

2021年 4月 1 2日

A/4L

Appendix I

此文件在 收到・城市規劃委員會
只會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。

This document is received on 12 APR 2021
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. S16-1
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-FIS/887
	Date Received 收到日期	12 APR 2021

- 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)

孫志雄 SUEN Chi Hung

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)

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 3,610 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 515 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)*
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
26/03/2021 (DD/MM/YYYY)*
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 26/03/2021 (DD/MM/YYYY)*
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 515 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	 515 sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	 0.1	☒ About 約
Proposed site coverage 擬議上蓋面積	 14 %	☒ About 約
Proposed no. of blocks 擬議座數	 4	
Proposed no. of storeys of each block 每座建築物的擬議層數	 1 storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☐ exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上)	☐ About 約
	 3.5 m 米	☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION ROOM	163m ² (ABOUT)	163m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	REFRESHMENT KIOSK	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	RECEPTION, WASHROOM AND CHANGING ROOM	220m ² (ABOUT)	220m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	METER ROOM AND STORAGE OF FARM TOOLS	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		515m ² (ABOUT)	515m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION ROOM	163m ² (ABOUT)	163m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	REFRESHMENT KIOSK	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	RECEPTION, WASHROOM AND CHANGING ROOM	220m ² (ABOUT)	220m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	METER ROOM AND STORAGE OF FARM TOOLS	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		515m ² (ABOUT)	515m ² (ABOUT)	

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

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

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

Late 2022

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☒ 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)) Accessible from Kam Sheung Road via Tung Bin Road and a local access ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ / Coach Spaces 旅遊巴車位 _____ / Light Goods Vehicle Spaces 輕型貨車車位 _____ 1 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) _____ / _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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 No 否	☐ Please provide details 請提供詳情
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 515 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 .not more than 0.2. m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) 	Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) 	

10. 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。

The applicant seek to use various lots in D.D. 106, Shek Kong, Yuen Long, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling(Plan P01). As demand for recreational farming is growing recently, the applicant seeks to continue operate their hobby farm business to promote sustainable and organic farming in Kam Tin area.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTS/15 (Plan P02). According to the Notes of the OZP, 'Place of Recreation, Sports or Culture' is a column two within "AGR" zone, which require planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not frustrate the long term intentions of these zones. Upon the expiry of the planning permission, the Site will be reinstated to an area suitable for agricultural use by the applicant.

The Site occupied an area of 3,610 sq.m (about) of private land (Plan P03). A total of 4 structures are proposed at the Site for reception, washroom, changing room, refreshment kiosk, agricultural education room, meter room and storage of farm tools with total GFA of 515 sq.m (about) and building height of 3.5 m (about)(1-storey)(Plan P04). The operation hours of the proposed development are 09:00 - 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 20 (about) on weekday and weekend. The estimated number of staff working at the Site is 6.

The Site is accessible from Kam Sheung Road via Tung Bin Road. Visitor is required to make appointment in advance to access the Site and for the use of parking spaces. No private car parking and one loading/unloading space for light goods vehicle are provided at the Site for staff (Plan P04). Sufficient space is provided for maneuvering of vehicle within the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

Large amount of space is reserved as farmland area for the use of visitor (Plan P05). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSI proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling'.

11. Declaration 聲明

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

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

Signature
簽署


.....
Michael WONG

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

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

R-riches Property Consultants Limited



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

Date 日期

25/03/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories		
Site area 地盤面積	3,610	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) for a Period of 5 Years		
(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	/	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	515	☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		/	m 米 ☐ (Not more than 不多於)
			/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			/	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		3.5 (about)	m 米 ☐ (Not more than 不多於)
			/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		/	m 米 ☐ (Not more than 不多於)
			/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
			/	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積			14	% ☒ About 約
(v) No. of units 單位數目			/	
(vi) Open space 休憩用地	Private 私人		/	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾		/	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	/
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	/
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

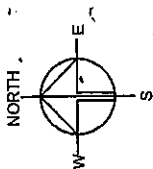
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,610m² (ABOUT)

ACCESSIBLE FROM KAM SHEUNG ROAD VIA TUNG BIN ROAD

ACCESSIBLE FROM KAM SHEUNG ROAD
VIA TUNG BIN ROAD

OPEN STORAGE

APPLICATION SITE

Drawing No. P01
Ver. 01

Project
PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS AND CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 106

Drawing Title
LOCATION PLAN

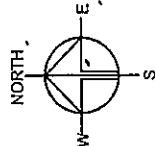
Scale of AS
1 : 2000

Date
24.3.2021

Drawn
Reviewed

LEGEND

APPLICATION SITE



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3.610m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP

OZP PLAN NO. : SYL-KTS/15

AREA ZONED AS "AGR" : 3.610m² (ABOUT) (100%)

AREA ZONED AS "V" : NOT APPLICABLE

AREA SHOWN AS 'ROAD' : NOT APPLICABLE

Yuen Kong

R(C)1

Fut Silver Garden

Sky Oasis

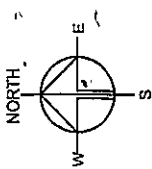
APPLICATION SITE

The Perfeda

Drawing No. PD2
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING
Various Lots in D.D. 106

Drawing Title ZONING OF THE SITE
Scale of A4 1 : 4000
Date 24.3.2021
Name
Revision

