

2024年 3月 1 2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-PH/1000

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2400609 3/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-P1/1000
	Date Received 收到日期	12 MAR 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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)

CHIEF FORCE LIMITED 志科有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

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)	新界元朗八鄉丈量約份 DD111 LOT NO. 2894 (部份)、2895 (部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1980 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 290 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 19/02/2024 (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 _____ (DD/MM/YYYY)[&]
於 19/02/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時康體文娛場所 (包括燒烤及野營地點與附屬設施)

(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☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1720	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	260	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	.....
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	290	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	290	.....sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物A：臨時廁所用途，總樓面面積約30平方米，高度約3米，單層。

構築物B：臨時貨櫃管理處及儲物室用途，總樓面面積約60平方米，高度約7米，2層。

構築物C：臨時遮陽棚用途，總樓面面積約200平方米，高度約7米，單層。

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	4	.....
Motorcycle Parking Spaces 電單車車位		.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		.....
Others (Please Specify) 其他 (請列明)		.....

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 申請地點開放時間為星期一至星期日及公眾假期，上午11時至晚上11時。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 錦田公路經鄉村道路進入。	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

詳情請參閱附帶規劃文件。

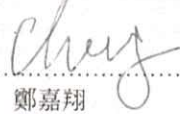
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


鄭嘉翔

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

文員

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表



志科有限公司

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

Date 日期

04/03/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗八鄉丈量約份DD111 LOT NO. 2894 (部份) 、2895(部份)
Site area 地盤面積	1980 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時康體文娛場所 (包括燒烤及野營地點與附屬設施)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	290 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	13 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		4 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
渠務排水圖則，消防裝置圖則，交通運輸圖則。		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉丈量約份 DD111 LOT NO. 2894 (部份)、2895(部份)，進行規劃申請。

地帶：「農業」

用途：「臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施)」

場地面積：「約 1980 平方米」

續期時間：「3 年」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉丈量約份 DD111 LOT NO. 2894 (部份)、2895(部份)，申請作「臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施)」用途，為期 3 年。

申請地點位於八鄉分區計劃大綱圖 (法定圖則編號：S/YL-PH/11)的「農業」用途地帶內，申請用途屬於第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「康體文娛場所」用途。

申請地點可以為香港市民提供一個鄉郊康樂地點，滿足本地對康樂用地的需求，與附近土地用途配合，並可以提升區內的環境質素。

申請地點只為臨時性質，不會取代該區作「農業」用途的永久規劃意向。如是次規劃申請獲得批准，申請人會盡快提交並落實政府部門所要求附帶條件，因此申請人懇請城規會可以考慮批准是次之申請。

由於在上次規劃許可申請 TPB/A/YL-PH/915 的許可期內，申請人已完成對申請地點的排水渠道建造工程，並在 2023 年 09 月 07 日提交附帶條件(a)項-落實排水建議至相關部門，但未能得到相關部門接納履行，需要繼續跟進處理。

此外申請地點內的上蓋短期豁免書政府部門亦未能及時批出，申請人無法在場地內進行搭建構築物並裝設消防設備。申請人曾經向有關部門反映過希望可以先進行附帶條件所要求的工程，但不獲部門准許，因此未能在期限內履行附帶條件(c)項-落實消防裝置建議。

無奈下申請人現進行是次重新申請，希望署方可以酌情處理，讓申請人可以繼續運作申請地點及等候部門批許相關的上蓋短期豁免書，申請人承諾會在取得上蓋短期豁免書後，盡快展開相關附帶條件所要求的工程和裝備安裝。

場地設計

申請地點用途主要是為香港市民提供一個鄉郊康樂地點，以滿足本地對康樂用地的需求，申請地點只提供適合燒烤及野餐的場地和安放個人物品的儲物室，不會提供食物或燒烤野餐的相關物品。

申請地點作為「臨時康體文娛場所（包括燒烤及野餐地點與附屬設施）」用途，當中擬議設置有3個臨時構築物，分別為：

- 構築物A：臨時廁所用途，總樓面面積約30平方米，高度約3米，單層。
- 構築物B：臨時貨櫃管理處及儲物室用途，總樓面面積約60平方米，高度約7米，2層。
- 構築物C：臨時遮陽棚用途，總樓面面積約200平方米，高度約7米，單層。

申請地點只為臨時性質，不會取代該區作為「農業」用途的永久規劃意向。

申請地點內設有私家車泊車位 4 個，每個尺寸約 5 米 x 2.5 米。

申請地點內設有輕型貨車泊車位 1 個，每個尺寸約 7 米 x 3.5 米。

申請地點預計每天到訪人數約有 30 人。

申請地點開放時間為星期一至星期日及公眾假期，上午 11 時至晚上 11 時。。

申請地點內預計會有工作人員 6 人，採取兩班工作制(上午 11 時至晚上 4 時 59 分為白班，晚上 5 時至 11 時為夜班，每班 3 個工作人員，合共 6 人)，工作人員主要工作為打理場地環境及看管儲物室。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

