

2023年 8月 7 日

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。

Appendix I of RNTPC  
Paper No. A/YL-LFS/484

This document is received on 15 AUG 2023.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	MYL-UPS/484
	Date Received 收到日期	15 AUG 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

WONG WAI FONG 黃惠芳

## 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)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼(如適用)

新界元朗流浮山丈量約份第129約地段第1267號、1268號  
1269號、及第1271號及第1273號

(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 ..... 1669 ..... sq.m 平方米  About 約  
 Gross floor area 總樓面面積 ..... 882 ..... 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)

..... 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	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「綠化地帶」
(f) Current use(s) 現時用途	空置  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner"<sup>3(a)</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>3(a)</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>3(a)</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>3(a)</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>3(a)</sup>.  
並不是「現行土地擁有人」<sup>3(a)</sup>。
- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>3(a)</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>3(a)</sup>。
- (b) The applicant 申請人 -
- has obtained consent(s) of ..... "current land owner(s)"<sup>3(a)</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>3(a)</sup>的同意。

Details of consent of "current land owner(s)" <sup>3(a)</sup> obtained 取得「現行土地擁有人」 <sup>3(a)</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 04-08-2023 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 03-08-2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <b>(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)</b>	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時康體文娛場所 (休閒農場) (為期 3 年)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1015 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	654 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6 .....
Proposed domestic floor area 擬議住用樓面面積	NA ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	882 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	882 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 列於布局設計圖..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2 (2.5米 x 5米) .....
Motorcycle Parking Spaces 電單車車位	Nil .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil .....
Others (Please Specify) 其他 (請列明)	NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil .....
Coach Spaces 旅遊巴車位	Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	Nil .....
Medium Goods Vehicle Spaces 中型貨車車位	Nil .....
Heavy Goods Vehicle Spaces 重型貨車車位	Nil .....
Others (Please Specify) 其他 (請列明)	NA .....

Proposed operating hours 擬議營運時間 星期一至早上 09:00 至 晚上 6:00, 星期日及公眾假期照常營運																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)                      有一條現有車路。(請註明車路名稱(如適用))                       由申請地點直達深灣路                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)                      有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)                 </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  由申請地點直達深灣路	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																										
Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  由申請地點直達深灣路																														
No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情                      .....                      .....                      .....                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	No 否	<input checked="" type="checkbox"/>																										
Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																														
No 否	<input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)                      (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)                 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	No 否	<input checked="" type="checkbox"/>																										
Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)																														
No 否	<input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;">On environment 對環境</td> <td style="width: 10%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

<p><b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b></p> <p>位於鄉郊地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途/發展</p>	
<p>(e) Approval conditions</p> <p>附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition</p> <p>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions</p> <p>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):</p> <p>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:</p> <p>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)</p> <p>(如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought</p> <p>要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

1. 申請人要求批給規劃許可，准許將申請地點用作臨時康體文娛場所（休閒農場）（為期3年）。
2. 地盤面積約1669平方米，申請地點內設有6個構築物：第1個構築物A(2層)面積約228平方米，座地座地不高於6米，用作客人使用區及洗手間(下層)及存放工具及員工休息室(上層)用途。第2個構築物B(2層)面積228平方米，座地不高於6米，用作客人使用區(下層)及教學及展示區(上層)用途。第3個構築物C(1層)面積約110平方米，座地不高於6米，用作溫室種植用途。第4個構築物D(1層)面積約110平方米，座地不高於6米，用作溫室種植用途。第5個構築物E(1層)面積30平方米，座地不高於3米，用作保安及收費亭用途。第6個構築物F(1層)面積176平方米，座地不高於4米，用作溫室種植用途。總樓面面積約882平方米。
3. 擬建項目為臨時用途，為期3年，不會損害當前分區的長遠規劃意圖。✓
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。✓
5. 申請地點可經一條小路通往深灣路。
6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。✓
7. GB” 區與申請地點相鄰的A/YL-LFS/343、A/YL-LFS/366及A/YL-LFS/435等類似服務獲得規劃許可。應給予當前申請類似的優惠待遇。
8. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
9. 申請地點如批給許可，將會在場地建設符合渠務署要求的排水設備。
10. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。
11. 申請地點平坦及空置而沒有發展計劃，因此擬議發展不會有填土/掘土工程，由於擬議用途屬臨時性質，因此批准是次申請不會為類似申請立下不良先例。

**8. Declaration 聲明**

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

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

Signature  
簽署

  
.....  
CHAN YU HIM



Applicant 申請人 /  Authorised Agent 獲授權代理人

Name in Block Letters  
姓名 (請以正楷填寫)

Project Manager  
Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

..... FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司) .....

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

Date 日期

03/08/2023

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗流浮山丈量約份第129 約地段第1267號、1268號、1269號、及第1271號及第1273號
Site area 地盤面積	1669 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	「綠化地帶」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所 (休閒農場) (為期3年)