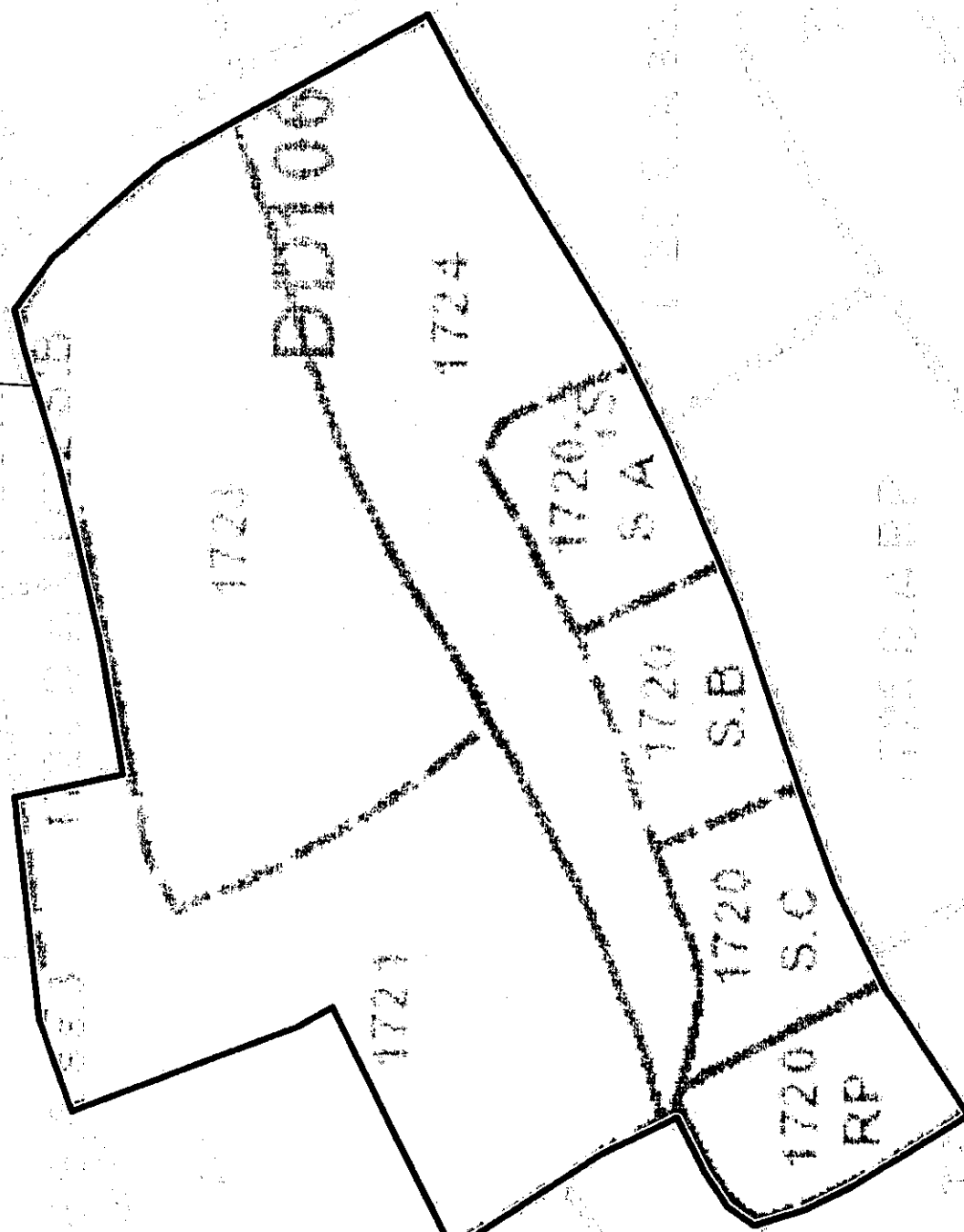
LEGEND
APPLICATION SITE



LAND STATUS OF THE APPLICATION SITE

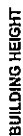
APPLICATION SITE AREA : 3,610m² (ABOUT)
AREA OF PRIVATE LAND : 3,610m² (ABOUT)(100%)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

APPLICATION SITE



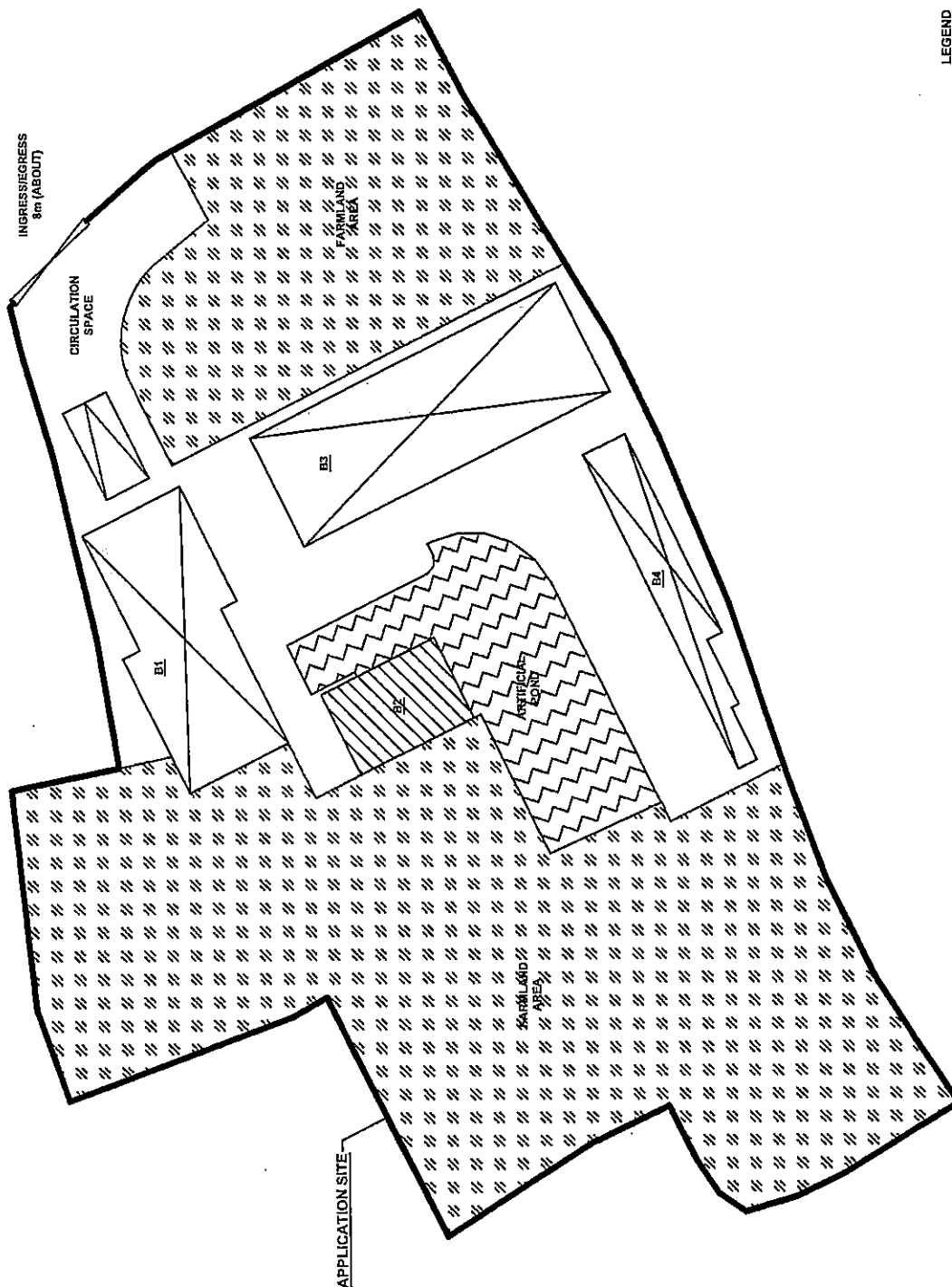
Drawing No.	Ver.
P03	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING
Drawn	VARIOUS LOTS IN D.D. 106
Revised	
Date	24.3.2021
Drawn	
Revised	
Date	
Drawn	
Revised	
Date	

LEGEND
APPLICATION SITE



	515m ² (ABOUT)	515m ² (ABOUT)
TOTAL		

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 3,810m ² (ABOUT)
COVERED AREA	: 515m ² (ABOUT)
UNCOVERED AREA	: 3,295m ² (ABOUT)
SITE COVERAGE	: 14% (ABOUT)
PLOT RATIO	: 0.1 (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GPA	: N/A
NON-DOMESTIC GPA	: 515m ² (ABOUT)
BUILDING HEIGHT	: 4.8m (ABOUT)
NO. OF STOREY	: 1



LOADING/UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: N/A
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: 1
DIMENSION OF LULV SPACE	: 3.5m (W) X 7m (L)

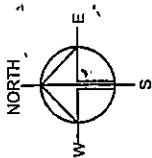
LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	L/U/L SPACE
	INGRESS / EGRESS

Drawing No.	Ver.
PD4	01
Project	
PROPOSED TEMPORARY SPORTS AND RECREATION, PLACES AND CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING VARIOUS LOTS IN D.D. 106	
Drawing Title	
LAYOUT PLAN	
Scale of A4	
1 : 500	
Drawn	Date
	24.3.2021
Revised	Date