詳情請參閱以下圖則。

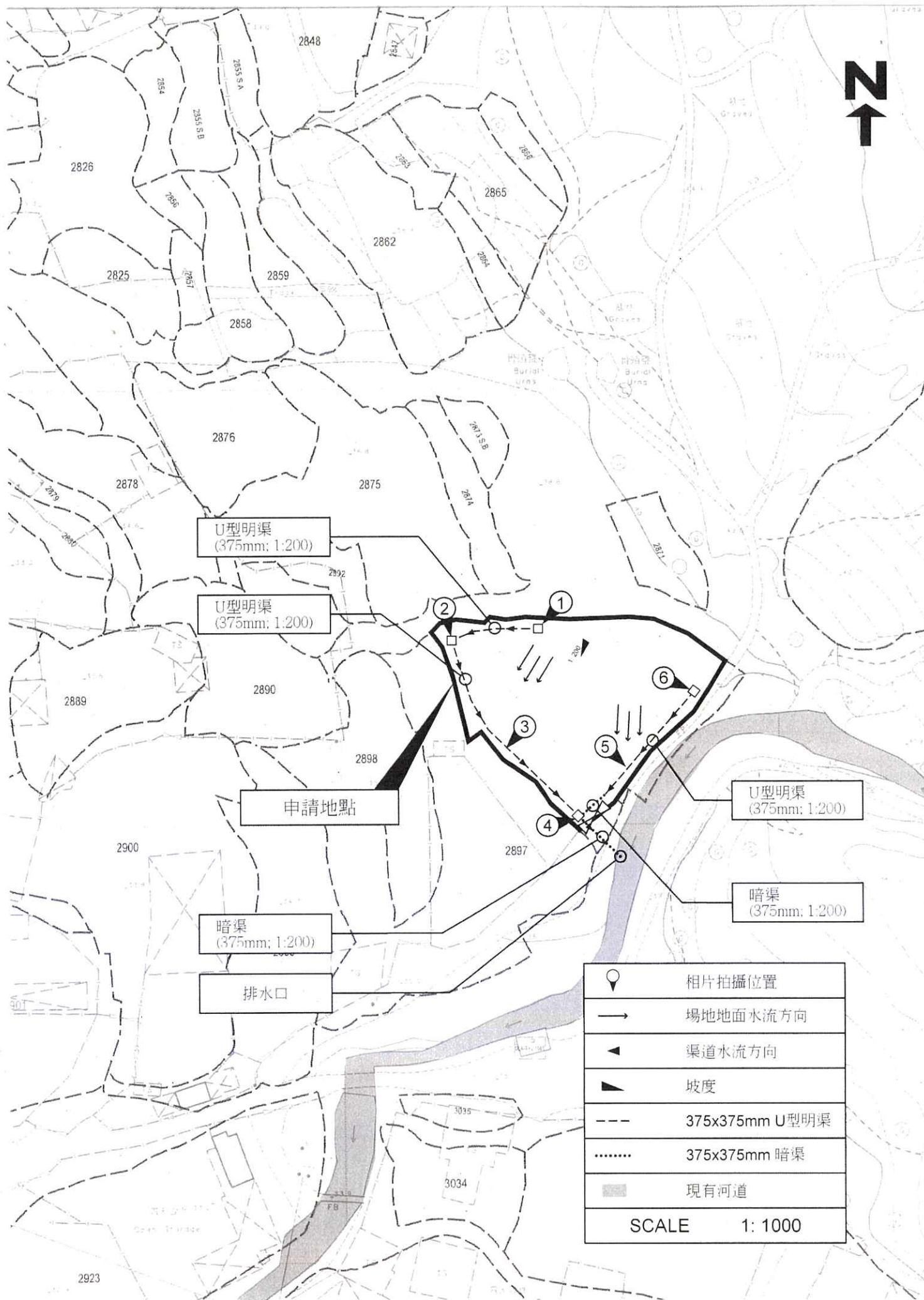
N
↑



渠務排水

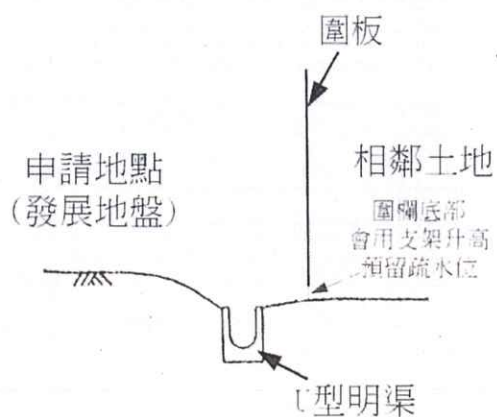
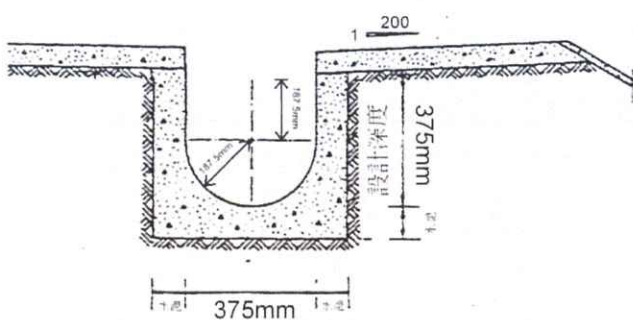
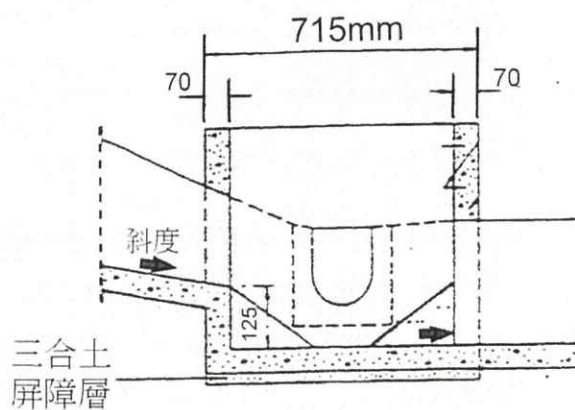
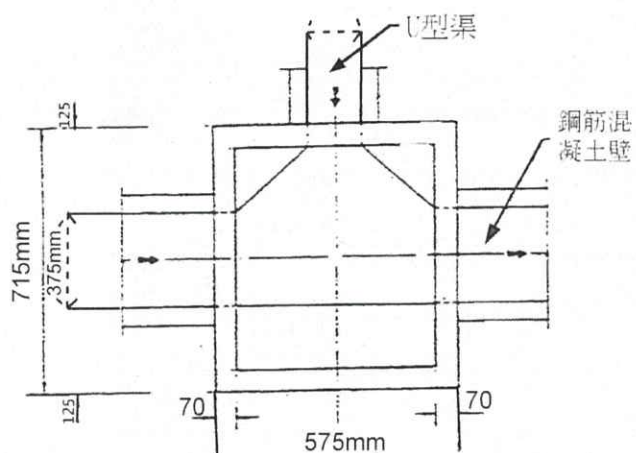
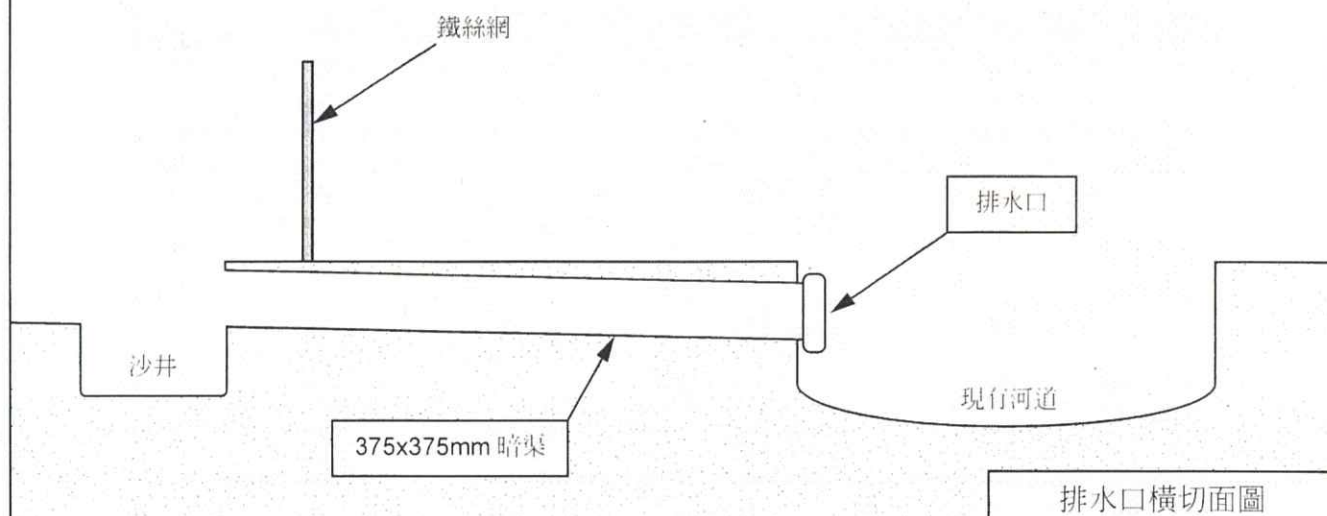
申請人會依照渠務署所提供的排水系統設計建議書，對申請地點內的設置合適的渠務排水設施，並定期進行維護及保養。