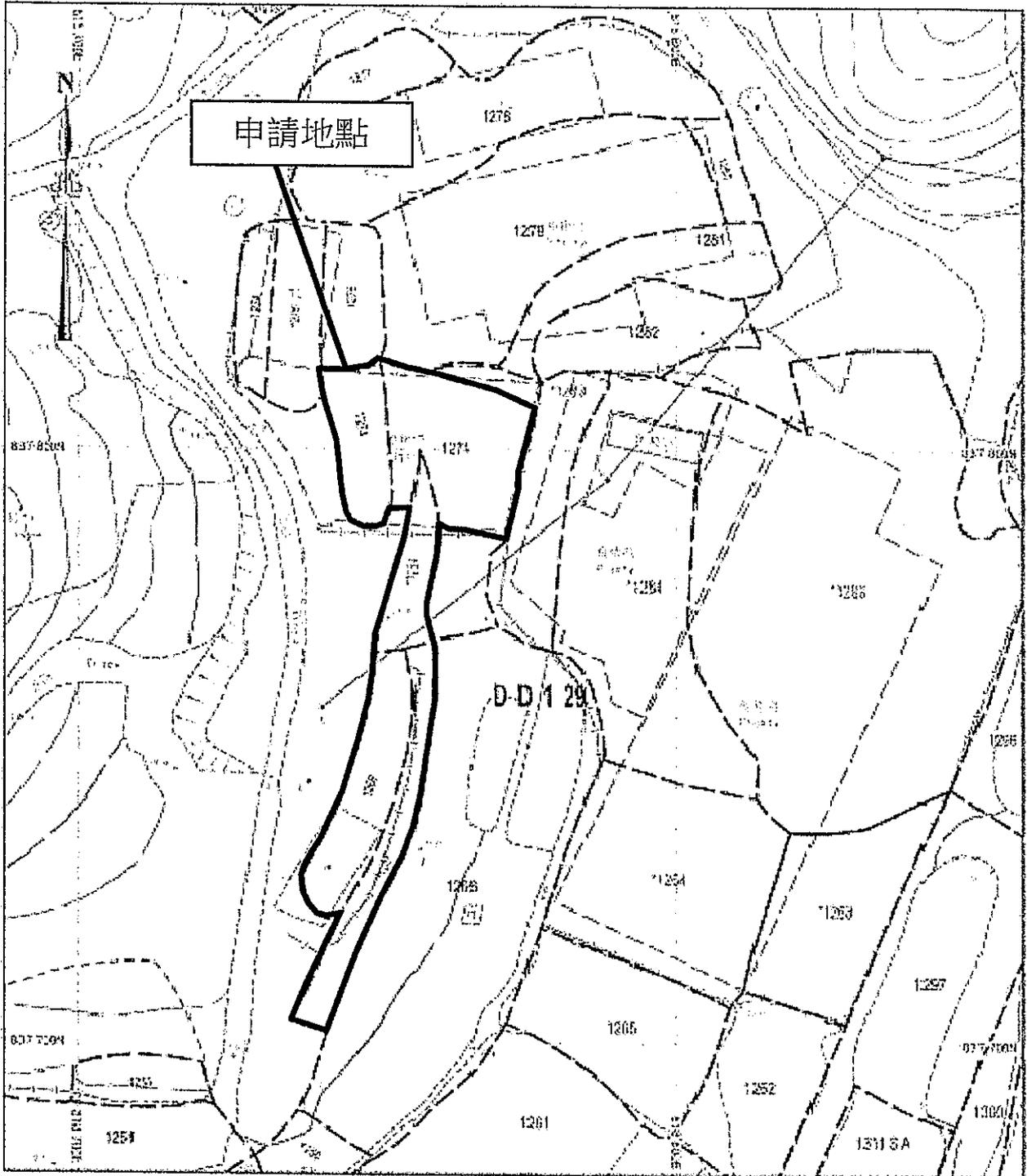
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	882 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	<input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0	
Others (Please Specify) 其他 (請列明)			
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		0	
Taxi Spaces 的士車位		0	
Coach Spaces 旅遊巴車位		0	
Light Goods Vehicle Spaces 輕型貨車車位		0	
Medium Goods Vehicle Spaces 中型貨車車位		0	
Heavy Goods Vehicle Spaces 重型貨車車位		0	
Others (Please Specify) 其他 (請列明)			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖,車輛通道圖,排水建議圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

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

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

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

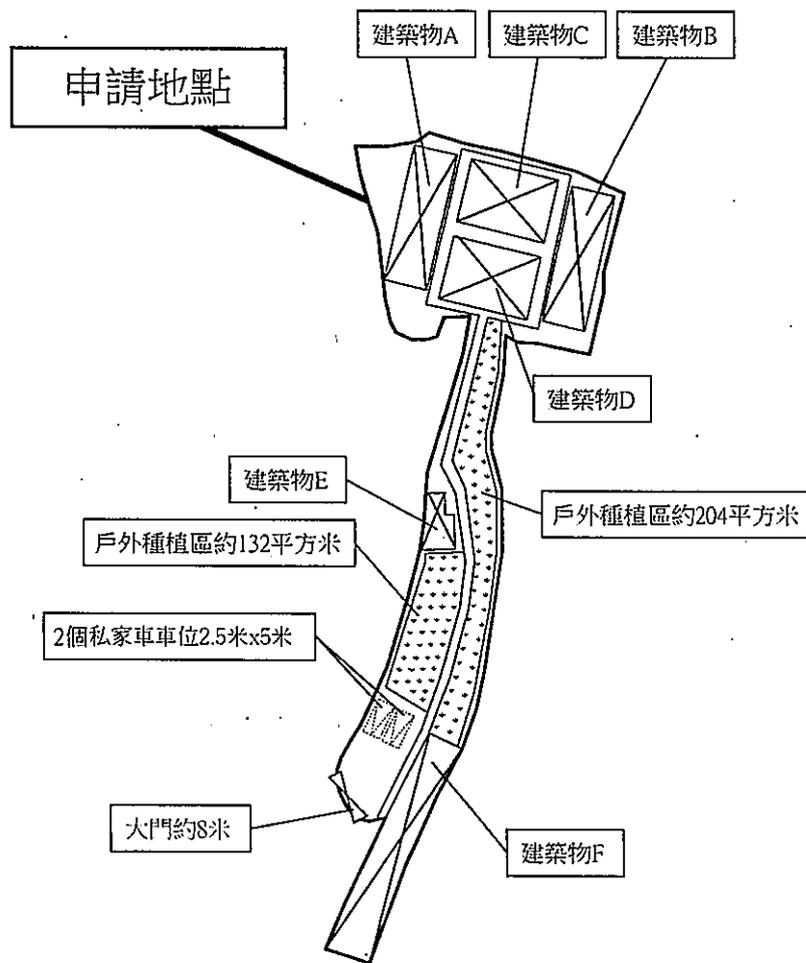
metres 10 0 10 20 30 40 50 metres



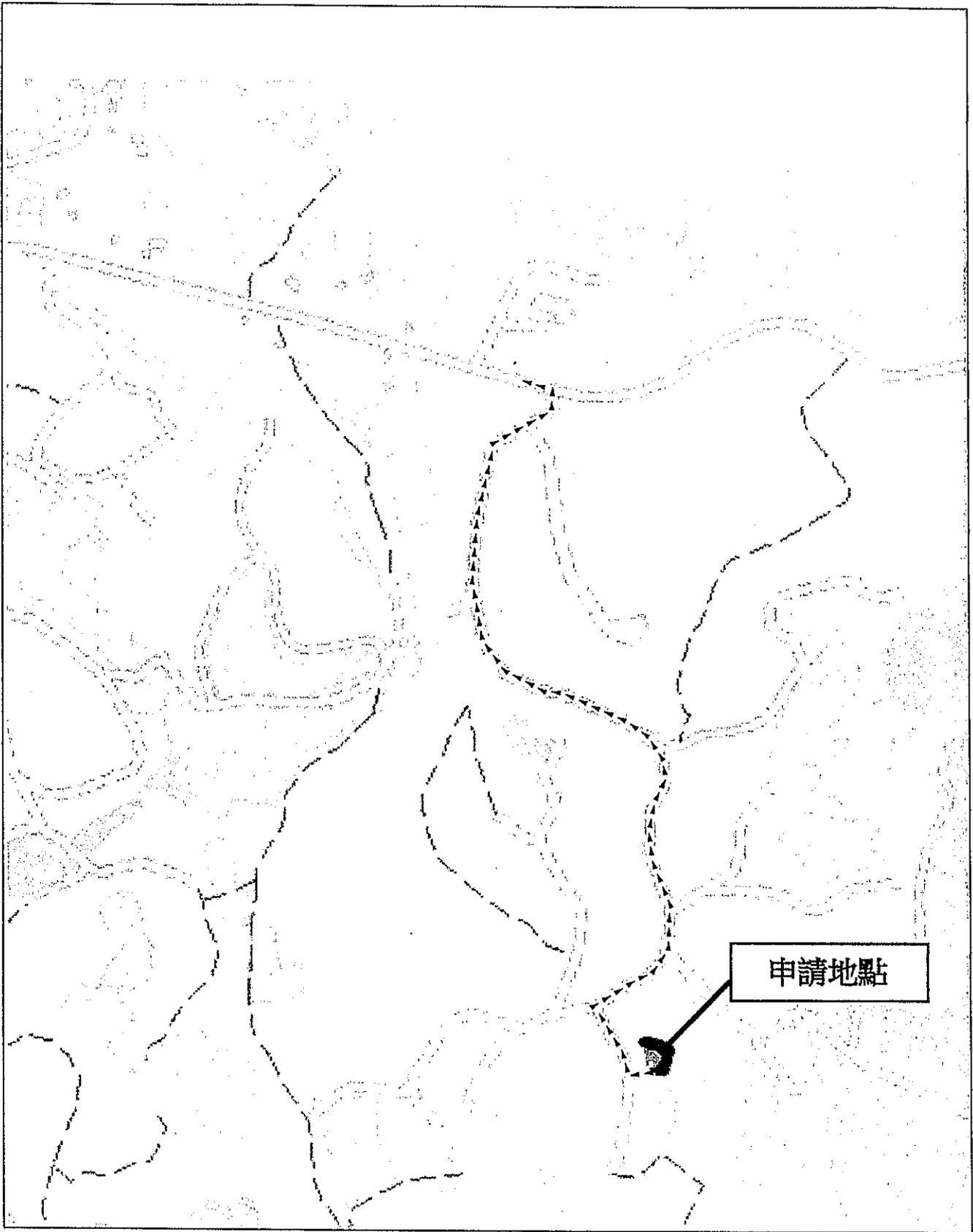
<p>Project 項目名稱： 擬議臨時康體文娛場所（休閒農場） （為期3年）新界元朗流浮山文鹽約 份第129約地段第1267號、1268號 1269號、第1271號及第1273號</p>	<p>Remarks 備註：</p>	<p>Scale 比例： <u>10米</u></p>
<p>位置圖</p>	<p>Drawing Title 圖紙標題：</p>	<p>Drawing No 圖紙號： 圖 1</p>
		 <p>FiBi International Project Consultancy Co. Limited</p>