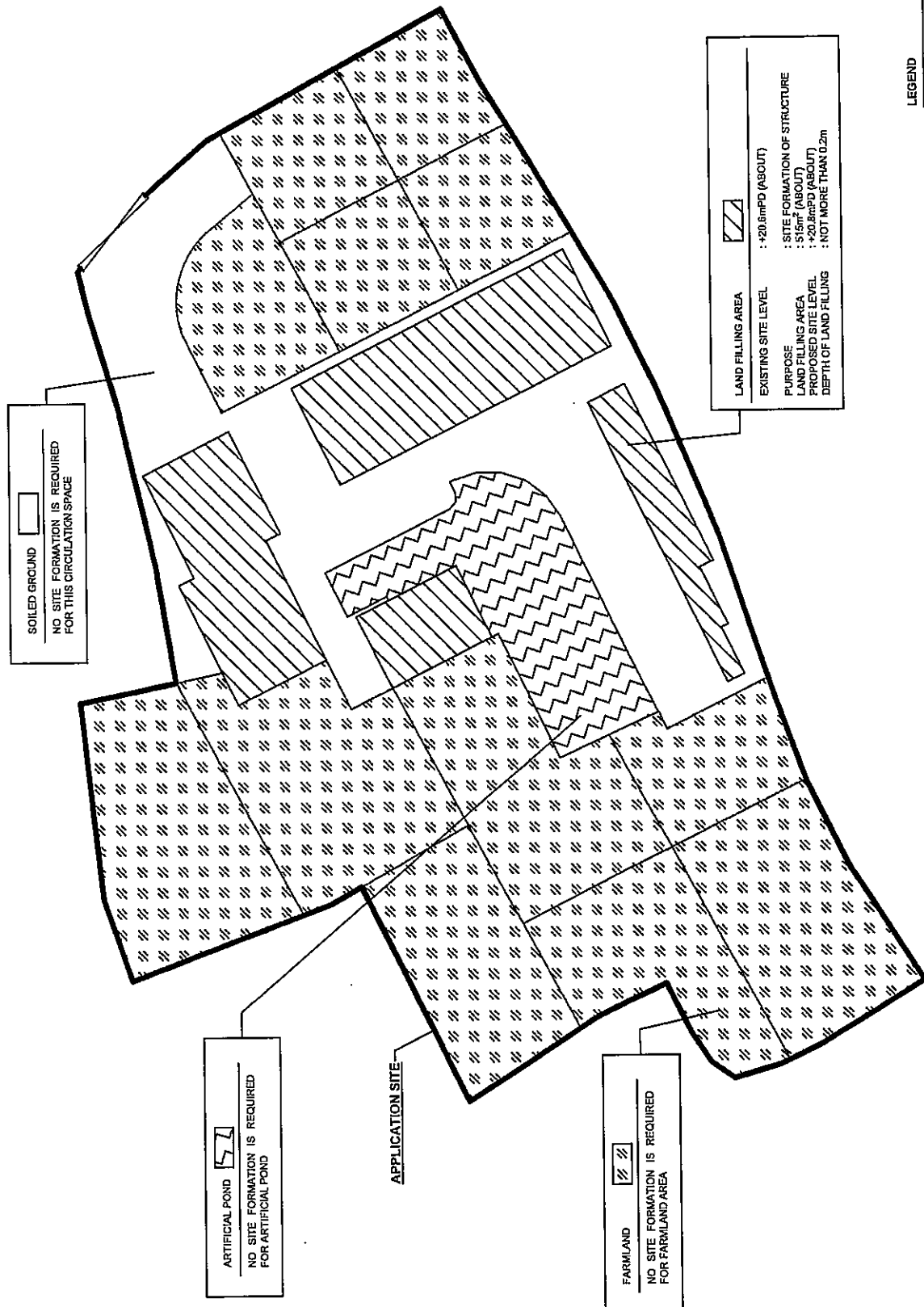
PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS AND CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 106



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,510m ² (ABOUT)
FARMLAND AREA	: 2,097m ² (59%)(ABOUT)
SOILED GROUND AREA	: 998m ² (28%)(ABOUT)
• FOR CIRCULATION SPACE AND MANEUVERING SPACE OF VEHICLE	
LAND FILLING AREA	: 515m ² (14%)(ABOUT)
• FOR SITE FORMATION OF STRUCTURES	



SOILED GROUND
NO SITE FORMATION IS REQUIRED
FOR THIS CIRCULATION SPACE

ARTIFICIAL POND
NO SITE FORMATION IS REQUIRED
FOR ARTIFICIAL POND

APPLICATION SITE

FARMLAND
NO SITE FORMATION IS REQUIRED
FOR FARMLAND AREA

LAND FILLING AREA
EXISTING SITE LEVEL : +20.6mPD (ABOUT)
PURPOSE : SITE FORMATION OF STRUCTURE
LAND FILLING AREA : 515m² (ABOUT)
PROPOSED SITE LEVEL : +20.8mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m

LEGEND
APPLICATION SITE
STRUCTURE
INGRESS / EGRESS

Drawing No.	Ver.
P05	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 106	
Drawing Title	PAVED RATIO OF THE SITE
Scale of A4	1 : 500
Drawn	Date 24.3.2021
Revised	Date





顧問有限公司
盈卓物業

Our Ref.: DD106 Lot 1720S.A & VL
Your ref.: TPB/A/YL-KTS/887

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

By Email

7 June 2021

Dear Sir,

Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Land Filling in "Agriculture" Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP,
1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/887)

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at . or the undersigned at your convenience.

Yours faithfully,

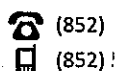
For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Ivy CHEUNG
(Attn.: Mr. Otto LUNG

email: icycheung@pland.gov.hk)
email: ochlung@pland.gov.hk)



(852)

(852)



(852)

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in "Agriculture" Zone,
Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-KTS/887)

1. Mitigation measures to address public concerns

1.1 The applicant will strictly follow 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and Practice Note for Professional Person (ProPECC) PN 5/93 for the operation of the Site to minimise nuisance to the nearby residents.

1.2 Noise nuisance

(a) The applicant will strictly follow the operation hours and minimize nuisance to the surrounding residents. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed on the Site during the planning approval period.

1.3 Sewage concern

(a) As there is no existing public sewer in the vicinity of the Site, septic tank is proposed for sewage treatment at the Site.

(b) The design of the septic tank and soakaway (STS) system will follow the requirements of ProPECC PN 5/93 and have the system certified by an Authorised Person. Management and maintenance of the STS will be carried out regularly to ensure sewage generated from the proposed development will not cause nuisance to nearby locals.

1.4 Drainage concern

(a) The applicant will submit drainage proposal and implement the accepted proposal to mitigate any potential flood risk after planning approval has been obtained from the Town Planning Board (the Board).

(b) Surface run-off generated during rain season is proposed to be collected by the peripheral drainage facilities, so that it will not cause adverse drainage impact to the surrounding area.

1.5 Fire safety concern

- (a) The applicant will submit fire service installations proposal and implement the accepted proposal to mitigate potential fire hazard after planning approval has been obtained from the Board.

2. Land filling of the application site

As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Works will be carried out to ensure the Site is suitable for the proposed hobby farm use, details are as follows:

- (a) All land filling materials (concrete) will be removed from the Site. Land preparation works (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality etc.) will be carried out at the Site;
- (b) Soil preparation works (e.g. loosening of soil by tractor driven cultivator to increase the absorption of water) will be carried out at the Site;
- (c) Nutrients will be added to soil after all the above works and unwanted weeds will be removed to avoid absorption of nutrient from soil; and the Site should be ready for the proposed hobby farm use.

Part of the Site is proposed as farm area, i.e. 2,097m² (58%)(about). The hobby farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "Agriculture" zone.

3. Number of Structure at the Site

The estimated maximum number of visitors per day are 20. The operation details of the proposed development are as follows:

- (a) Advanced appointment is required for visitor to access the Site. Registration will be made at the day of visit at the reception (structure B3) and visitors are assigned into groups. Groups of visitors are brought to agricultural education rooms (structure B1) for briefing session.
- (b) Basic knowledge of farming is taught by staff indoor. Visitors are then brought to the farm area of the Site for farming experience. After the

S.16 Planning Application No. A/YL-KTS/887

farming sessions, refreshments are provided for visitors at the refreshment kiosk (structure B2).

(c) Changing rooms and washroom are provided (structure B3) for the use of visitor and staff.

(d) The proposed artificial pond (249m²) at the Site is for storage of water for irrigation and fish farming.

4. Therefore, the paved/filled area and the number of structures are considered necessary and have been kept to minimum for the site operation. The applicant will reinstate the Site suitable for agricultural use after the planning approval period.