詳情請參閱以下圖則。



+36.7mPD

+33.7mPD









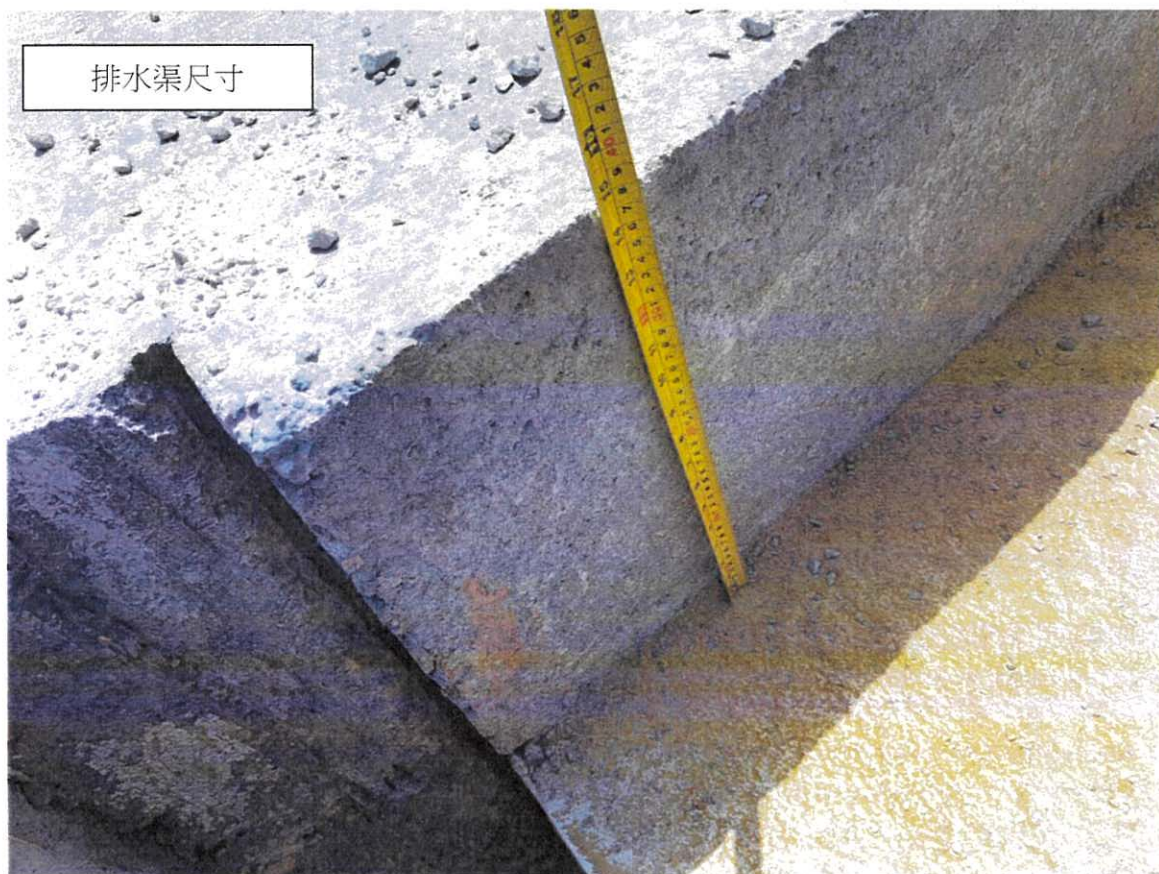
排水口



排水渠尺寸



排水渠尺寸



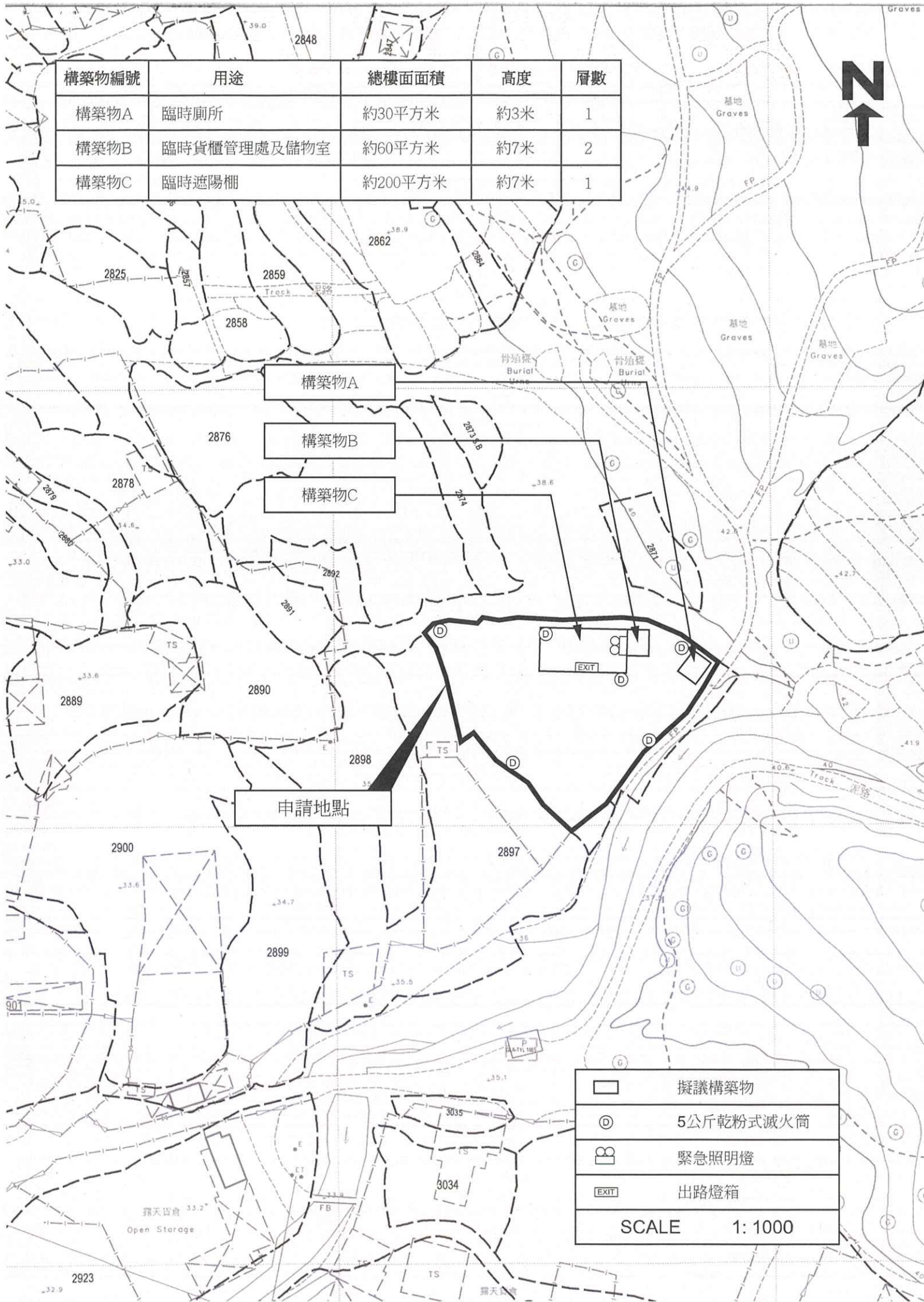


消防裝置

申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置。

詳情請參閱以下圖則。

構築物編號	用途	總樓面面積	高度	層數
構築物A	臨時廁所	約30平方米	約3米	1
構築物B	臨時貨櫃管理處及儲物室	約60平方米	約7米	2
構築物C	臨時遮陽棚	約200平方米	約7米	1



	擬議構築物
	5公斤乾粉式滅火筒
	緊急照明燈
	出路燈箱
SCALE 1: 1000	

交通運輸

申請地點南面有一個明確的出入口，可以直通錦田公路，出入口寬度約 8 米。

申請地點內有足夠的地方，供給車輛進行機動迴旋。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

申請地點平均每天約有 10 輛車輛進出，不會提高申請地點附近的汽車流量，就整體而言，不會對附近交通構成影響。預計場地車流量如下：

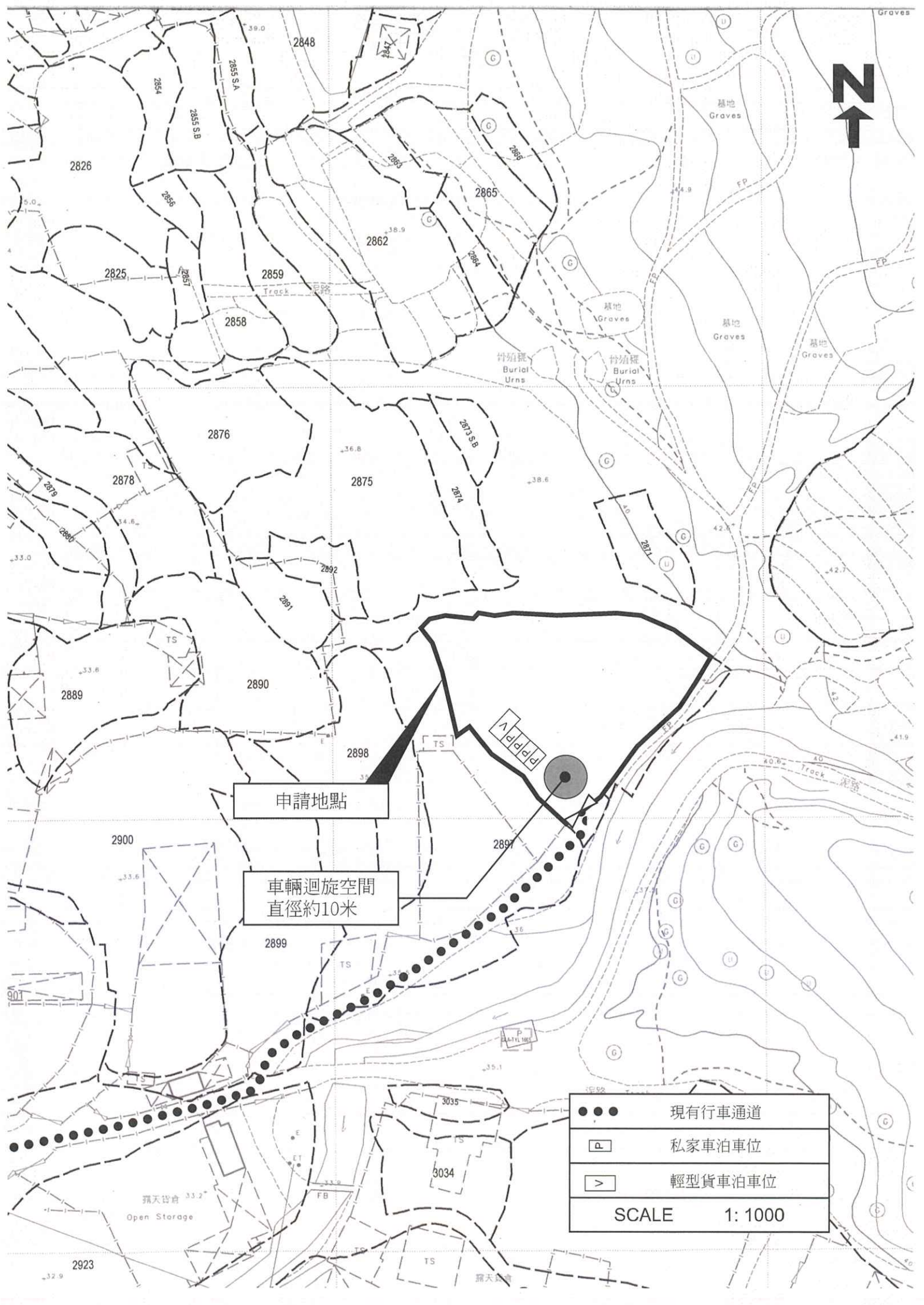
預計申請地點內私家車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	2	2	0	2	2	0

預計申請地點內輕型貨車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0

申請地點西面有一個小巴站，距離申請地點約 548 米；南面有一個巴士站，距離申請地點約 679 米，工作人員可以透過乘坐巴士和小巴抵達申請地點附近後，再步行進入申請地點。

