

2024年 3月 12日

此文件在 收到，城市規劃委員會
只會在收到有關申請資料及文件後才正式確認收到

Appendix I of RNTPC
Paper No. A/YL-PH/1002

12 MAR 2024

received on
The Board will formally acknowledge
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/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

2400608 5/3 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	A14L-PH/1002
	Date Received 收到日期	12 MAR 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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. 2873S.B. (部份)、2874(部份)、 2875(部份)、2891(部份)、2892(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 2271 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 210 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	野戰活動中心連附屬設施 (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

臨時野戰活動中心連附屬設施

(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	2121	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	150	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....
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	210	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	210	.....sq.m <input 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：臨時貨櫃休息室，樓面面積約30平方米，高度不超過4米，單層。

構築物B：臨時廁所及更衣室，樓面面積約30平方米，高度不超過4米，單層。

構築物C：臨時貨櫃辦公室及儲物室，樓面面積約120平方米，高度不超過7米，2層。

構築物D：臨時貨櫃休息室，樓面面積約30平方米，高度不超過4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	.....	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	.....
Others (Please Specify) 其他 (請列明)	.....	.....

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

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

Proposed operating hours 擬議營運時間 星期一至星期日及公眾假期，上午10時至晚上7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)	
(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？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

Cheng
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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表



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. 2873S.B. (部份)、2874(部份)、2875(部份)、 2891(部份)、2892(部份)
Site area 地盤面積	2271 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	臨時野戰活動中心連附屬設施

(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	210 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	7 % <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 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 4
	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. 2873S.B. (部份)、2874(部份)、2875(部份)、2891(部份)、2892(部份)，進行規劃申請。

地帶：「農業」
用途：「臨時野戰活動中心連附屬設施」
場地面積：「約 2271 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. 2873S.B. (部份)、2874(部份)、2875(部份)、2891(部份)、2892(部份)，申請作「臨時野戰活動中心連附屬設施」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，申請地點面積約 2457 平方米，申請地點範圍內沒有佔用任何政府土地。

申請地點可以為香港野戰運動提供戶外場地，並且為企業及機構提供場所作合作訓練和紀律訓練。

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/918 的許可期內，申請地點中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。

加上申請地點的場地面積有所改變，因此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

申請地點作為臨時野戰活動中心用途，當中擬議設置有4個臨時構築物，分別為：

- 構築物A：臨時貨櫃休息室，樓面面積約30平方米，高度不超過4米，單層。
- 構築物B：臨時廁所及更衣室，樓面面積約30平方米，高度不超過4米，單層。
- 構築物C：臨時貨櫃辦公室及儲物室，樓面面積約120平方米，高度不超過7米，2層。
- 構築物D：臨時貨櫃休息室，樓面面積約30平方米，高度不超過4米，單層。

申請地點內的構築物為臨時性質，只作臨時廁所、辦公室及休息室之用，不會提供作為居住用途。

申請地點開放時間為星期一至星期日及公眾假期，上午10時至晚上7時。

申請地點將採用預約入場模式運作，客戶以日租使用場地，收費依照人數計算，預計每天約20至30人使用場地。

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，只提供給前來使用場地的企業及機構人員作停泊代步車輛之用。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