5. A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)	
(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics. Please also clarify if the parking spaces would be provided for visitors as mentioned in the justification mentioned in the application form;	Please be confirmed that no private car parking space is provided at the application site (the Site). Since the Site is located approximately 250m (about) south of Kam Sheung Road, staff and visitor are required to make good use of public transport at Kam Sheung Road then walk to the Site, therefore, private car parking space is not required for the operation of the Site (Annex I and Plan 1). Advanced booking is required for visitors to access the Site, which could help to prevent excessive number of visitors to the Site and affect the public. Goods to support the operation of the proposed development are transported the Site by light goods vehicle, hence, one loading/unloading space (L/UL) space is provided at the Site.

S.16 Planning Application No. A/YL-KTS/887

(b)	The applicant should provide the trip generation and attraction due to the development and assess traffic impact to Kam Sheung Road and the local access;	The operation hours of the proposed development are 09:00 to 18:00 daily including public holiday. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road and the local access (Tung Bin Road) should not be anticipated (Annex II).
(c)	The applicant should provide the estimated pedestrian trip generation / attraction due to the development and demonstrate the local access would be sufficient for the visitors;	A maximum of 20 visitors is estimated to access the Site per day. Visitor is being served from 10:00 to 17:00. The number of visitors can be strictly controlled as visitor is required to make advance appointment to access the Site. As pedestrian flow of footway only increases within a 10-minute interval, adverse impact to the local access (Tung Bin Road) should not be anticipated (Annex III).
(d)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road and along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from the Kam Sheung Road, along the local access and within the Site (Annex IV and Plan 2).
(e)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Plan 1).
(f)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

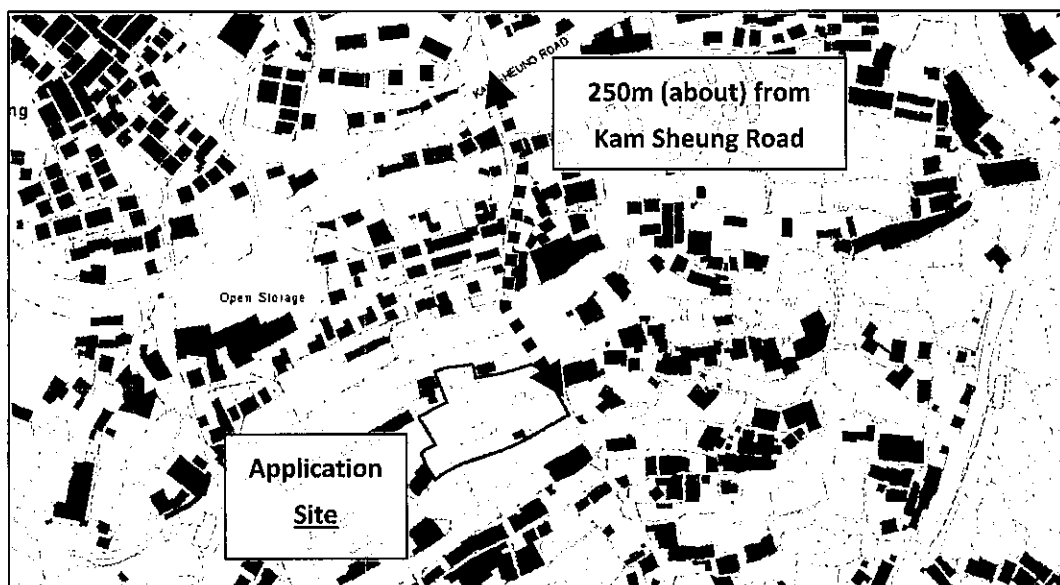
Public Transport Services

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in "Agriculture" Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-KTS/887)

- (i) The application site (the Site) is located approximately 250m south of Kam Sheung Road, which is served with public transport services.
- (ii) Staff and visitor are required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (iii) The nearest public transport services provided at Kam Sheung Road, details are as follows:

Route No.	Termination Points	
Franchised Bus		
64K	Tai Po Market MTR Station	Yuen Long (West)
64S	Sheung Tsuen Playground	Kam Sheung Road MTR Station
251A	Sheung Tsuen (Circular)	Kam Sheung Road MTR Station
Green Minibus		
72	Lui Kung Tin	Kam Sheung Road MTR Station



Traffic Trip Generation and Attraction

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in "Agriculture" Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-KTS/887)

- (i) The operation hours of the proposed development are daily 09:00 to 18:00 (including public holiday). The Site is accessible from Kam Sheung Road via a local access (Tung Bin Road).
- (ii) One loading/unloading space for light goods vehicle are provided at the Site for the use of staff only.
- (iii) The breakdown of the estimated vehicular trips on weekday and public holiday are as follows:

Time Period		Traffic Generation and Attraction		
		Light Goods Vehicle		2-Way Total
		In	Out	
AM Peak	09:00 – 10:00	0	0	0
	10:00 – 11:00	1 (staff)	1 (staff)	2
	11:00 – 12:00	0	0	0
	12:00 – 13:00	1 (staff)	1 (staff)	2
	13:00 – 14:00	0	0	0
	14:00 – 15:00	1 (staff)	1 (staff)	2
	15:00 – 16:00	0	0	0
	16:00 – 17:00	0	0	0
PM Peak	17:00 – 18:00	0	0	0

Pedestrian Trip Generation and Attraction

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in "Agriculture" Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-KTS/887)

- (i) The operation hours of the application site are Monday to Sunday (including public holiday) 09:00 to 18:00. Visitor is being served from 10:00 to 17:00.
- (ii) A maximum of 20 visitors is estimated to access the Site per day. Visitor is being served from 10:00 to 17:00, breakdown of pedestrian flow on weekday is as follow:

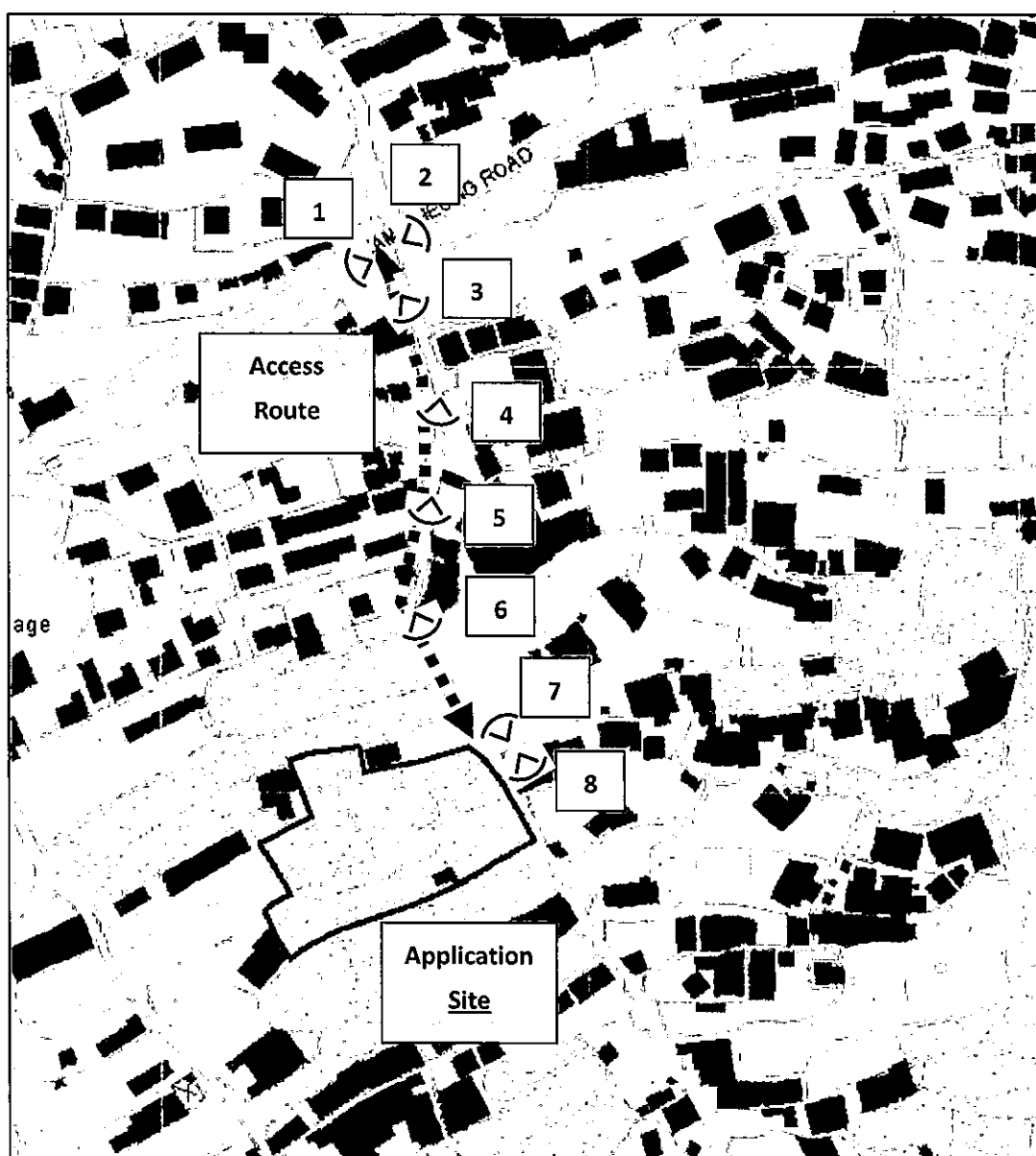
Time Period	Pedestrian Flow (Weekday)		
	Staff (a)	Visitor (b)	Total (a+b)
09:00 – 10:00	6 (09:00 – 09:10) <i>Entering the Site</i>	0	6
10:00 – 11:00	0	20 (10:00 – 10:10) <i>Entering the Site</i>	20
11:00 – 12:00	0	0	0
12:00 – 13:00	0	0	0
13:00 – 14:00	0	0	0
14:00 – 15:00	0	0	0
15:00 – 16:00	0	0	0
16:00 – 17:00	0	20 (16:50 – 17:00) <i>Leaving the Site</i>	20
17:00 – 18:00	6 (17:50 – 18:00) <i>Leaving the Site</i>	0	6

Manoeuvring of Vehicles to / from Kam Sheung Road and along the Local Access

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Land Filling in "Agriculture" Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP,
1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories**

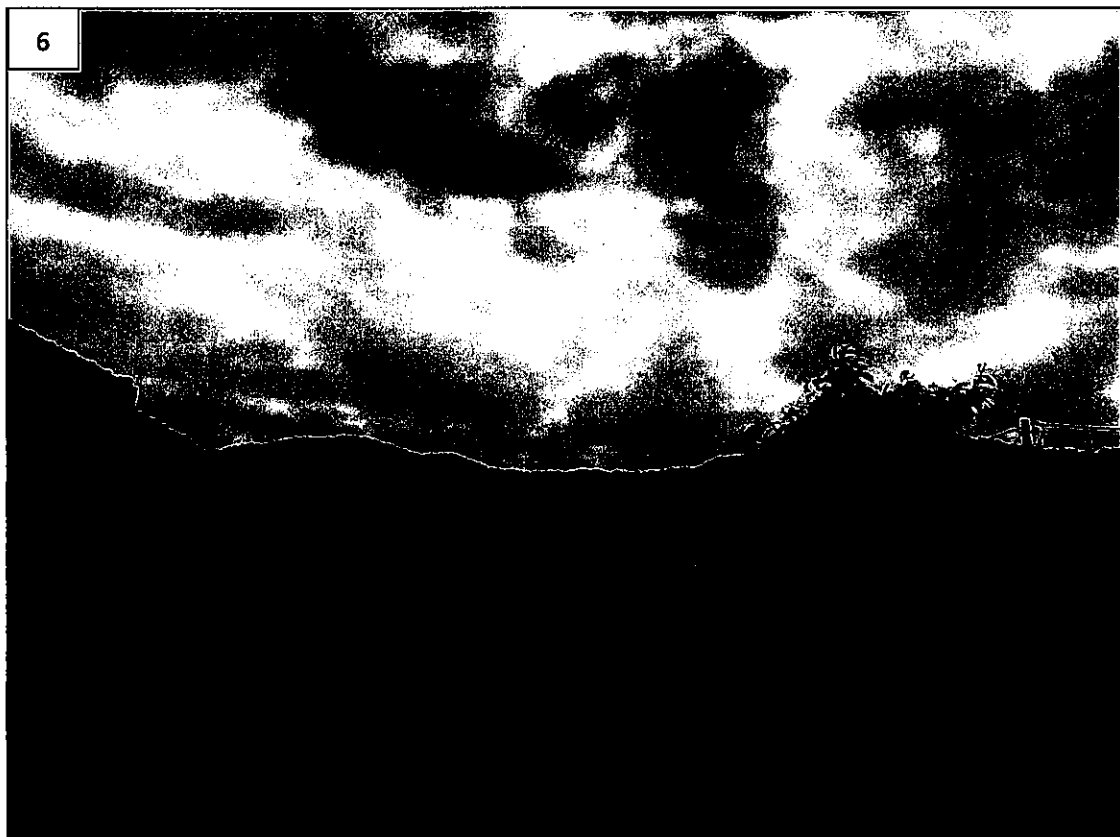
(Application No. A/YL-KTS/887)

- (i) The Site is accessible from Kam Sheung Road via Tung Bin Road.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road and along the local access (Tung Bin Road), details are as follows:

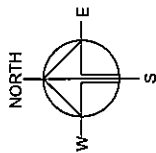






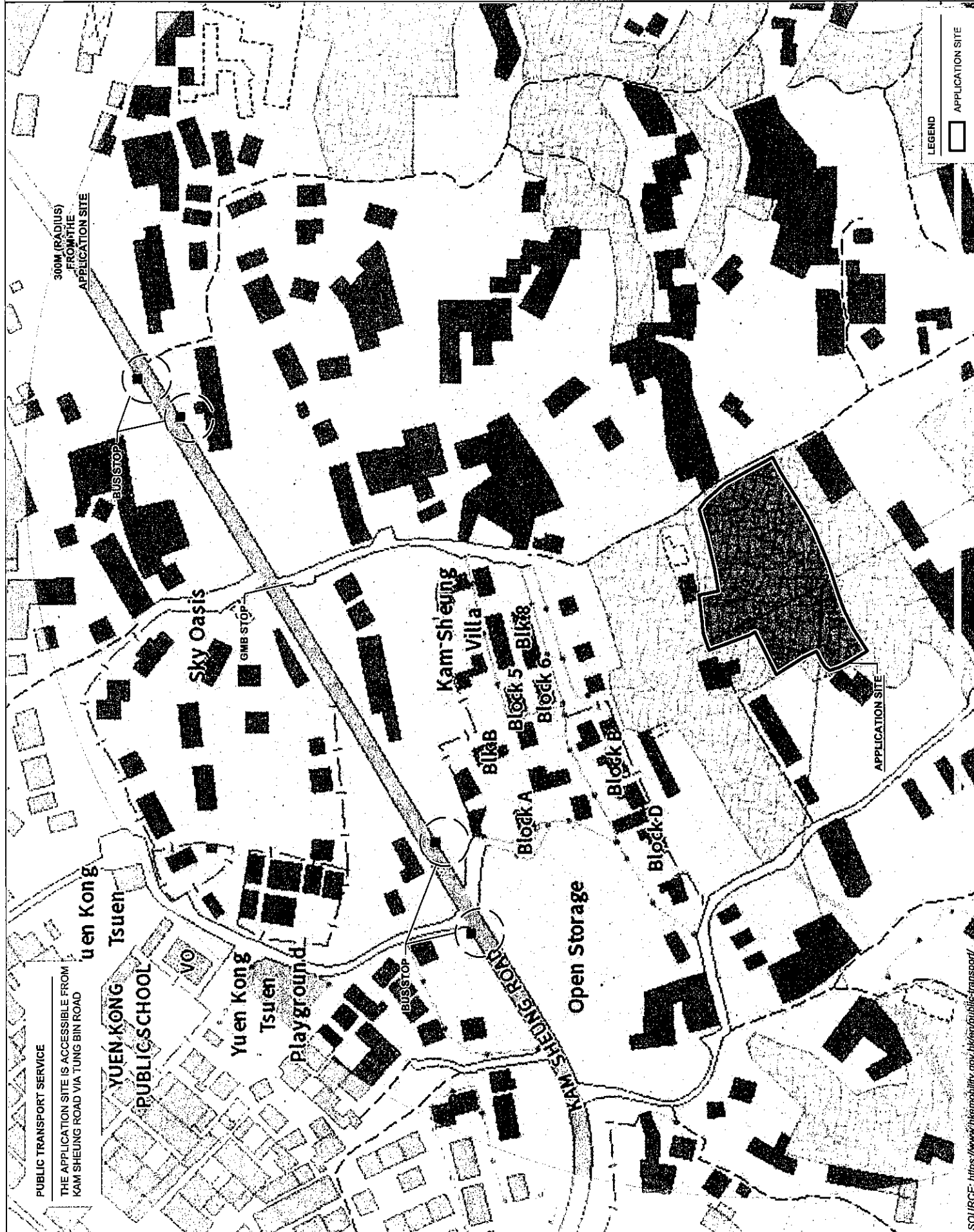






PUBLIC TRANSPORT SERVICE

THE APPLICATION SITE IS ACCESSIBLE FROM
KAM SHEUNG ROAD VIA TUNG BIN ROAD



LEGEND

☐ APPLICATION SITE

Drawing No. **PLAN 1**
Version **01**

Project

PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS AND CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

LOT 1720 S.A AND VARIOUS
LOTS IN D.D. 106

Drawing Title
PUBLIC TRANSPORT

Scale of A4

1 : 2000

Drawn

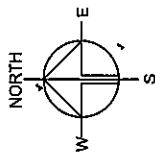
Checked

Date

Date

24.5.2021

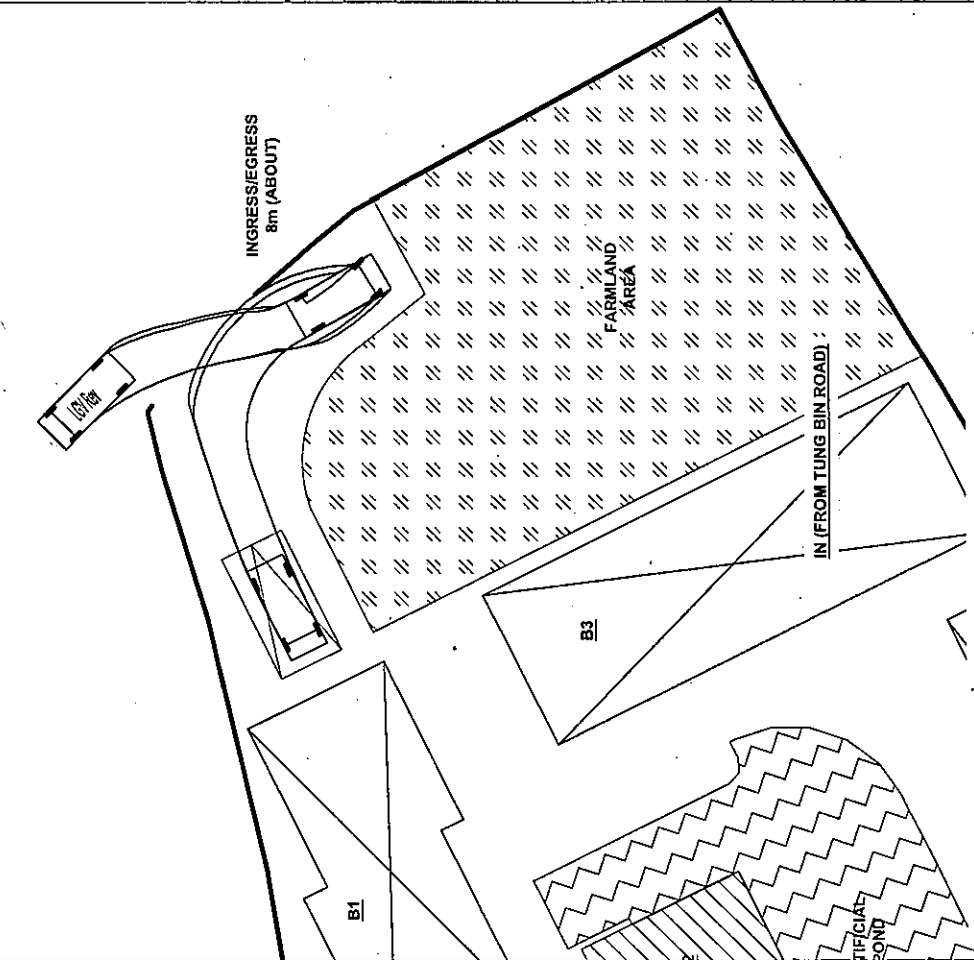
Date



SWEPT PATH ANALYSIS OF VEHICLE

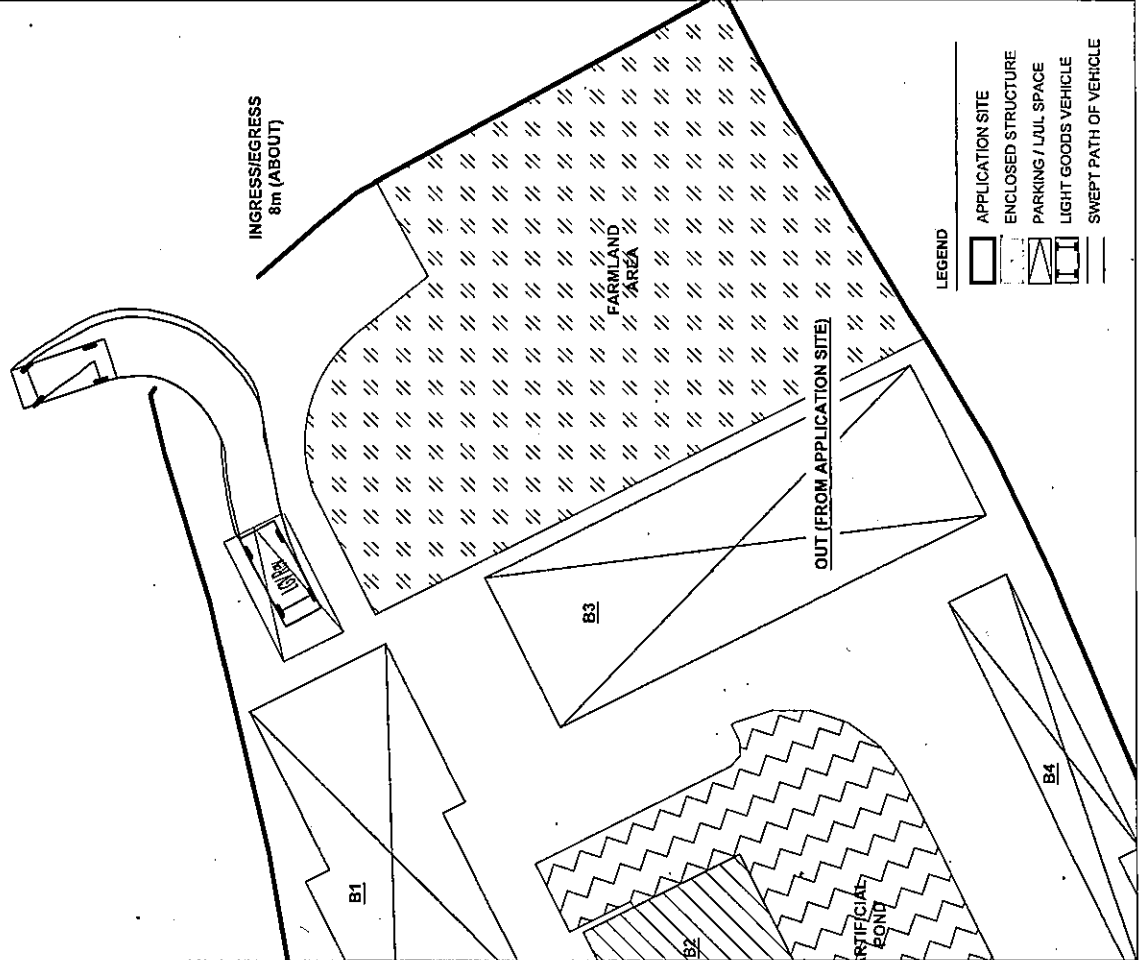
VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : N/A
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)
NO. OF LULI SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF LULI SPACE : 3.5m (W) X 7m (L)



LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING / LULI SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

Drawing No. PLAN 2
Ver. 01

Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 1720 SA AND VARIOUS LOTS IN D.D. 106

Drawing Title SWEPT PATH ANALYSIS
Scale of A4 1 : 400
Date 24.5.2021
Revised

**Similar Applications within the Same “AGR” Zone
on the Kam Tin South Outline Zoning Plan**

Approved Applications for Hobby Farm

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1	A/YL-KTS/647	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.10.2014	(1), (2), (3), (4), (5), (6)
2	A/YL-KTS/733	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Agriculture learning center) for a Period of 3 Years	9.6.2017	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)

Approval Conditions

1. Restriction on operating hours
2. Submission / implementation of fire service installations proposal
3. Submission / implementation of landscaping proposal
4. Submission / implementation of drainage proposal / maintenance of drainage facilities
5. Revocation of planning approval if any of the planning conditions are not complied with during the planning approval period / by the specified date
6. Reinstatement of the application Site upon expiry of the planning permission
7. No vehicle is allowed to queue back to or reverse onto / from public road at any time
8. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time
9. No public announcement system, portable loudspeaker or audio amplification system is allowed to be used on the Site at any time
10. The existing boundary fence on the Site shall be maintained at all times

Approved Application for Land Filling

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1	A/YL-KTS/833	Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling	13.12.2019	(1), (2), (3), (4), (5)

Approval Conditions

1. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period
2. Submission and implementation of drainage proposal /and maintenance of the implemented drainage proposal
3. Submission and implementation of a fire service installations proposal
4. Revocation of planning approval if any of the planning conditions are not complied with during the planning approval period / by the specified date
5. Reinstatement of the site to an amenity area upon expiry of planning permission

本人和一群東邊路居民反對有關申請，原因如下：

1. 有關申請的填土工程會加劇東邊路原有的水浸問題。此外，泥頭車頻繁進出地段，必然產生環境污染問題和噪音問題，對我們出入東邊路更是構成嚴重影響！我們也不禁反問，何以休閒農場需要如此大面積的填土工程？是否用作耕作以外的其他用途？
 2. 申請人聲稱因應有關地點的農業規劃用途，所以休閒農場有助保養該地的耕種質素。事實是該地半年以上是用作放置廢車，引起環境污染問題。而填土工程涉及將大量混凝土鋪在大範圍的農地上，何來保持農地耕種質素？申請人保養土地之說並不可信！
 3. 申請人列出往有關地點的多項公共交通工具，而事實上，外來人來東邊路多以私家車代步，而東邊路是稍為狹窄的行人路，勉強可容一輛小型汽車經過，有關申請必然阻礙我們居民的日常出入。
 4. 近日在東邊路發生的火警，有關火場陷入失控並產生大量毒煙，足證消防人員和消防設備在地理上難於及時進入東邊路進行滅火工作，東邊路難以容納更多的建築物，否則為現有的居民帶來更大的潛在火災風險。
 5. 申請人聲稱有關申請不會對我們構成煩擾和各種問題，並舉例分別在2014年和2017年城規會在錦田南批准類似申請。事實上，在同一物業管理公司的協助下，不同申請人在過去兩年，沿東邊路上，在我們住戶附近的土地，重複申請多個臨時動物寄養所，現在就是休閒農場，全都為我們東邊路居民帶來困擾和憂慮，水浸問題、環境衛生問題、噪音問題、居民出入問題等，全都是我們所擔心的。城規會不應相信申請人各項虛假陳述，而以過去兩個批准申請當作慣例，來看待今次休閒農場的申請。
- 本人和一群東邊路居民重申，強烈反對 A/YL-KTS/887 的休閒農場申請，促請城規會委員同樣對有關申請，予以反對！



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature 李維輝 日期 Date 10-5-2021

- 2 -



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 池澤明
簽署 Signature 池澤明 日期 Date 10-5-2021

- 2 -



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓
傳真：2877 0245 或 2522 8426
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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature 潘幸珍 日期 Date 10-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-4

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature Yeo Siu-jung 日期 Date 10-4-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature Yeo Siu-jung 日期 Date 10-4-2021

- 2 -



Appendix III-5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 余美蘭 日期 Date 10-5-2021

- 2 -



Appendix III-7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道第333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 余美蘭 日期 Date 10-5-2021

- 2 -



Appendix III-8

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 劉淑賢

簽署 Signature 劉淑賢 日期 Date 10-5-2021

- 2 -



Appendix III-10

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 吳國忠

簽署 Signature 吳國忠 日期 Date 8-5-2021

- 2 -



Appendix III-9

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 陳志財

簽署 Signature 陳志財 日期 Date 10-5-2021

- 2 -



Appendix III-11

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 梁敬基

簽署 Signature 梁敬基 日期 Date 2021.5.9

- 2 -



Appendix III-12

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 甘程花
 簽署 Signature 甘程花 日期 Date 9/5/2021

- 2 -



Appendix III-14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 吳仕賢
 簽署 Signature 吳仕賢 日期 Date 11/5

- 2 -



Appendix III-13

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 吳敏儀
 簽署 Signature 吳敏儀 日期 Date 9-5-2021

- 2 -



Appendix III-15

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 吳仕賢
 簽署 Signature 吳仕賢 日期 Date 09-05-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

His Wong
 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Terence W
 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

His Wong
 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

LI TIN YAN
 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 1. Mr. Yuk Kw簽署 Signature 李國華 日期 Date 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 岑慧妍簽署 Signature 岑慧妍 日期 Date 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment LI WA HUNG簽署 Signature 李華雄 日期 Date 9-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 周國榮簽署 Signature 周國榮 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-24

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature Cathy Tang 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-26

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 郭培正 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-25

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature R.E. Freeburn 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-27

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 黃子敬 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 陳嘉庚 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Comprehensive opposition to all aspects of the history
 from brought before government as a low rise town
 occasion and especially urged by government as it allows
 the case over all doesn't to submit a proper report.
 I have been Hong Kong since 1986 and am a permanent resident
 since 2007 working at London University for last year in
 intimately related subject. History entitled history preservation of
 the N.T. generally - as result is a glorious historical heritage.
 Black history should not be radical center manner and
 adopted forthwith including local and permanent settlement of
 current population.