申請地點內設有6個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(2層)	114平方米	228平方米	座地不高於6米	客人使用區及洗手間(下層)及存放工具及員工休息室(上層)
B(2層)	114平方米	228平方米	座地不高於6米	客人使用區(下層)及教學及展示區(上層)
C(1層)	110平方米	110平方米	座地不高於6米	溫室種植 ✓
D(1層)	110平方米	110平方米	座地不高於6米	溫室種植 ✓
E單層	30平方米	30平方米	座地不高於3米	保安及收費亭 ✓
F單層	176平方米	176平方米	座地不高於4米	溫室種植 ✓
654平方米		882平方米		

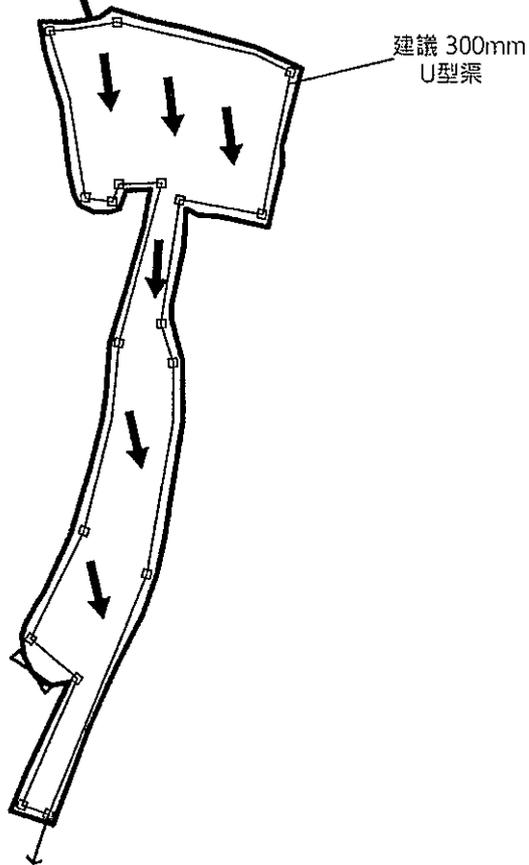


Project 項目名稱：  擬議臨時康體文娛場所 (休閒農場) (為期3年) 新界元朗流浮山丈蠟約 份第129 約地段第1267號、1268號 1269號、第1271號及第1273號	Remarks 備註：  大門  行人路	Scale 比例：  10米
	車位	Drawing Title 圖紙標題： 布局設計圖
 FiBi International Project Consultancy Co. Limited		



<p>Project 項目名稱： 擬議臨時康體文娛場所（休閒農場） （為期3年）新界元朗流浮山丈罌約 份第129 約地段第1267號、1268號 1269號、及第1271號及第1273號</p>	<p>Remarks 備註：   由申請地點直達深灣路</p>		
	<p>Drawing Title 圖紙標題： 車輛通道圖</p>	<p>Drawing No 圖紙號： 圖3</p>	 <p>Fibi International Project Consultancy Co. Limited</p>

申請地點



Project 項目名稱：

擬議臨時康體文娛場所（休閒農場）  
（為期3年）新界元朗流浮山丈罌約  
份第129約地段第1267號、1268號  
1269號、第1271號及第1273號

Remarks 備註： □ 擬議的集水坑     地面流動方向

Scale 比例：

10米

Drawing Title 圖紙標題：

擬議排水建議圖

Drawing No 圖紙號：

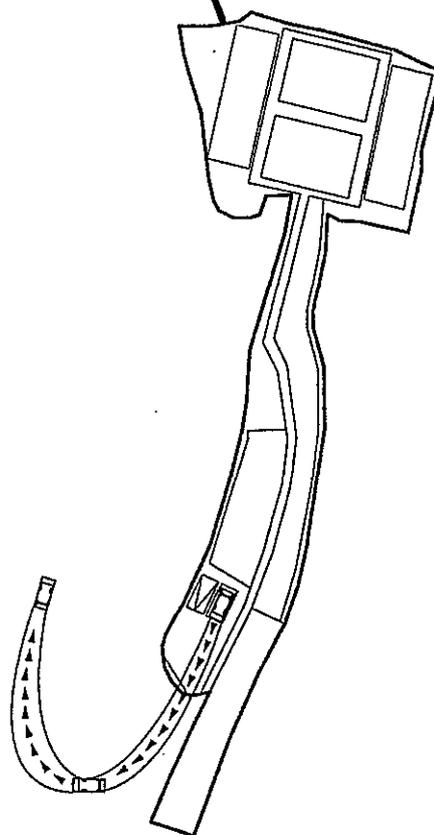
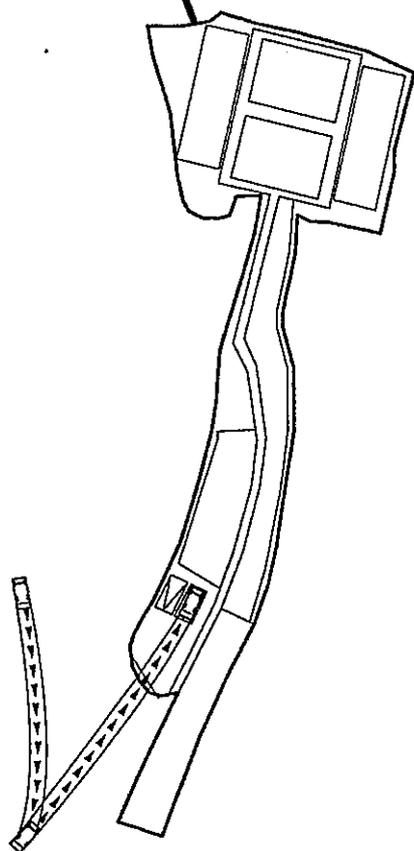
圖4