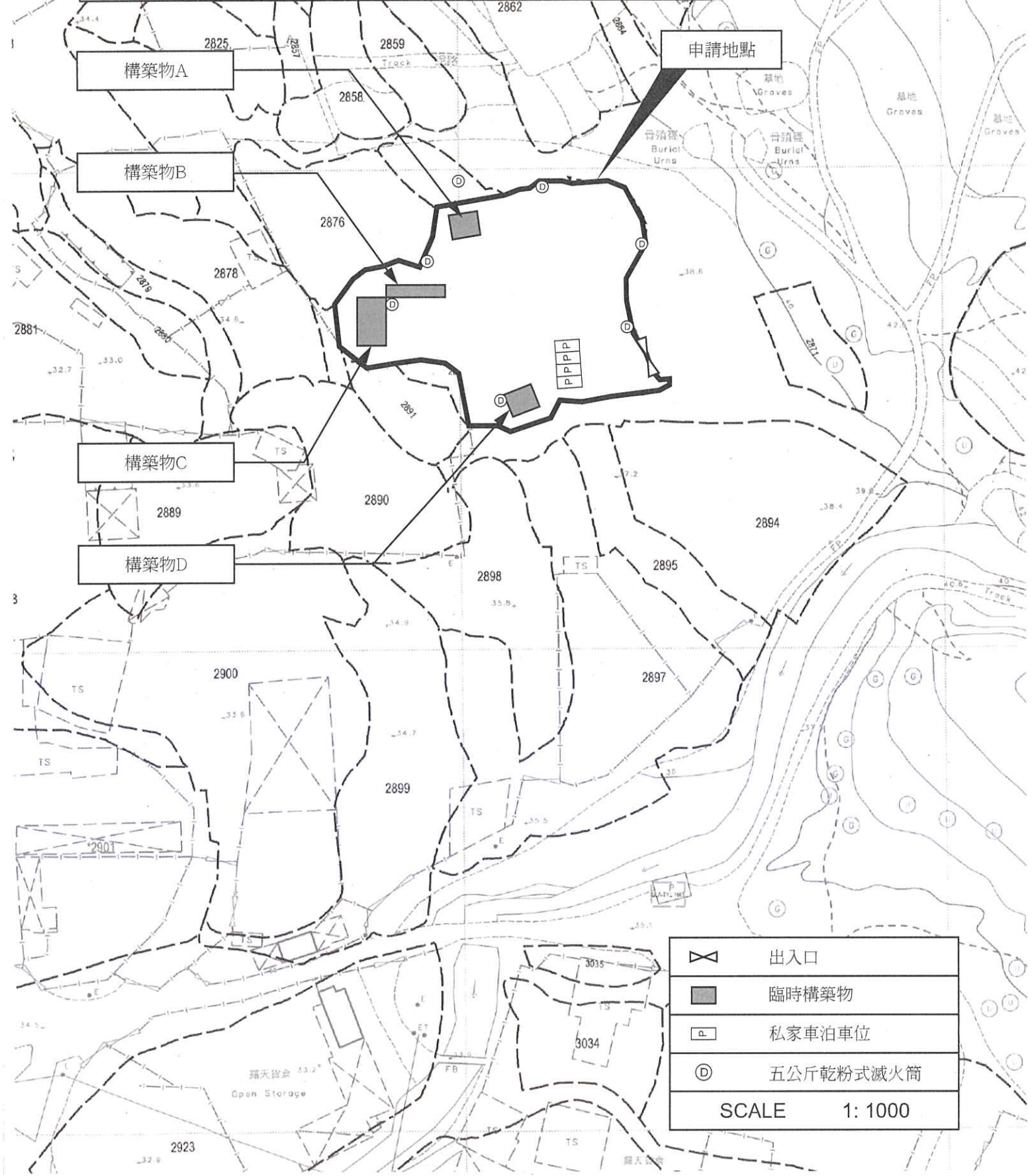
申請地點中會設置有石膏板、空汽油桶、廢車、鐵皮板、水馬、沙袋、輪胎等物品作為掩體材料，以營造野戰場景，提高用戶體驗。

申請地點已於前次規劃許可(編號 A/YL-PH/918)期間，完成了對申請地點的填土工作，因此是次申請不會有填土工作。

詳情請參閱以下圖則。

127 S.C

構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃休息室	約30平方米	不超過4米	1
構築物B	臨時廁所及更衣室	約30平方米	不超過4米	1
構築物C	臨時貨櫃辦公室及儲物室	約120平方米	不超過7米	2
構築物D	臨時貨櫃休息室	約30平方米	不超過4米	1