申請人和土地使用者承諾如是次申請獲批許可，會負責保養維修申請地點與錦田公路接駁的行車通道。

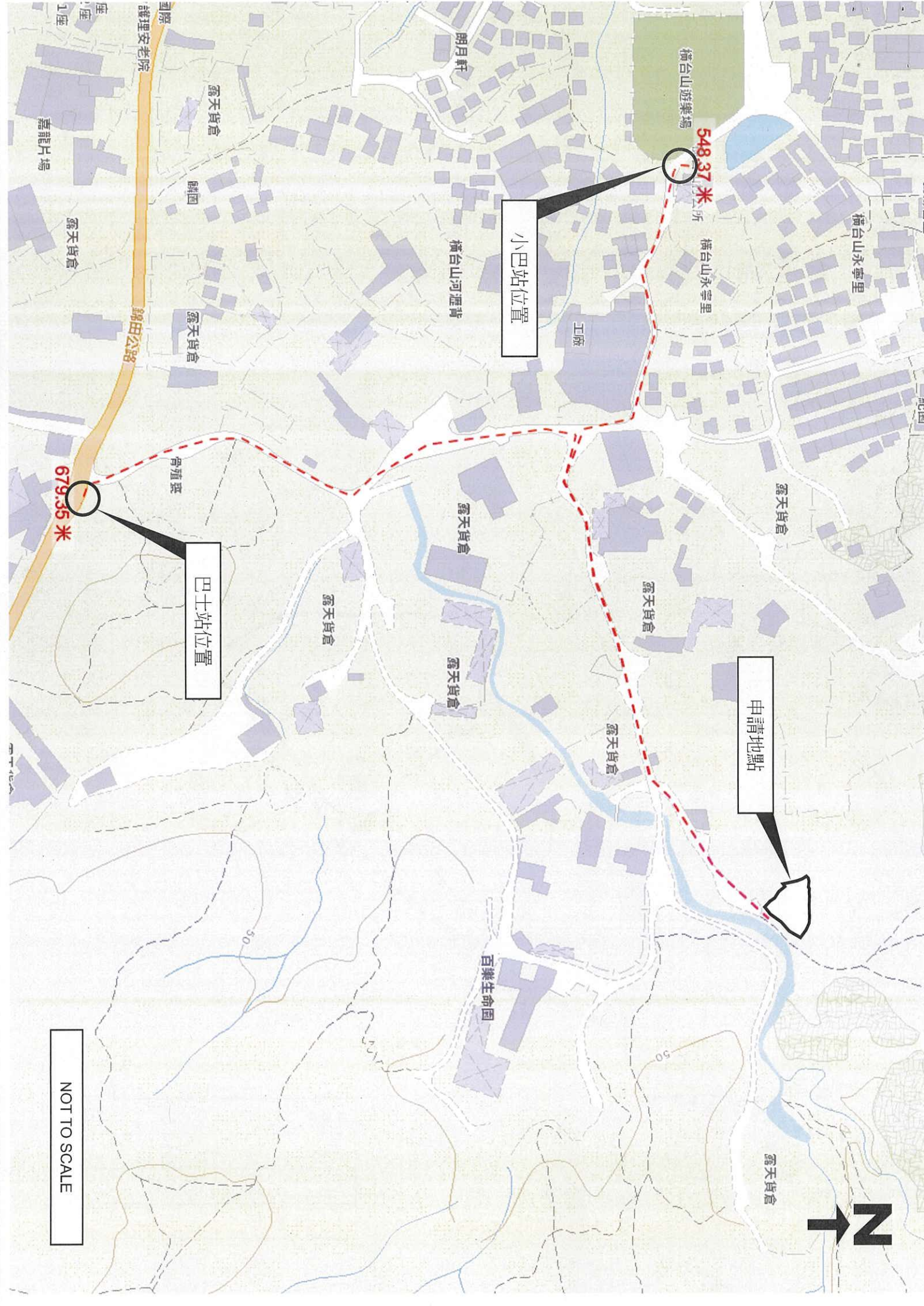
詳情請參閱以下圖則。



申請地點

車輛迴旋空間
直徑約10米

●●●	現有行車通道
P	私家車泊車位
>	輕型貨車泊車位
SCALE 1: 1000	



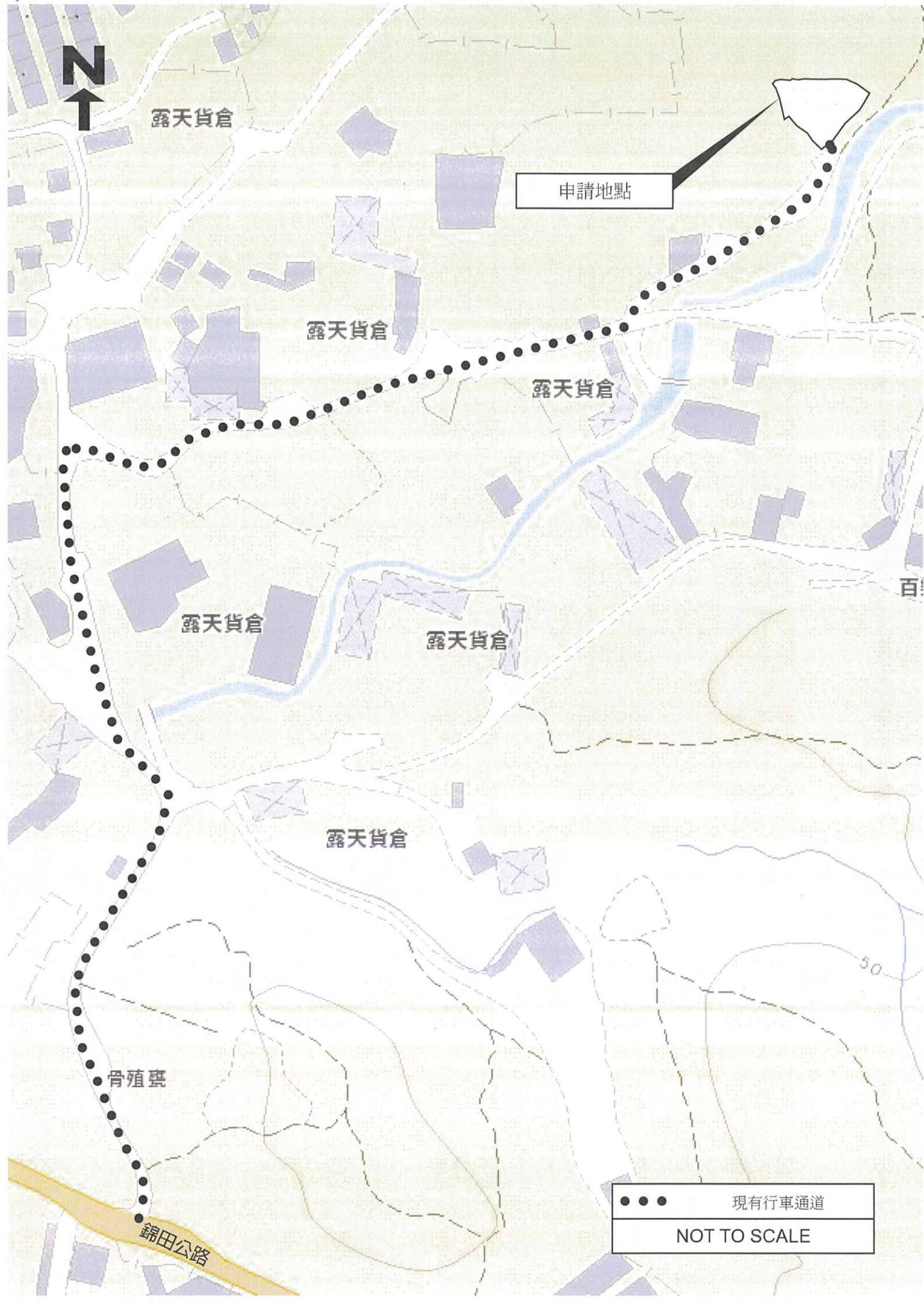
橫台山遊樂場
548.37 米
所

小巴站位置

巴士站位置

申請地點

NOT TO SCALE



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

寄件日期:

2024年03月18日星期一 10:01

From: Cheng Johnny

煩請閣下檢閱，並以本次補充資料內容為準，謝謝。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

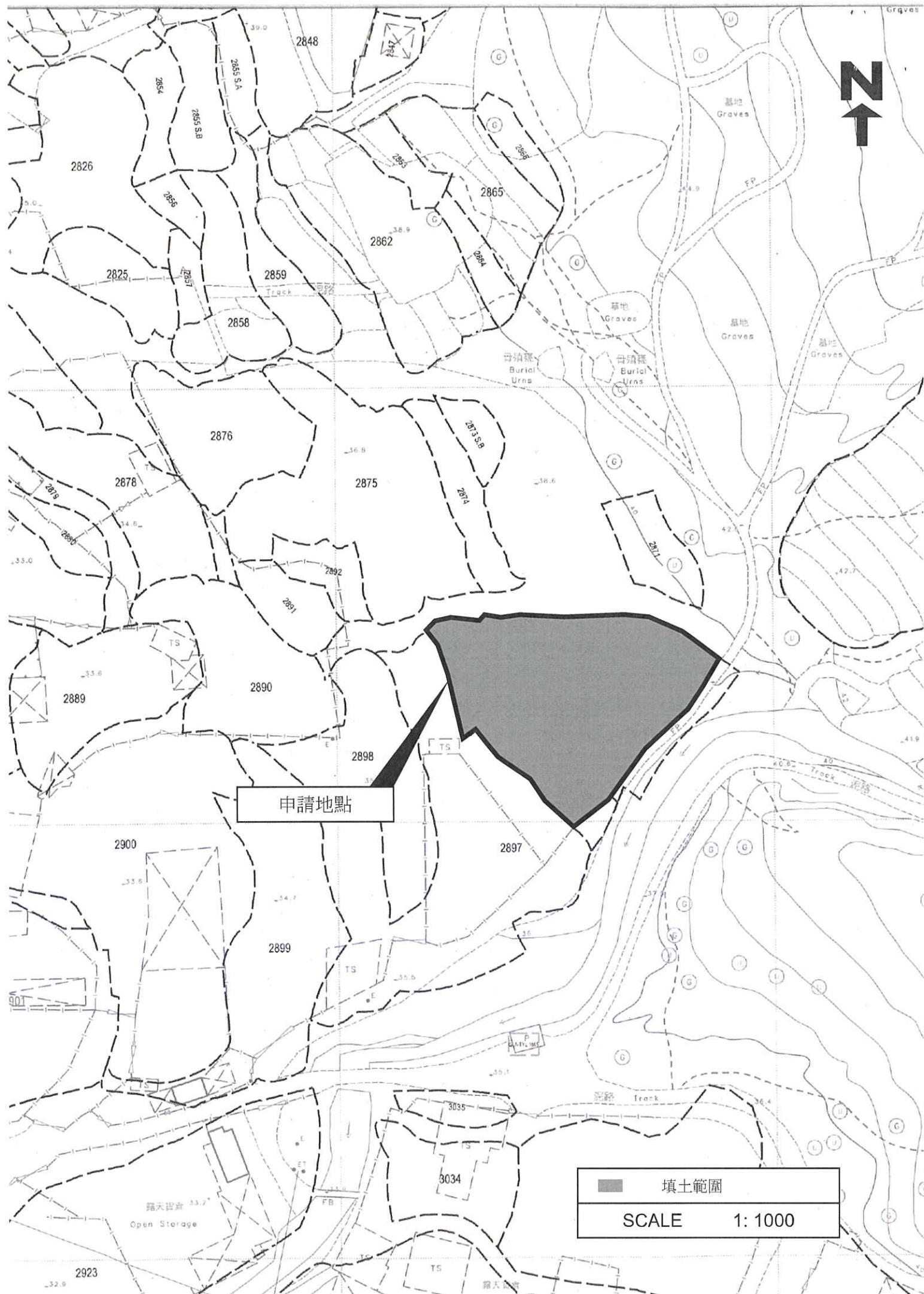
有關 A/YL-PH/1000
規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 澄清申請地點已在前次規劃許可編號 A/YL-PH/915 期間完成填土工作，不會再有填土。填土是用作場地平整用途，填土厚度約 0.1 米，填土材料為瀝青，場地內的香港主水平基準由+36.60mPD 增加至現時的+36.70mPD。
2. 修正 S16-III 申請表格和附帶規劃文件部份內容。

隨件附上相關文件，以作參考。

申請人： 志科有限公司



6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施)和填土工程

(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
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1720	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	260	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	.....
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	290	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	290	.....sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物A：臨時廁所用處，總樓面面積約30平方米，高度約3米，單層。

構築物B：臨時貨櫃管理處及儲物室用途，總樓面面積約60平方米，高度約7米，2層。

構築物C：臨時遮陽棚用途，總樓面面積約200平方米，高度約7米，單層。

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	4	.....
Motorcycle Parking Spaces 電單車車位		.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		.....
Others (Please Specify) 其他 (請列明)		.....

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉丈量約份DD111 LOT NO. 2894 (部份)、2895(部份)
Site area 地盤面積	1980 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時康體文娛場所 (包括燒烤及野營地點與附屬設施)和填土工程

附帶規劃文件

按城市規劃條例第 16 條的規劃許可申請，現於新界元朗八鄉丈量約份 DD111 LOT NO. 2894 (部份)、2895(部份)，進行規劃申請。

地帶：「農業」

用途：「臨時康體文娛場所（包括燒烤及野餐地點與附屬設施）和填土工程」

場地面積：「約 1980 平方米」

續期時間：「3 年」

行政摘要：

申請人現依據城規條例第 16 條向城市規劃委員會申請，擬在新界元朗八鄉丈量約份 DD111 LOT NO. 2894 (部份)、2895(部份)，申請作「臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施) 和填土工程」用途，為期 3 年。

申請地點位於八鄉分區計劃大綱圖 (法定圖則編號：S/YL-PH/11)的「農業」用途地帶內，申請用途屬於第二欄「須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途」中的「康體文娛場所」用途。

申請地點可以為香港市民提供一個鄉郊康樂地點，滿足本地對康樂用地的需求，與附近土地用途配合，並可以提升區內的環境質素。

申請地點只為臨時性質，不會取代該區作「農業」用途的永久規劃意向。如是次規劃申請獲得批准，申請人會盡快提交並落實政府部門所要求附帶條件，因此申請人懇請城規會可以考慮批准是次之申請。

由於在上次規劃許可申請 TPB/A/YL-PH/915 的許可期內，申請人已完成對申請地點的排水渠道建造工程，並在 2023 年 09 月 07 日提交附帶條件(a)項-落實排水建議至相關部門，但未能得到相關部門接納履行，需要繼續跟進處理。

此外申請地點內的上蓋短期豁免書政府部門亦未能及時批出，申請人無法在場地內進行搭建構築物並裝設消防設備。申請人曾經向有關部門反映過希望可以先進行附帶條件所要求的工程，但不獲部門准許，因此未能在期限內履行附帶條件(c)項-落實消防裝置建議。

無奈下申請人現進行是次重新申請，希望署方可以酌情處理，讓申請人可以繼續運作申請地點及等候部門批許相關的上蓋短期豁免書，申請人承諾會在取得上蓋短期豁免書後，盡快展開相關附帶條件所要求的工程和裝備安裝。

寄件日期: 2024年04月30日星期二 11:55
收件者: tobpd/PLAND
主旨: Fw: Departmental Comments - A/YL-PH/1000
附件: 2024-04-30_PH1000補充資料.pdf

From: Cheng Johnny

煩請閣下檢閱，謝謝。

致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1000
規劃申請補充資料

申請人現就近日政府部門人員和公眾人士的意見，作出以下補充/澄清：

回覆政府部門意見：

1. 修正消防裝置圖則內容(見附件 A)。
2. 澄清申請地點中構築物之間的距離至少約 2 米(見附件 A)。
3. 申請地點已於前次規劃許可(編號 A/YL-PH/915)期間，完成了對申請地點的填土工作，相關填土工作是為平整土地，為土地使用者提供適合的平坦場地進行燒烤及野餐等康樂活動。
4. 澄清申請地點只作臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施)用途，不會設置任何擴音器材。
5. 澄清申請地點中的構築物 A 臨時廁所的類型是「流動式貨櫃廁所」，自身設有配套儲糞缸，不設有化糞池及滲水系統，不會對附近環境構成負面影響。
6. 澄清申請地點中的構築物 A 臨時廁所的類型是「流動式貨櫃廁所」，自身設有配套儲糞缸，場地中的現有排水設施只作收集地面雨水用途，排水口前亦設置有沙井阻隔泥沙，不會對附近天然溪流構成負面影響。
7. 申請地點用途主要是為香港市民提供一個鄉郊康樂地點，以滿足本地對康樂用地的需求，申請地點只提供適合燒烤及野餐的場地和安放個人物品的儲物室，不會提供食物或燒烤野餐的相關物品。
8. 澄清申請地點只作臨時康體文娛場所 (包括燒烤及野餐地點與附屬設施)用途，不會設置任何擴音器材。
9. 澄清申請人並非申請地點的營運者，是次規劃申請獲批後，申請人會將申請地點提供給予其他營運者使用，申請地點的運作、打理、保養和維護，是由營運者負責。

回覆公眾人士意見：

10. 澄清申請地點只為臨時性質，不會取代該區作「農業」用途的永久規劃意向。
11. 澄清申請地點中的構築物 A 臨時廁所的類型是「流動式貨櫃廁所」，自身設有配套儲糞缸，場地使用者亦會定時安排吸糞車進行收集，不會對附近天然溪流構成負面影響。
12. 澄清場地中的現有排水設施，是依照前次申請許可(A/YL-PH/915)時已獲得政府