Fibi International Project  
Consultancy Co. Limited

申請地點

申請地點



私家車駛路線(入)

私家車行駛路線(出)

Project 項目名稱:

擬議臨時康體文娛場所 ( 休閒農場 )  
( 為期 3 年 ) 新界元朗流浮山丈蠶約  
份第129 約地段第1267號、1268號  
1269號、第1271號及第1273號

Remarks 備註:



申請地點



私家車



車位



車輛路徑線

Scale 比例:

10米

Drawing Title 圖紙標題:

行駛路線圖

Drawing No 圖紙號:

圖5



FiBi International Project  
Consultancy Co. Limited

1. 申請地點的車位用作員工及客戶之用。
2. 申請地點外有一條小路，預算每日出入車輛數量約10次。
3. 申請地點預算每日最多80人分4個時段,每時段最多10-20人。
4. 客人可乘坐專線小巴到深灣路，下車步行前往申請地點。
5. 申請地點只會在工程時有貨車停泊，其他時間不會有貨車停泊。
6. 場地種植品種:

戶外種植及有機種植:

- 1 優遁草
- 2 卡帕草
- 3 蕃茄
- 4 蘿白
- 5 蕃薯

溫室種植:

- 1 草莓
- 2 花卉
- 3 育苗
- 4 蔬菜
- 5 水果
- 6 蕃茄

Project 項目名稱:  擬議臨時康體文娛場所 (休閒農場) (為期3年) 新界元朗流浮山丈蠟約 份第129 約地段第1267號、1268號 1269號、第1271號及第1273號	Remarks 備註:		
	Drawing Title 圖紙標題:  補充資料	Drawing No 圖紙號:  圖6	  FiBi International Project Consultancy Co. Limited

有關LFS-484補充資料:

1. 申請地點的車位用作員工及客戶之用，申請地點預計有4位員工在場工作。
2. 申請地點車位亦會給予客戶停泊使用。
3. 車輛可於申請地點外一條小路直達深灣路，預算每日出入車輛數量約10次。
4. 申請地點預算每日最多80人，分4個時段,每時段最多10-20人。
5. 客人可乘坐35號小巴到深灣路，下車步行前往申請地點。
6. 申請地點是收費的場地，建築物F將自行種植，建築物A(下層)及B(下層)將開放予客人作種植物品收集區及休息用途，建築物A(上層)存放工具及員工休息室，建築物B(上層)用作場地種植教學及種植物品展示區給客戶欣賞，建築物C及D將會分小區租用予客戶作室內種植用途，戶外種植區將會分小行租用予客戶作戶外種植用途。
7. 申請地點營運時間為星期一至五早上 09:00 至 晚上 18 :00，星期日及公眾假期照常營運時間為早上 09:00 至 晚上 18:00。
8. 申請地點建築物C、D及F將會用方通物料再加玻璃頂興建。
- 9 申請地點建築物A及B將會用貨櫃物料興建，建築物E將會用鋼及坑板物料興建。

<b>Proposed operating hours 擬議營運時間</b> 星期一至五早上 09:00 至 晚上 18:00，星期日及公眾假期照常營運早上 09:00 至 晚上 18:00																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 由申請地點直達深灣路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) No 否 <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

有關A/YL-LFS/484更改及補充資料:

P.1 Form No. S.16-I\_P.5

P.2 Form No. S.16-I\_P.8

P.3 石屎物料補充資料

P.4 圖6(石屎物料土地資料圖)

P.5 參考圖

P.6 景觀設計圖

P.7 擬議排水建議圖

<b>Proposed operating hours 擬議營運時間</b> 星期一至五早上 09:00 至 晚上 18:00，星期日及公眾假期照常營運早上 09:00 至 晚上 18:00 ..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... 由申請地點直達深灣路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/> No 否																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 775.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.5 ..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 125 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 1 ..... m 米 <input checked="" type="checkbox"/> About 約 No 否 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> _____ _____	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**7. Justifications 理由**

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

1. 申請人要求批給規劃許可，准許將申請地點用作臨時康體文娛場所（休閒農場）（為期3年）。
2. 地盤面積約1669平方米，申請地點內設有6個構築物：第1個構築物A（2層）面積約228平方米，座地座地不高於6米，用作客人使用區及洗手間（下層）及存放工具及員工休息室（上層）用途。第2個構築物B（2層）面積228平方米，座地不高於6米，用作客人使用區（下層）及教學及展示區（上層）用途。第3個構築物C（1層）面積約110平方米，座地不高於6米，用作溫室種植用途。第4個構築物D（1層）面積約110平方米，座地不高於6米，用作溫室種植用途。第5個構築物E（1層）面積30平方米，座地不高於3米，用作保安及收費亭用途。第6個構築物F（1層）面積176平方米，座地不高於4米，用作溫室種植用途。總樓面面積約882平方米。
3. 擬建項目為臨時用途，為期3年，不會損害當前分區的長遠規劃意圖。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 申請地點可經一條小路通往深灣路。
6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
7. GB”區與申請地點相鄰的A/YL-LFS/343、A/YL-LFS/366及A/YL-LFS/435等類似服務獲得規劃許可。應給予當前申請類似的優惠待遇。
8. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
9. 申請地點如批給許可，將會在場地建設符合渠務署要求的排水設備。
10. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。
11. 申請地點會有填土/掘土工程，詳情見石屎物料土地佈局圖。



日期：18-09-2023

編號：FBI-MTTPT-GB2023-07-10

致：規劃署/地政署

電郵

尊敬的先生/女士,

內容：有關A/YL-LFS/484補充文件

有關申請地點內建有構築物與現時申請佈局不符，如城市規劃委員會批給有關申請許可，申請人將遵守規劃處條件及要求，亦會按照申請的佈局和配置建設，申請人承諾將會清拆現有構築物(除填土位置E作保留)及清理申請地點上雜物，亦會根據申請圖則向地政署申請短期豁免書及遵守地政署有關條款，以符合規劃處及地政署要求。有關申請地點部份土地約775.6平方米為石屎物料土地(見圖6)，申請位置已完成有關填土工程，並不會再有進一步填土工程，申請人希望可保留石屎物料及不會造成更多廢料。