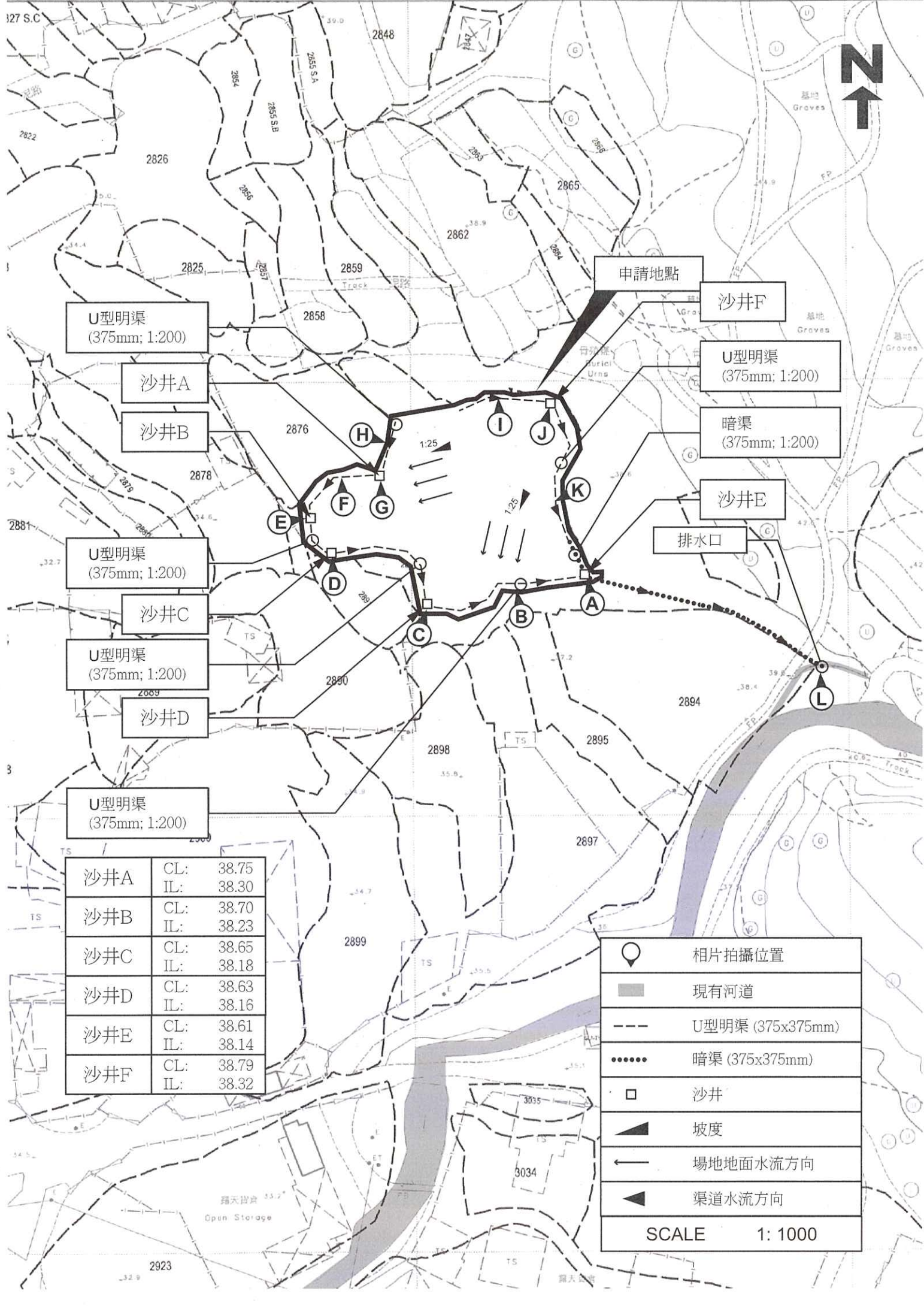
申請地點

	出入口
	臨時構築物
	私家車泊車位
	五公斤乾粉式滅火筒
SCALE 1: 1000	

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。



U型明渠
(375mm; 1:200)

沙井A

沙井B

U型明渠
(375mm; 1:200)

沙井C

U型明渠
(375mm; 1:200)

沙井D

U型明渠
(375mm; 1:200)

沙井A	CL:	38.75
	IL:	38.30
沙井B	CL:	38.70
	IL:	38.23
沙井C	CL:	38.65
	IL:	38.18
沙井D	CL:	38.63
	IL:	38.16
沙井E	CL:	38.61
	IL:	38.14
沙井F	CL:	38.79
	IL:	38.32

申請地點

沙井F

U型明渠
(375mm; 1:200)

暗渠
(375mm; 1:200)

沙井E

排水口

相片拍攝位置

現有河道

U型明渠 (375x375mm)

暗渠 (375x375mm)