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature J.D.M. FREESBANE (Dr.) 日期 Date 10.05.21

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

10/5/2021

「提意見人」姓名/名稱 Name of person/company making this comment CARR HOLT簽署 Signature Carr Holt 日期 Date 10.05.21

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment MARK FREESBANE簽署 Signature M. Freesbane 日期 Date 10.05.21

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 黃慧愛 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature H. Aspinall 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 陳根玉 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 李生 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 鄧李基 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 張明 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature Robert Lee 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 吳鑑仁 日期 Date 10/5/2021

- 2 -



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

Appendix III-40

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 陳德明
簽署 Signature [Signature] 日期 Date

- 2 -



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

Appendix III-42

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 黃桂玲
簽署 Signature [Signature] 日期 Date

- 2 -



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

Appendix III-41

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 吳文翰
簽署 Signature [Signature] 日期 Date

- 2 -



致城市規劃委員會秘書：
專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

Appendix III-43

To: Secretary, Town Planning Board
By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax: 2877 0245 or 2522 8426
By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 黃懷璧
簽署 Signature [Signature] 日期 Date

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-44

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

彭樂衡

- 2 -



Appendix III-46

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對。東邊居民區中，對周圍環境造成
不良影響。反對。強烈反對。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

施麟銘

- 2 -



Appendix III-45

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對。東邊居民區中，對周圍環境造成
不良影響。反對。強烈反對。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

曾新華

- 2 -



Appendix III-47

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

21.5.21

- 2 -



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對
反對

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date



- 2 -

致城市規劃委員會秘書：

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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date



- 2 -

致城市規劃委員會秘書：

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簽署 Signature

日期 Date



- 2 -

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date



- 2 -

致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-52

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

東邊居民寧靜的鄉村。

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

黃國祥

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-54

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

梁慧茵

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-53

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

林國祥

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-55

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

薛佩芳

- 2 -



Appendix III-56

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 楊順杰

簽署 Signature 日期 Date

- 2 -



Appendix III-58

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 何永傑

簽署 Signature 日期 Date 6/5/2021

- 2 -



Appendix III-57

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 何永傑

簽署 Signature 日期 Date

- 2 -



Appendix III-59

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 何永傑

簽署 Signature 日期 Date 6/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-60

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature Law Kwai 日期 Date 6/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-62

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment CHIV WING YU

簽署 Signature [Signature] 日期 Date 8/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-61

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 鄧明盛

簽署 Signature [Signature] 日期 Date 8/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-63

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 詹家龍

簽署 Signature [Signature] 日期 Date 8-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

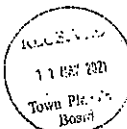
Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-68

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

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Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature [Signature] 日期 Date 8/5/2021

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-70

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature [Signature] 日期 Date 8/5/2021

- 2 -



Appendix III-69

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

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Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature [Signature] 日期 Date 8-5-2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-71

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates :A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature [Signature] 日期 Date 8-5-2021

- 2 -



致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-72

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

徐敬光
7/05/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-74

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Chan Leung Chun
7/05/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-73

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

謝龍玉
7/05/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-75

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates: A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

方林
7/05/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-76

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 胡宗唐 日期 Date 6/5/2021

- 2 -



Appendix III-78

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 胡宗唐 日期 Date 9/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix III-77

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates : A/YL-KTS/887

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 鄭子玲 日期 Date 9/5/2021

- 2 -



Appendix III-79

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

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Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature 黃曉芳 日期 Date 9/5/2021

- 2 -



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角遼寧道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature T. H. H. 日期 Date 17/5/2020

- 2 -



S-81

tpbpd@pland.gov.hk

寄件者: T. H. H.
寄件日期: 2021年05月10日 星期二 3:28
收件者: tpbpd
主題: A/YL-KTS/887 DD 106 Shek Kong, Yuen Long

A/YL-KTS/887
Lots 1720 S.A., 1720 S.B., 1720 S.C., 1720 R.P., 1721 (Part), 1723, and 1724 in D.D. 106, Shek Kung, Yuen Long
Site area: About 3,610m²
Zoning: "Agriculture"
Applied Use: Hobby Farm / 1 Vehicle Parking / Filling of Land / 5 Years

Dear TPB Members,

870 withdrawn, Lot 1725 dropped so back to original site. Previous objections upheld.

Mary Mulvihill

From: T. H. H.
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, December 22, 2020 3:33:57 AM
Subject: A/YL-KTS/870 DD 106 Pat Heung

A/YL-KTS/870
Lots 1720 S.A., 1720 S.B., 1720 S.C., 1720 R.P., 1721 (Part), 1723, 1724 and 1725 in D.D. 106, Pat Heung
Site area: About 4,513m²
Zoning: "Agriculture"
Applied Use: Hobby Farm / 3 Vehicle Parking / Filling of Land / 5 Years

Dear TPB Members,

849 was withdrawn. An additional lot and increase in the arable quota.

Large area devoted to artificial pond is dodgy. This would be an additional structure. What is the purpose? There is no fish pond on the site, see map.

Agriculture land is for growing crops not for frivolous landscaping.

Mary Mulvihill

From: T. H. H.
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 2, 2020 1:41:28 AM
Subject: A/YL-KTS/849 DD 106 Pat Heung

Dear TPB Members,

Applicant realized that the Animal Boarding would not cut it so now its down to the old faithful, Hobby Farm

No doubt PlanD will trot out the usual lines:

"Approval of the application on a temporary basis would not frustrate the long-term development of the area"

But now in view of the recent JR HCAL 26/2012 2020 HKCFI 601 members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice - the decision maker must have to personally consider them rather than rely on an official's consideration of them: *Tickner v Chapman, supra*, at 464D-E. LJ CJ also said in *Oriental Daily, supra*, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

That the proposed use could change so quickly is suspicious. Application is still for 5 years and involves filling of land. It is clear that less than 50% of the site is designated for actual farming.

The Covid crisis has changed perception of what is important. It has revealed many shortcomings in our planning process. There is an obvious need where possible to have a certain level of local farming to ensure a supply of fresh produce when our borders are closed. The hijacking of arable land for city folk to potter around on small plots at weekends is depriving genuine farmers of access to land.

Agriculture is for growing crops. In this instance there is farming ongoing in the district. Appropriately zoned land going forward must be ringfenced.

Mary Mulvihill

From: T. H. H.
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, October 31, 2019 3:11:15 AM
Subject: A/YL-KTS/831 DD 106 Pat Heung

A/YL-KTS/831
Lots 1720 S.A., 1720 S.B., 1720 S.C., 1720 R.P., 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung
Site area: About 3,610m²
Zoning: "Agriculture"
Applied Use: Animal Boarding Establishment / 3 Vehicle Parking / Filling of Land / 5 Years

Dear TPB Members,

Application for filling of land and 6 years indicates a 'Destroy to Build' intention.

The development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas. It is clear from Google Maps that the lots are currently cultivated.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

With regard to the purported use I would remind members

For far too long these No Names applications with zero information on the applicants status and suitability with regard to caring for animals have been routinely rubber stamped. Consequently the result is significant cruelty to animals.

<https://www.scmp.com/news/hong-kong/law-and-crime/article/3008003/animal-shelter-nightmare-rescue-continues-new>

Animal shelter nightmare: Inspectors discover 36 dead cats and dogs at decrepit New Territories facility as rescue mission continues

Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'
Inspector believes many died of thirst, starvation or disease

Mary Mulvihill

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that Tung Bin Road is not maintained by HyD. His department shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note DEP's comments that the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii) to 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 percolation test; and (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) note CTP/UD&L, PlanD's comments that the applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout

plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (g) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application. 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 Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.