理由：

填土位置C及D佔地約220平方米(見圖6)用作溫室種植，溫室內主要種植水耕、魚菜共生、有機耕種及垂直有機耕種(見參考圖)，在香港亦有很多這種植都是在石屎土地上亦可減少害蟲。

填土位置A及B佔地約228平方米(見圖6)，建設在石屎物料平地上方，主要構築物在上方亦不是作種植用途，所以改動沒什麼幫助。

填土位置E佔地約30平方米(見圖6)，建設在石屎物料平地上方，主要構築物用石屎建設，地面是石屎物料，用作保安及收費亭用途。

掘土位置G佔地約30平方米(見圖6)，石屎物料掘土種植8棵樹木泥土面掘土種植2棵樹木。

掘土位置I佔地約95平方米(見圖6)在石屎面約38.4平方米，泥土面56.6平方米，圍繞周邊亦要掘土建設集水渠。

餘下石屎物料H土地約297.6平方米(見圖6)，餘下面積不算太多，可考慮供客人作行走及休閒活動空間之用。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

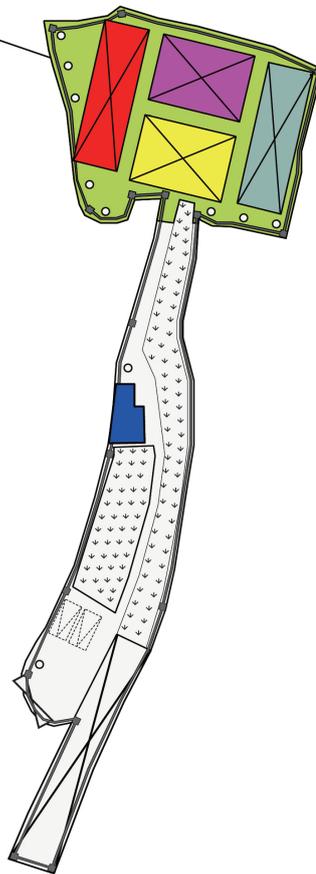
1. 圖6(石屎物料土地資料圖)
2. 參考圖

填土/掘土位置 佔地石屎面積

填土位置A	114平方米
填土位置B	114平方米
填土位置C	110平方米
填土位置D	110平方米
填土位置E	30平方米
餘下石屎物料H	297.6平方米
掘土位置G	30平方米
掘土位置I	95平方米