沙井

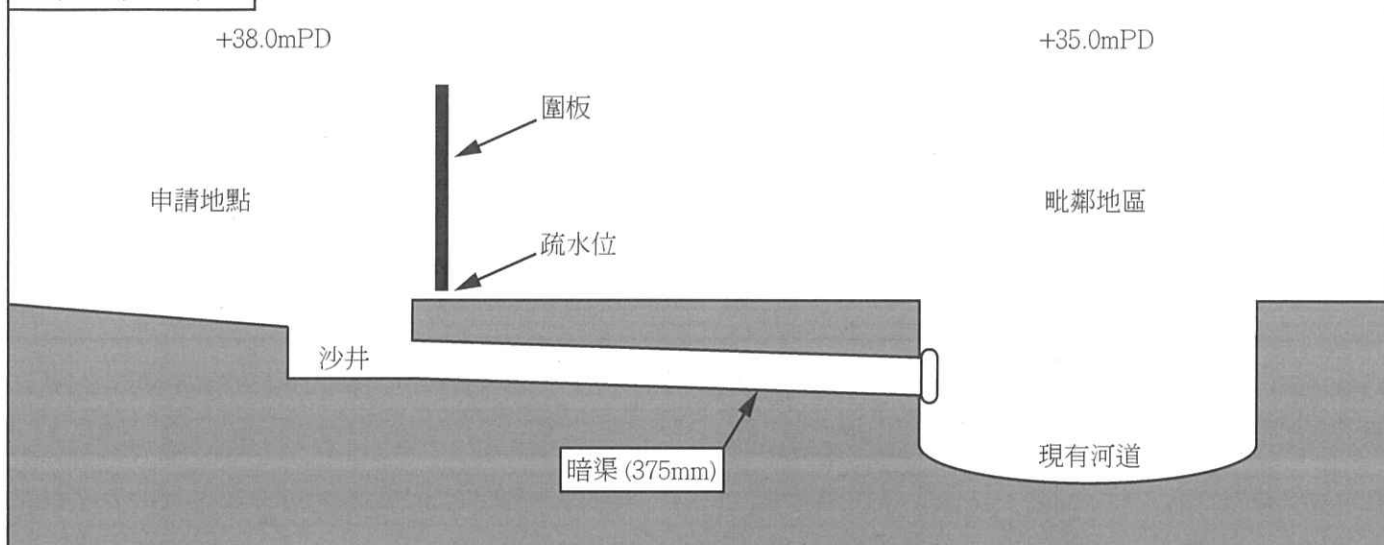
坡度

場地地面水流方向

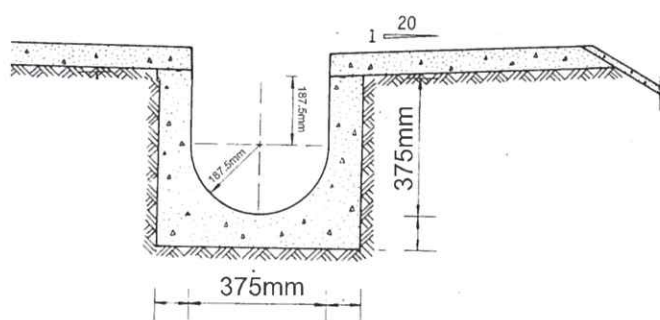
渠道水流方向

SCALE 1: 1000

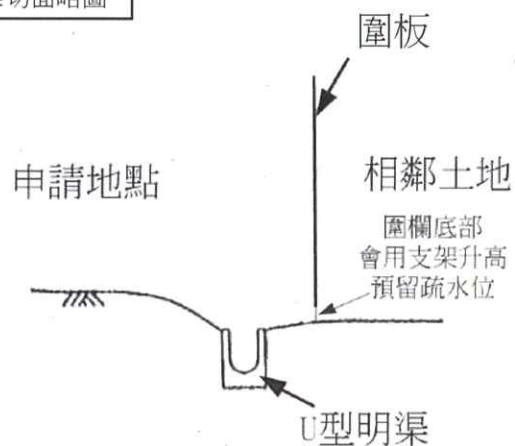
排水口橫切面圖



