for T and the Director of Highways.

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

- no adverse comment on the application from highways maintenance perspective;
- the Site is not maintained by HyD; and
- the proposed access arrangement of the Site should be commented and approved by the Transport Department.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the application from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department or of the Town Planning Board.

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection 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:

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

#### 6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- noting that the Site falls within the “Residential (Group C)2” zone and no tree felling would be involved in the proposed use, he has no comment on the application from nature conservation perspective.

#### 7. **Landscape Aspect**

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

- as the Site falls within “Residential (Group C)” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

#### 8. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application.

#### 9. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to 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 local's 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; and
- Director of Electrical and Mechanical Services.





**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the proposed use with other concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lots owner(s) will need to apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lot(s) and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Director of Fire Services that:
  - the applicant is advised on the following points:
    - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - (ii) the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans;
    - (iii) licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
  - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tai Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - no Food and Environmental Hygiene Department (FEHD)'s facilities will be affected;
  - proper licence / permit issued by his department is required if there is any food business/ catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the

public. Pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of “food business” does not include any club;

- proper licence issued by his 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 Place 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 PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
  - 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 such activities/operation, the applicant should arrange disposal properly at their own expenses;
- (f) 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 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - before any new building works (including containers/open sheds as temporary buildings) 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 (UBW) under the BO. An Authorised 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;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director of Environmental Protection that:
- to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;

- to avoid the use of public announcement system or any form of audio amplification system on the Site to minimise the potential noise nuisance on the surrounding area;
  - 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 the Environmental Protection Department (EPD)'s Practice Note for Professional Person PN 1/23 "Drainage Plan subject to Comment by the EPD" including completion of percolating test and certification by Authorised Person;
  - to meet the statutory requirements under relevant pollution control ordinance; and
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