775.6平方米

申請地點



Project 項目名稱：

擬議臨時康體文娛場所（休閒農場）  
（為期3年）新界元朗流浮山丈量約  
份第129約地段第1267號、1268號  
1269號、第1271號及第1273號

Remarks 備註：  大門  車位  掘地位置G

 填土位置A  填土位置B  填土位置E  
 填土位置C  填土位置D  掘地位置I  
 餘下石屎物料H

Scale 比例：

1:1000

Drawing Title 圖紙標題：

石屎物料土地佈局圖

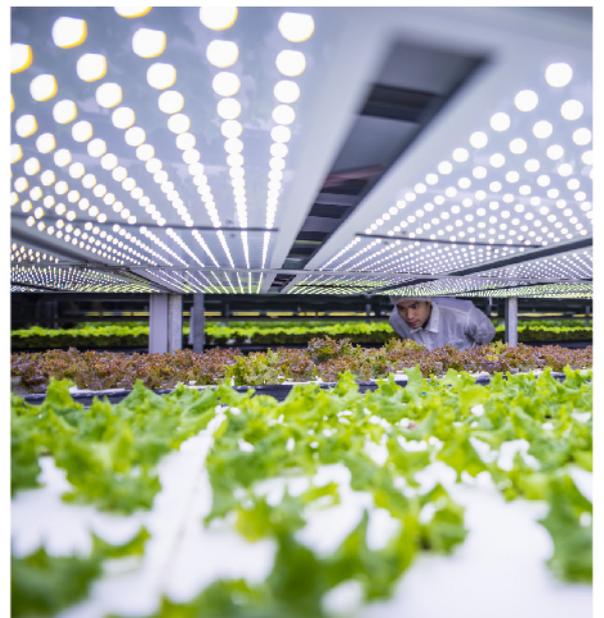
Drawing No 圖紙號：

圖 6

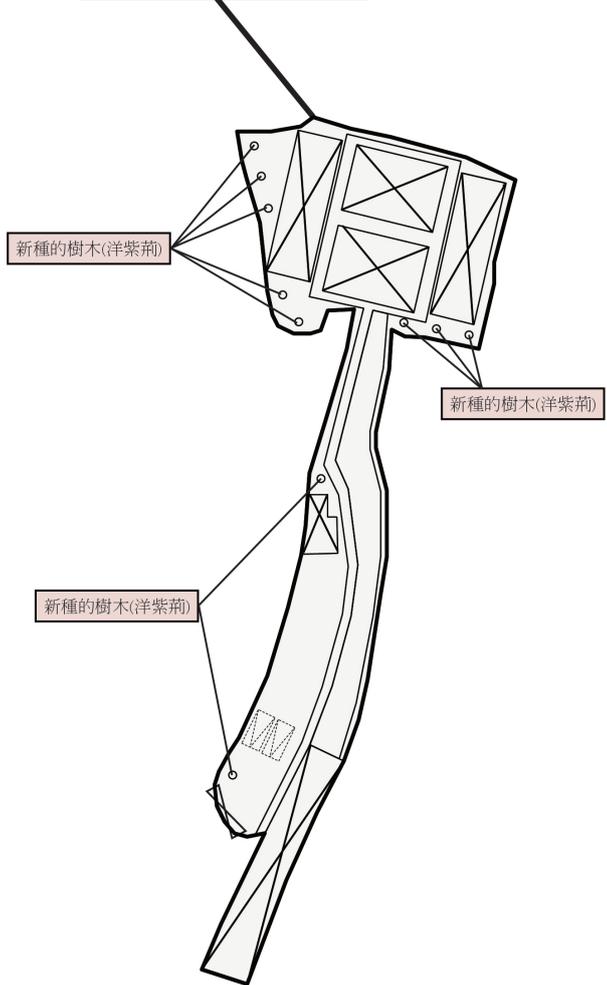


Fibi International Project  
Consultancy Co. Limited

# 參考圖(有水耕、魚菜共生、有機耕種及垂直有機耕種)

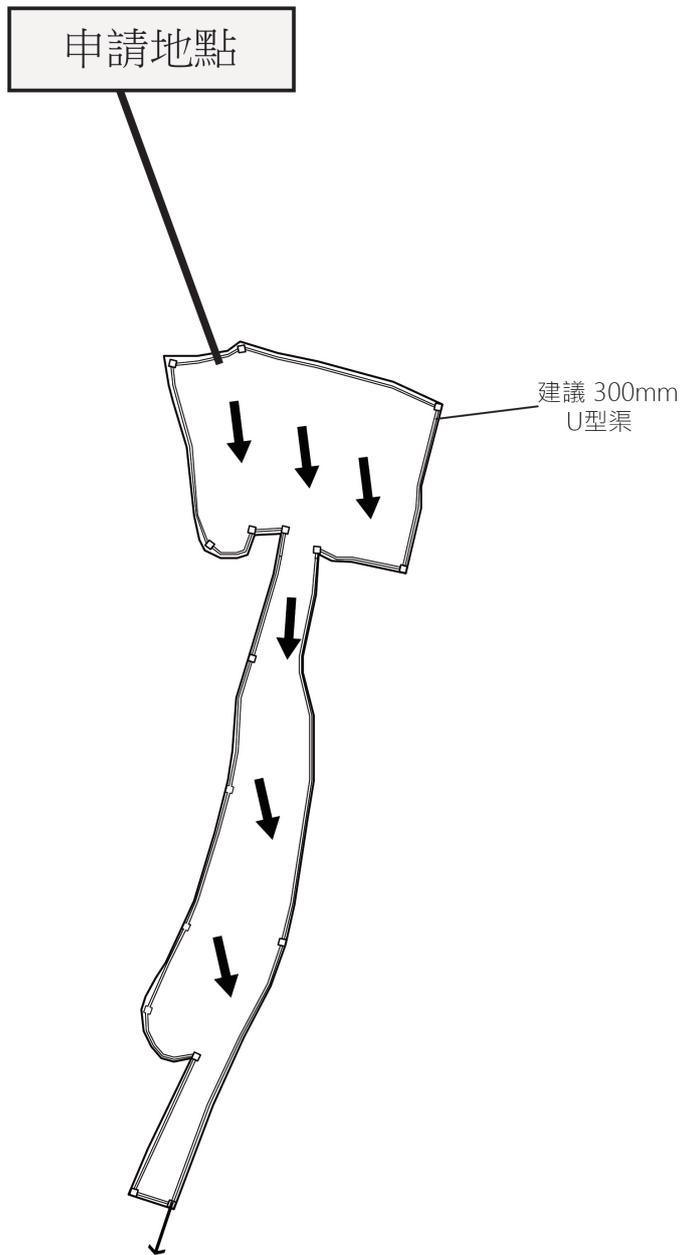


申請地點



	樹位置	樹高度	間距	數量
新種的樹木(洋紫荊)	○	2.75米	3米- 4米	10

Project 項目名稱：  擬議臨時康體文娛場所（休閒農場） （為期 3 年）新界元朗流浮山丈量約 份第129 約地段第1267號、1268號 1269號、第1271號及第1273號	Remarks 備註：	Scale 比例：  10米
	Drawing Title 圖紙標題： 景觀設計圖	Drawing No 圖紙號： 圖 6



<p>Project 項目名稱：</p> <p>擬議臨時康體文娛場所（休閒農場） （為期 3 年）新界元朗流浮山丈量約份第129 約地段第1267號、1268號 1269號、第1271號及第1273號</p>	<p>Remarks 備註： <input type="checkbox"/> 擬議的集水坑       地面流動方向</p>	<p>Scale 比例：</p> <p style="text-align: center;">10米</p>	
	<p>Drawing Title 圖紙標題：</p> <p>擬議排水建議圖</p>	<p>Drawing No 圖紙號：</p> <p>圖4</p>	 <p>FiBi International Project Consultancy Co. Limited</p>

**Extract of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

**Similar s.16 Applications within the same “Green Belt” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/343	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	5.7.2019 (Revoked on 5.12.2021)
2	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground, Refreshment Kiosk, Handicraft Making and Ancillary Public Car Park) (3 years)	GB & O(1)	4.9.2020 (Revoked on 4.6.2021)
3	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	6.11.2020 (Revoked on 28.6.2022)
4	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	8.1.2021 (Revoked on 8.1.2022)
5	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.9.2021
6	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.12.2021 (Revoked on 24.3.2023)
7	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	9.9.2022
8	A/YL-LFS/475	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	28.7.2023

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/409	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 2 Years and Filling of Land	GB	15.10.2021	(1) & (2)
2	A/YL-LFS/419	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Office for a Period of 3 Years and Filling of Land	GB	28.1.2022	(1) & (2)

**Rejection Reasons**

1. Not in line with the planning intention.
2. Not in line with the TPB PG-No. 10.

**Government Departments' General Comments**

**1. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) Since the application site falls within Deep Bay Buffer Zone 1, the proposed development is a potential designated project under Item P.1, Part I of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), i.e. "A residential or recreational development, other than New Territories exempted houses, within Deep Bay Buffer Zone 1 or 2". An Environmental Permit issued under the EIAO is required for construction and operation of the proposed development. As such, if the application is approved, the applicant is required to provide more information to confirm whether it is a designated project under the EIAO.
- (c) There is no substantiated environmental complaint pertaining to the Site received in the past three years.
- (d) The applicant should note his advisory comments at **Appendix VI**.

**2. Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.
- (c) The applicant should note his detailed comments on the submitted drainage proposal at **Appendix VI**.

**3. Fire Safety**

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

It was revealed in a recent inspection by his department that the distance between the Site and the nearest street fire hydrant is more than 500m. He has no objection in principle to the proposal subject to water supply for firefighting, i.e. street fire hydrant system with adequate flow and pressure at a location that is within 500m from the Site; and fire service installations (FSIs) being provided to his satisfaction.

**4. Building Matters**

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

As there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

**5. Other Department's Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner for Transport (C for T); and
- (g) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage and warehouse) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) there are unauthorized building works and/or uses on Lots 1271 and 1273 in D.D.129 which are already subject to lease enforcement actions. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
  - (iii) A staff rest room is proposed in the Site. No Short Term Waiver application to permit structure for domestic purpose will be considered according to the prevailing policy of LandsD. LandsD reserves the right to take enforcement action against such domestic purpose structure in the Site, if any; and
  - (iv) the owner of the lot will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;

- (f) to note the comments of the Director of Environmental Protection (DEP):
- (i) since the Site falls within Deep Bay Buffer Zone 1, the proposed development is a potential designated project under Item P.1, Part I of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), i.e. "A residential or recreational development, other than New Territories exempted houses, within Deep Bay Buffer Zone 1 or 2". An Environmental Permit issued under the EIAO is required for construction and operation of the proposed development. As such, the applicant is required to provide more information to confirm whether it is a designated project under the EIAO;
  - (ii) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
  - (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93;
  - (iv) to minimise any noise from the proposed use, the use of public announcement systems, audio amplifier and loudspeakers shall be prohibited; and
  - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that:
- (i) please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands especially the external catchment area at the western side of the Site as the level of that area is significantly higher;
  - (ii) please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public discharge system);
  - (iii) the gradient and the sizes of the proposed U-channels should be shown on the drainage plan;
  - (iv) consideration should be given to provide grating for the surface channels;
  - (v) the cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan;
  - (vi) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;