地的需求，申請地點只提供適合燒烤及野餐的場地和安放個人物品的儲物室，不會提供食物或燒烤野餐的相關物品。

13. 申請地點土地使用者會定時安排清潔公司對場地進行清理和垃圾收集，以保障場地不會對附近環境構成負面影響。
14. 澄清申請地點開放時間為星期一至星期日及公眾假期，上午 11 時至晚上 11 時。
15. 澄清申請地點只作臨時康體文娛場所（包括燒烤及野餐地點與附屬設施）用途，不會設置任何擴音器材。此外申請地點中可能需要使用到照明設備的地方主要在臨時構築物附近，有光源的範圍不多，加上光污染的主要來源：廣告、商業產品、辦公大樓、工廠、街燈及露天大型運動場，申請地點亦不會有所涉及，因此不會對附近環境構成嚴重的光污染問題。
16. 申請地點預計每天到訪人數約有 30 人。
17. 申請地點內預計會有工作人員 6 人，採取兩班工作制（上午 11 時至晚上 4 時 59 分為白班，晚上 5 時至 11 時為夜班，每班 3 個工作人員，合共 6 人），工作人員主要工作為打理場地環境及看管儲物室。
18. 澄清是次規劃申請是規劃許可編號 TPB/A/YL-PH/915 的重新申請，並非新的規劃申請。

隨件附上相關文件，以作參考。

申請人： 志科有限公司

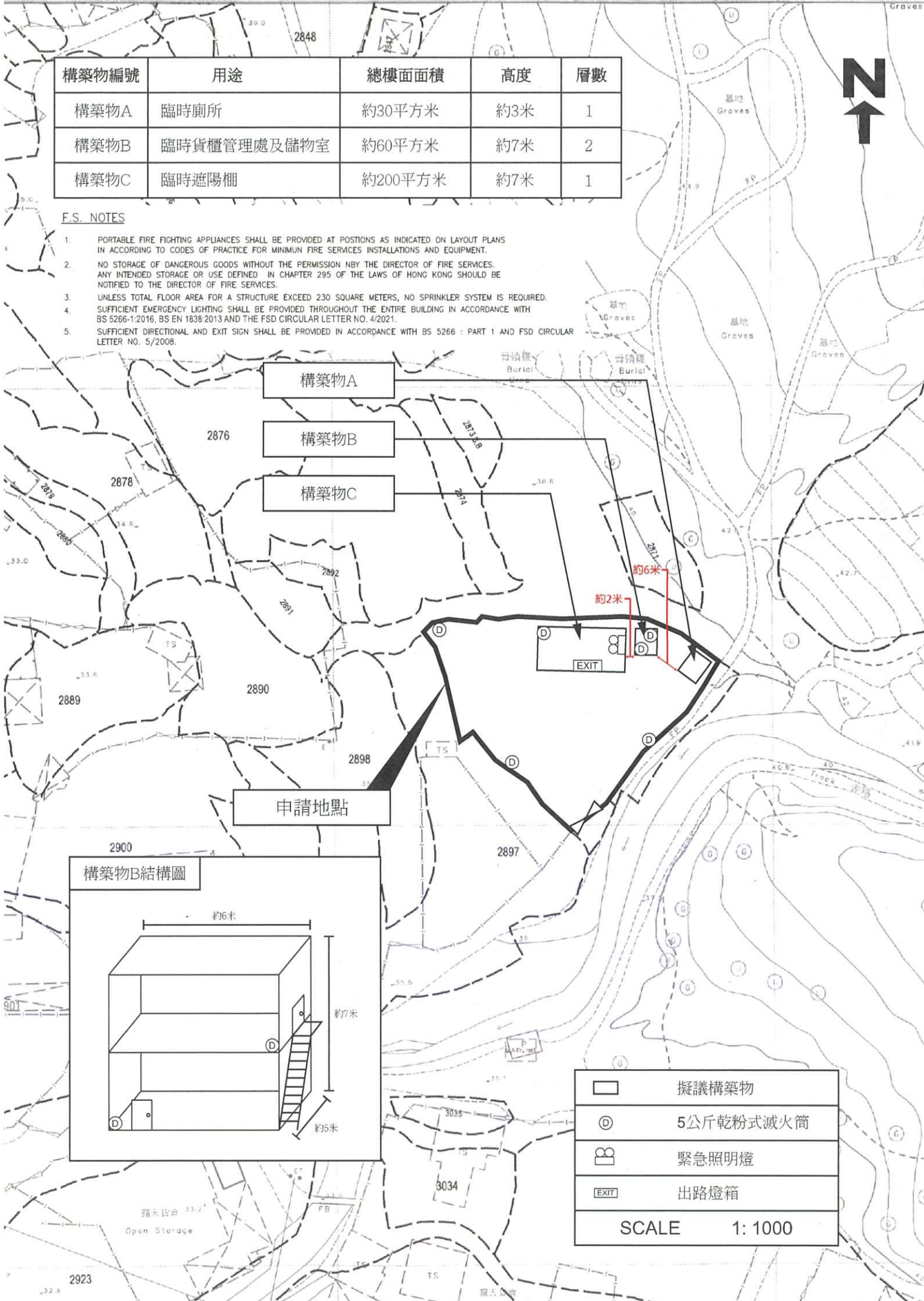
日期： 2024 年 04 月 30 日

附件 A

構築物編號	用途	總樓面面積	高度	層數
構築物A	臨時廁所	約30平方米	約3米	1
構築物B	臨時貨櫃管理處及儲物室	約60平方米	約7米	2
構築物C	臨時遮陽棚	約200平方米	約7米	1

F.S. NOTES

1. PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSTIONS AS INDICATED ON LAYOUT PLANS IN ACCORDING TO CODES OF PRACTICE FOR MINUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
2. NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION NBY THE DIRECTOR OF FIRE SERVICES. ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
3. UNLESS TOTAL FLOOR AREA FOR A STRUCTURE EXCEED 230 SQUARE METERS, NO SPRINKLER SYSTEM IS REQUIRED.
4. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHTOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
5. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.



附件 B

城市規劃委員會

香港北角渣甸道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PH/915

郵遞及傳真函件

志科有限公司

(經辦人：鄭嘉翔)

先生／女士：

擬在劃為「農業」地帶的元朗八鄉第 111 約

地段第 2894 號(部分)及第 2895 號(部分)

開設臨時康體文娛場所(包括燒烤場及野餐地點連附屬設施)

我曾於二零二二年五月十八日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，決定根據《城市規劃條例》第 16 條，按照你向城規會所提交申請的內容，批准這宗規劃許可申請。這項規劃許可屬臨時性質，有效期為三年，至二零二五年五月二十日止，並須附加下列條件：

- (a) 在批給規劃許可之日起計六個月內(即在二零二二年十一月二十日或之前)，落實已獲接納的排水建議，而有關情況必須符合渠務署署長或城規會的要求；
- (b) 就上文(a)項條件而言，在規劃許可有效期內，必須時刻保養申請地點已裝設的排水設施；
- (c) 在批給規劃許可之日起計六個月內(即在二零二二年十一月二十日或之前)，落實已獲接納的消防裝置建議，而有關情況必須符合消防處處長或城規會的要求；

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(d) 倘在規劃許可有效期內沒有遵守上述規劃許可附帶條件(b)項，現時批給的許可即會停止生效，並會即時撤銷，不再另行通知；以及

(e) 倘在指明日期當日仍未履行上述規劃許可附帶條件(a)或(c)項的任何一項，現時批給的許可即會停止生效，並會於同日撤銷，不再另行通知。

城規會亦同意告知你，留意城規會文件附錄 V 所載的指引性質的條款(隨函夾附該附錄的中譯本)。

你必須嚴格遵守有關履行上述規劃許可附帶條件的期限。如你在指定期限內沒有履行上述附帶條件的任何一項，現時批給的許可即會撤銷，不再另行通知，而當局亦會對有關發展採取執行管制行動。如欲申請延長履行規劃許可附帶條件的期限，請最遲在上述指定期限屆滿前六個星期，向城規會提交第 16A 條申請。這安排旨在讓城規會有足夠時間在徵詢有關部門的意見後處理該宗申請。如規劃許可所指定的期限在城規會考慮延期申請時已經屆滿，該宗延期申請將不獲城規會考慮。詳情(包括可能給予的規劃許可附帶條件履行總期限)請參閱規劃指引編號 34D 和 36B。有關規劃指引、申請表格(表格第 S16A 號)及《申請須知》，可瀏覽城規會的網頁(網址：www.info.gov.hk/tpb/)，或向規劃署的規劃資料查詢處(查詢熱線：2231 5000；地址：北角渣華道 333 號北角政府合署 17 樓和沙田上禾輦路 1 號沙田政府合署 14 樓)及城規會秘書處(地址：北角政府合署 15 樓)索取。

這項臨時規劃許可將於二零二五年五月三十一日失效。如欲就這項臨時許可申請續期，一般最早可在臨時許可有效期屆滿前四個月，或最遲在有效期屆滿前兩個月，把填妥的申請表格(表格第 S16-III 號)提交城規會。對於在臨時規劃許可有效期屆滿前多於四個月提交的申請，城規會僅會按每宗個案的個別因素及特殊情況作出考慮。詳情請參閱規劃指引編號 34D。不過，城規會不一定批准為這項臨時許可續期。