- (vii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
  - (viii) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap;
  - (ix) where walls and hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
  - (x) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (xi) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services (D of FS) that the distance between the Site and the nearest street fire hydrant is more than 500m. In this regard, street fire hydrant system with adequate flow and pressure shall be provided at a location that is within 500m from the Site. In consideration of the design/nature of the proposal, fire service installations (FSIs) and water supply for firefighting are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs and water supply for firefighting to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs and water supply for firefighting to be installed should be clearly marked on the layout plans. 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
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
  - (ii) 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;
  - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned application;
  - (iv) 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 BA should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

致：元朗民政事務專員台

項接貴處來函！有關檔號（3）in HAD YL C&D 17-45/45/11/100 Pt.2。有關人士仕在新界元朗輞井圍尖鼻咀丈量約份第129約地段第1267號、第1268號、第1269號、第1271號及第1273號。擬議臨時康體文娛場所（休閒農場）（為期3年）（申請編號：A/YL-LFS/484）

我等輞井圍村民及居民強烈反對該個案的申請。理由如下：

（一）上述的申請地段全是綠化保護地及耕作用地，不適宜改變用途。

（二）該申請地段入口由深灣路轉入路口剛好有個小巴上落終點站，若然獲得批准經營，運輸車輛及人流進出對乘客造成危險！

（三）該條行車道路是泥路既不標準又狹長，原意祇供該區村民及居民作為行人路、農耕道路之用及春秋二祭居民行人拜山掃墓之用，不適宜太多車輛及太多人流進出；若然成功申請批准會造成人車爭路，生命受到威脅，將來肯定會有意外車禍發生，造成不幸事固。希望審批要員聽取民意或抽點時間親身到實地申請地點視察或走走及評估下！同時該路入口處是私人地段。

（四）該幾個申請地段由流浮山至尖鼻尖段全條是單程路及由深灣路至申請地段也是單程狹窄泥路，不適宜批准變動。更不宜太多車輛及太多人使用。原因該路段實在是條不標準泥路，又狹窄而長，容易發生交通意外或做成人命傷亡！

前時有個個案經貴委員會批准康樂用途後，有藉口違法而大肆填土，引致交通意外，村民車輛被撞，引致村民受傷。）

（五）反對該個案申領政府毗連土地做行車道路，該條泥路是村民用作出入耕種及春秋二祭拜山之用。

（六）該申請地段的西面側都是政府標示本圍村的葬區，現有數十座過百年歷史悠久的墓地、泥墳及金塔。若然獲得批准，風水必然受到嚴重破壞，村民生活在惶恐中度日，人身受傷害會影響深遠！因此更不適宜批核！

（七）該申請地段（129約地段1267號、1268號、1269號、1271號及1273號及政府土地。已經被申請者早已經偷步用鐵絲網圍封為己用。

（八）從申請土地面積跟建築屋宇面積比例不相符！

（九）最重要是政府有關部門若然批准！缺口打開，該區業主擁有人一窩蜂地申請，情況不堪想像，到時亂象橫生。本圍村肯定受到無妄之災，到時的責任又由那個政府部分承擔！

（十）流浮山深灣路至尖鼻咀一段道路是單程3.5咪路，流浮山迴旋處深灣路口已豎立路牌，標示不准大型車輛行走。

(十一) 總括以上種種原因，我等村民的意見認為該段不標準的狹窄長泥路暫不適宜批准申建康體文娛場所，除非政府有關審批部門有計劃地把該條道路修建為標準石屎道，完善渠務及各方面的配套。或者由政府牽頭，承擔保證該段由深灣路至申請地段為標準道路及有規劃有序地興建。同時要保障不受污染及批准後有監管方案！本圍村村民及居民一定大力支持！不然暫時堅決反對該個案的申請。

特此函達！惟盼！

註：違法偷步填泥及擺佔官地(相片)

輞井圍村民簽署：

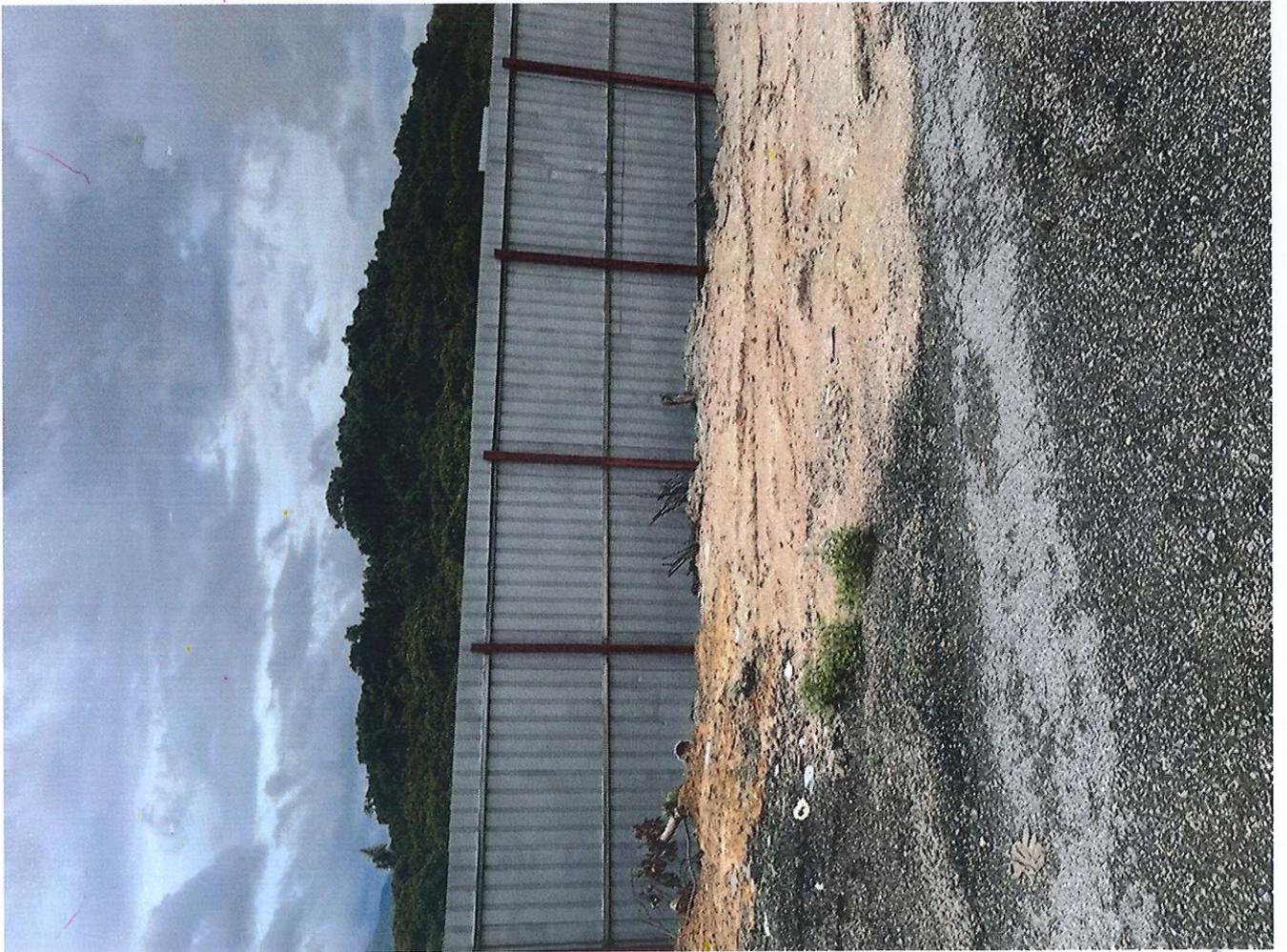
林元 鄧潤揚  
曹竇蓮  
鄧炳劇  
黃炳坤  
鄧木慶  
鄧國強  
鄧植和  
鄧椿林  
鄧貫祥  
鄧振林  
鄧炳就  
鄧錦全  
陳志明

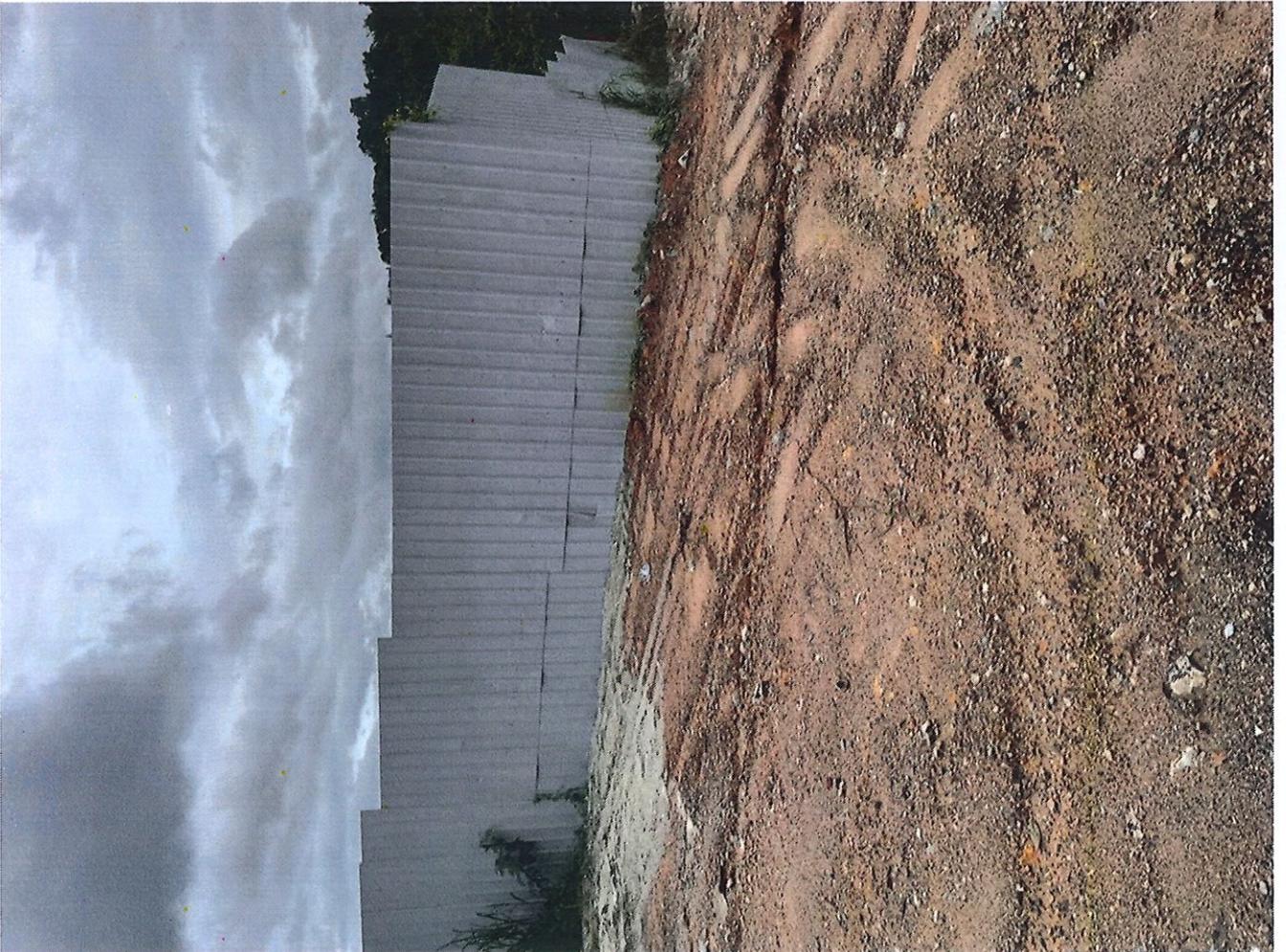
日期：2023年09月08日













長春社 Since 1968

12<sup>th</sup> September 2023

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/484

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

**1. Not in line with the planning intention of Wetland Buffer Area (WBA)**

It is found that the application site falls into WBA and very close to the Tsim Bei Tsui Egretty and next to the Inner Deep Bay SSSI, which is within the WCA (Figure 1). According to Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), the intention of WBA is “to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”. However, the applicant fails to demonstrate that the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) does not have negative off-site disturbance impact on the ecological value of the egretty and fish ponds nearby.

**2. Adverse environmental impact**

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

- Lacking details of plan on land recovery: Various structures/uses, 6 temporary structures (1 to 2 storeys and about 3m to 6m high) for toilet, storage, staff room, education and demonstration area, greenhouses, caretaker, cashier uses, and 2 parking spaces for private cars would be temporarily proposed in the application



site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use. It is doubtful that whether the applicant able to recover the Green Belt area quality after 3 years.

- Sewage impact: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems, especially the site is surrounded by Tsim Bei Tsui Egretty and Inner Deep Bay SSSI.
- Potential noise impact: we are concerned that even the applicant agreed to halt construction works during December to February, such arrangement does not cover the entire dry season with influx of migratory birds in Tsim Bei Tsui Egretty and the entire Deep Bay area. In this way, construction noise would still pose disturbance to migratory birds.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association

Figure 1 The application site (marked in red) is within the WBA (marked in navy blue) area and also nearby the Tsim Bei Tsui Egretty and Inner Deep Bay SSSI (Source: Statutory Planning Portal 3 <https://www.ozp.tpb.gov.hk/?lang=en>)



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



**A/YL-LFS/484 DD 129 Tsim Bei Tsui GB**

12/09/2023 02:04

From:

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

File Ref:

A/YL-LFS/484

Lots 1267, 1268, 1269, 1271 and 1273 in D.D. 129, Tsim Bei Tsui, Yuen Long

Site area: About 1,669sq.m

Zoning: "Green Belt"

Applied use: Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

The area to be filled in, 882sq.m is more than 50% of the site. It would appear that the proposed farming activities are an add on to secure approval for operations on the site.

Members should bear in mind that the adjoining piggery had application 452 for open storage use rejected recently.

'Hobby Farm' is used and abused. The majority never comply with the conditions. Members have a duty to inquire into the integrity of the application.

Mary Mulvihill