對核准發展作出的修訂，部分無須另行申請批准，部分則須根據《城市規劃條例》第 16A 條向城規會提出申請。詳情請參閱規劃指引編號 36B。

- 3 -

就這宗申請擬備的城規會文件(補充規劃綱領／技術報告(如有的話)除外)，已上載於此連結(https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/695_rnt_agenda.html)。現隨函付上二零二二年五月二十日城規會會議記錄的相關摘錄，以供參閱。由於規劃署人手短缺，因此無法提供上述文件的中譯本。如需釐清文件的內容，可聯絡規劃署規劃資料查詢處的職員，尋求協助。

根據《城市規劃條例》第 17(1)條，申請人如因城規會的決定而感到不滿，可向城規會申請對有關決定進行覆核。如欲提出覆核申請，你須在本信發出日期起計的 21 天內(即二零二二年七月二日或之前)通知我。其後，我會與你聯絡，邀請你及／或你授權的代表出席城規會的聆聽會。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

城規會根據《城市規劃條例》第 16 條批給這項規劃許可，並不表示申請人也會獲批給與這項發展有關而須向政府取得的其他許可。你必須就有關事宜與適當的政府部門聯絡。

如對這項規劃許可有任何疑問，請與粉嶺、上水及元朗東規劃處鄧永強先生聯絡(電話：3168 4036)。為方便你向相關政府部門查詢有關上述規劃許可附帶條件的事宜，隨函付上有關政府部門人員名單，以供參閱。

城市規劃委員會秘書
(梁靜思代行)

二零二二年六月十日

Previous s.16 Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
1	A/YL-PH/915	Proposed Temporary Place of Recreation, Sports or Culture (including Barbecue and Picnic Sites with Ancillary Facilities) for a Period of 3 Years	20.5.2022 [revoked on 20.2.2024]

Rejected Application

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>	Rejection Reasons
1	A/YL-PH/879	Proposed Temporary Shop and Services (Construction Materials and Metalware Retail Shop) with Ancillary Office and Staff Rest Room for a Period of 3 Years	30.4.2021	(1), (2)

- (1) The proposed use is not in line with the planning intention of the “Agriculture” zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The proposed use is not compatible with the surrounding area which is mainly vacant/unused land with “Conservation Area” zone and Lam Tsuen Country Park in the vicinity.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 2894 and 2895 both in D.D. 111 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- if the planning application is approved, the lots owner(s) shall apply to his office for a Short Term Wavier (STW) to permit the structure(s) erected within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary nature, only erection of temporary structure(s) will be considered.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. **Landscape**

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

- no objection to the application from landscape planning perspective; and
- comparing the aerial photos of 2023 and 2021, there is no significant change to the landscape character of the surrounding area since the last planning application was approved. According to the site photos, the Site is hard paved. No existing tree is observed within the Site. According to the proposed layout, there is no significant change in proposed layout. According to the supplementary statement, no further filling of land is required. Significant adverse landscape impact arising from the proposed use is not anticipated.

5. **Drainage**

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

- no objection in-principle to the proposed use;
- no comment on the submitted drainage proposal and implementation photo record. Based on the drainage proposal enclosed in the application, the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-PH/915; and
- should the application be approved, approval conditions requiring the maintenance of the drainage facilities implemented at the Site at all times should be included in the planning approval.

6. **Fire Safety**

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

- no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

7. **Building Matters**

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

- no objection to the application; and

- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO.

8. District Office's Comments

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

9. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the application site (the Site);
- (b) to resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - the existing drainage facilities, to which the stormwater of the proposed use from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, the District Officer/Yuen Long should be consulted; and
 - the applicant shall ensure the proposed use should not encroach nor adversely affect any existing watercourse;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Commissioner for Transport 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 Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is

allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;

(g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

(h) to note the comments of the Director of Environmental Protection (DEP) that:

- to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- to avoid the use of public announcement system or any form of audio amplification system on the site to minimise the potential noise nuisance on the surrounding area;
- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
- to meet the statutory requirements under relevant pollution control ordinances;

(i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the current application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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



Re: A/YL-PH/1000 DD 111, Wang Toi Shan, Pat Heung
09/04/2024 02:21

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

Dear TPB Members,

Approved 20 May 2022 but condtions were not fulfilled.

This is supposed to be a site where families gather and food is cooked. Failure to fulfill a number of conditions would be cause for concern.

Members should equest a current image of the site as it appears to be used for brownfield.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 22 April 2022 9:19 PM HKT
Subject: A/YL-PH/910 DD 111, Wang Toi Shan, Pat Heung

A/YL-PH/910

Lots 2894 (Part) and 2895 (Part) in D.D.111 and Adjoining Government Land, Wang Toi Shan, Pat Heung

Site area : About 1,980sq.m

Zoning : "Agriculture"

Applied use : BBQ / Picnic Site / 5 Vehicle Parking

Dear TPB Members,

For some reason details of Application 901 are not available on OZP website even though it is listed as being linked to this application.

Members should review the two applications at the same time as it is clear that something dodgy is going on.

So a BBQ site with toilets, etc but no details about drainage, etc.

These lots are adjacent to Conservation Area. It is not acceptable that activities like this be located beside CA as there would be considerable impact on the flora and fauna.

Members should reject both applications.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 5 January 2022 1:20 AM CST
Subject: A/YL-PH/901 DD 111, Wang Toi Shan, Pat Heung

A/YL-PH/901

Lots 2875 and 2895 (Part) in D.D.111 and Adjoining Government Land, Wang Toi Shan, Pat Heung

Site area : About 2,332sq.m Includes Government Land of about 73sq.m

Zoning : "Agriculture"

Applied use : 27 Vehicle Parking

Dear TPB Members,

879 was rejected so Applicant now turns to the usual trick of dividing the site. However the fact remains that :

Although the applicant claimed that the proposed use was to serve nearby residents and businesses, there was no major residential settlement near the application site.

Conclusion therefore can only be that this is an attempt to gain approval to concrete over 2,000sq.m+ of Agriculture land.

Members must again reject the application.

Mary Mulvihill

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

Date: Tuesday, 13 April 2021 3:44 AM CST

Subject: A/YL-PH/879 DD 111, Wang Toi Shan, Pat Heung

A/YL-PH/879

Lots 2874, 2875 (Part), 2894 (Part) and 2895 (Part) in D.D.111 and Adjoining Government Land, Wang Toi Shan, Pat Heung

Site area : About 4,350sq.m Includes Government Land of about 240sq.m

Zoning : "Agriculture"

Applied use : Construction Materials and Metalware Retail Shop / 12 Vehicle Parking

Dear TPB Members,

Application 823 was withdrawn, so back with a larger site. This is an existing brownfield operation.

However it does not appear to have any history of approvals so therefore there is no justification to approve the application.

Mary Mulvihill

From: [REDACTED]

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

Sent: Thursday, November 28, 2019 3:16:14 AM

Subject: A/YL-PH/823 DD 111 Pat Heung

A/YL-PH/823

Lots 2875 and 2895 in D.D. 111, Pat Heung

Site area : About 2,336.82sq.m

Zoning : "Agriculture"

Applied use: Temporary Car Park for Villagers / 22 Vehicles

Dear TPB Members,

Car parking for villagers, give over. The two sites are miles from any residential cluster. Moreover it translates to 100sqmts per vehicle.

Google Maps shows that this is Open Storage.

Members must not legitimize existing brownfields that have been operating without approval.

Mary Mulvihill



長春社 Since 1968

The Conservancy Association

3rd April 2024

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



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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-PH/1000

The Conservancy Association OBJECTS to the captioned application.

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

According to the approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, the planning intention of AGR zone “*to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”.

However, all the proposed uses in this application are not related to agricultural purposes. We opine that this is not in line with the planning intention.

2. Adverse environmental impacts

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

- No plans on land recovery: Various structures/uses, including canopy, cargo management office and storeroom, toilets, barbecue and picnic sites, and so on, 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.



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- Adverse sewage impact: The application mentioned that a temporary toilet of about 30m² will be provided. However, the applicant did not provide any details of the temporary toilet, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, particularly potential oily wastewater from recreation and floor washing activities in barbeque site, and how these pollution sources would be treated. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Disturbance on natural stream: The application site is located very close to a natural stream currently zoned Conservation Area (CA) zone (Figure 1). However, there is no buffers between the natural stream and the application site. The detailed drainage plan further reveal that the discharge point would be directly connected to this stream (Figure 2). We worry that human activities from the proposed barbecue and picnic sites would cause stream pollution and other disturbance on the CA zone.
- Light and noise pollution: As the application mentioned that the proposed site will be opened 24 hours daily including public holiday, light and noise pollution generated from various activities would be highly inevitable. However, no attempts have been proposed to tackle such disturbance.
- 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, additional provision of ancillary utilities, 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.

3. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance since 2017 (Figure 3-7). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB



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has announced approaches to deter “destroy first, build later” activities in 2011¹. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1 The application site (marked in red) is located very close to a natural stream (marked in blue)

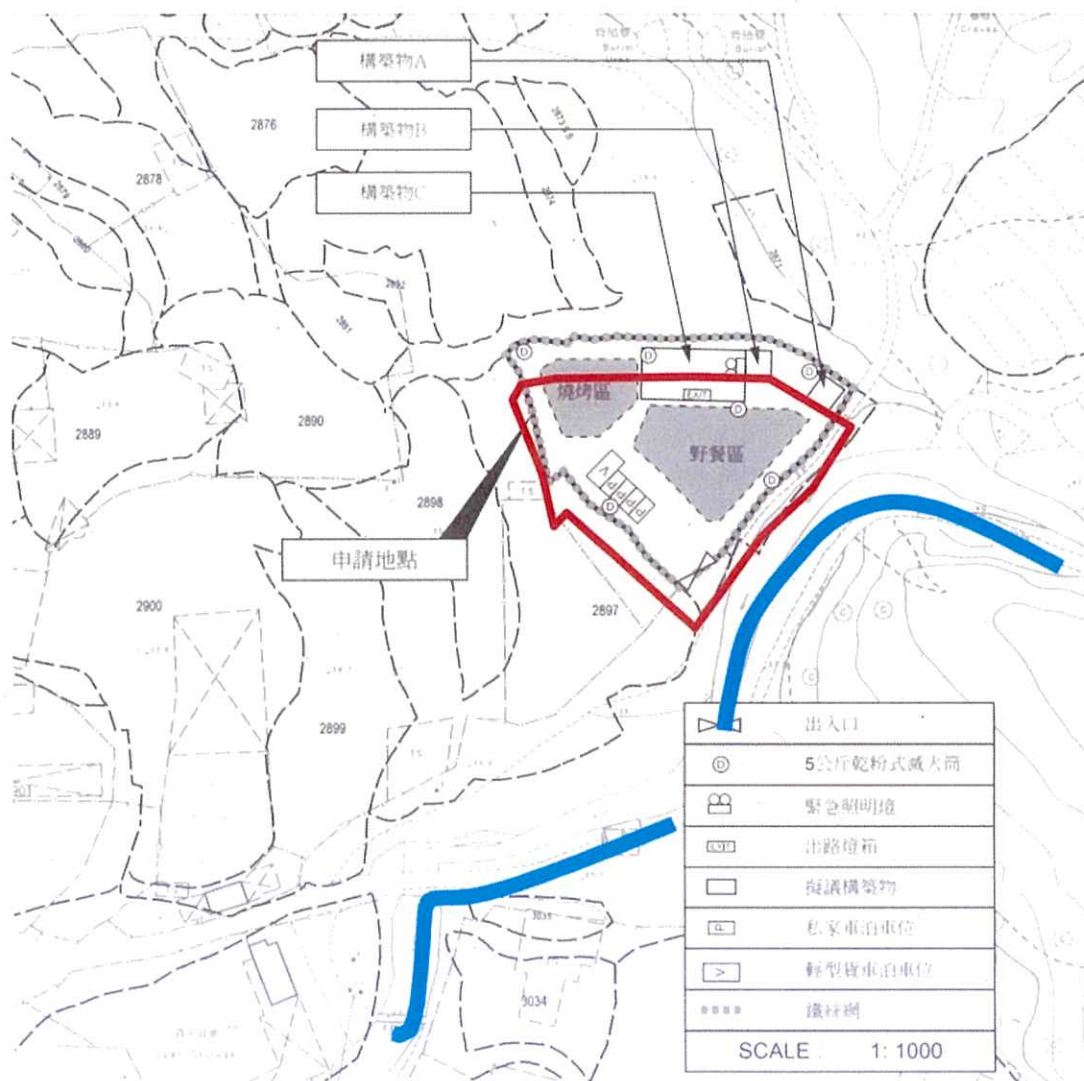


Figure 2 The detailed drainage plan further reveal that the discharge point (circled in red) would be directly connected to this stream

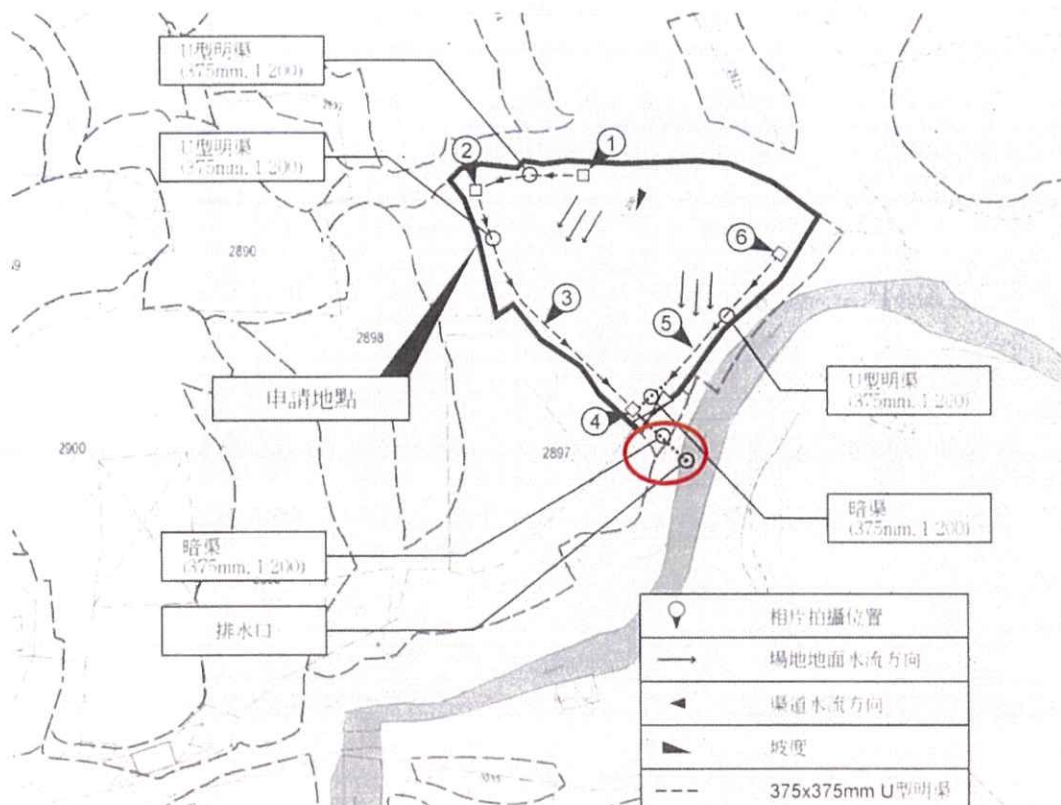


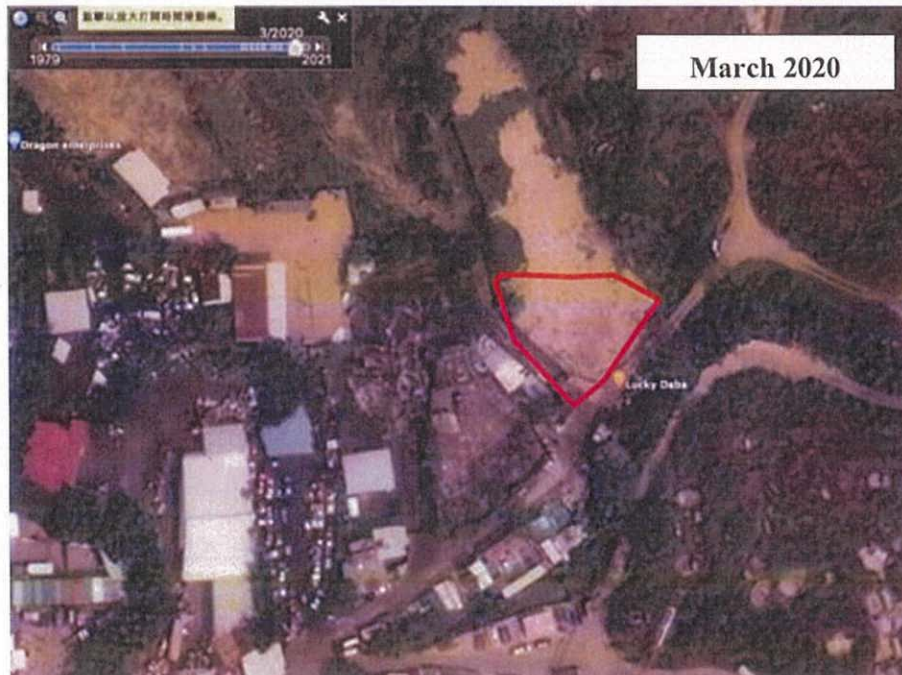
Figure 3-7 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since 2017. It is suspected that this is a case of “destroy first, build later”





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