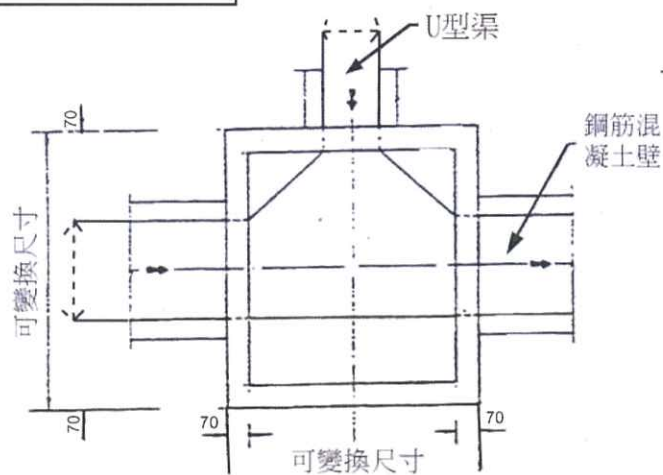
U型明渠橫切面圖



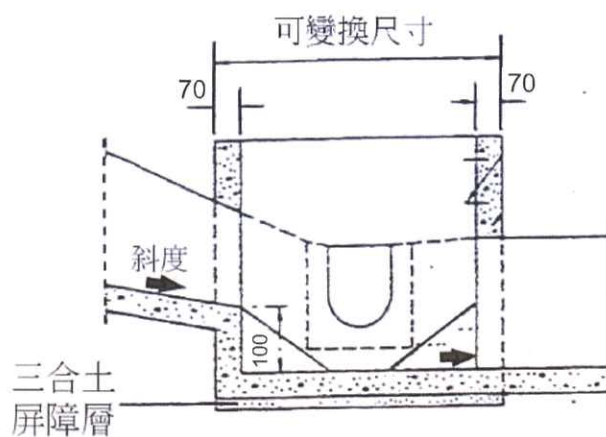
U型明渠切面略圖



沙井俯視圖



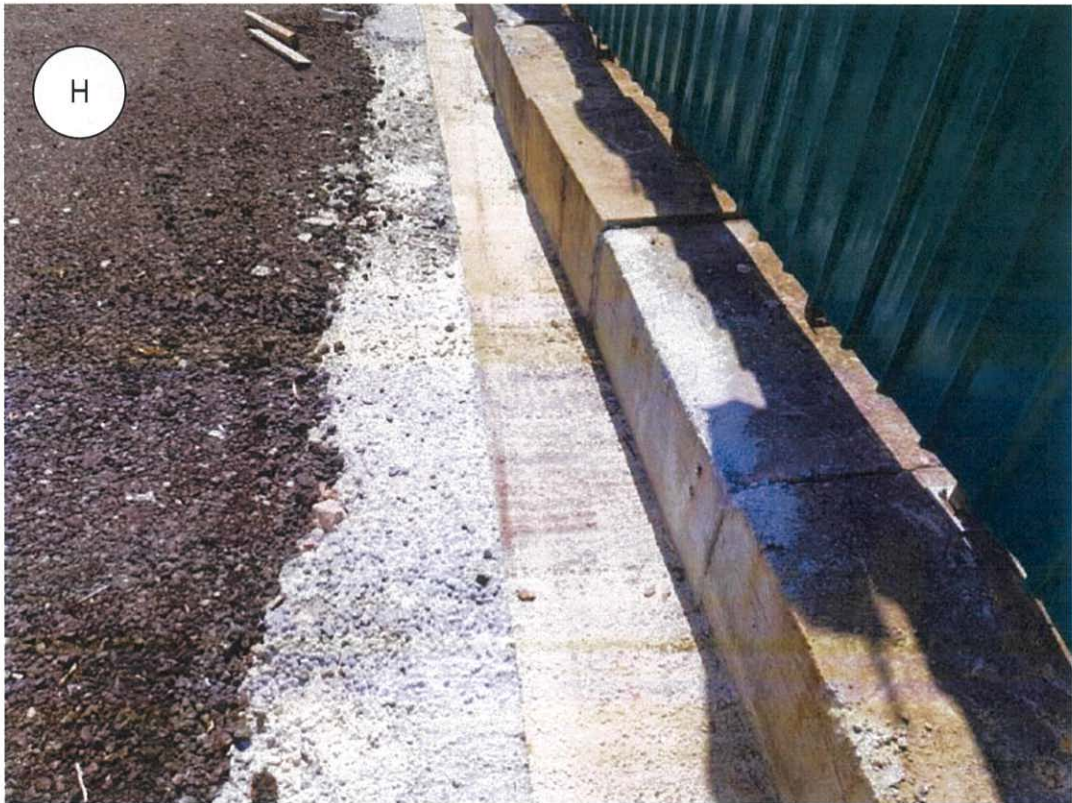
沙井切面圖















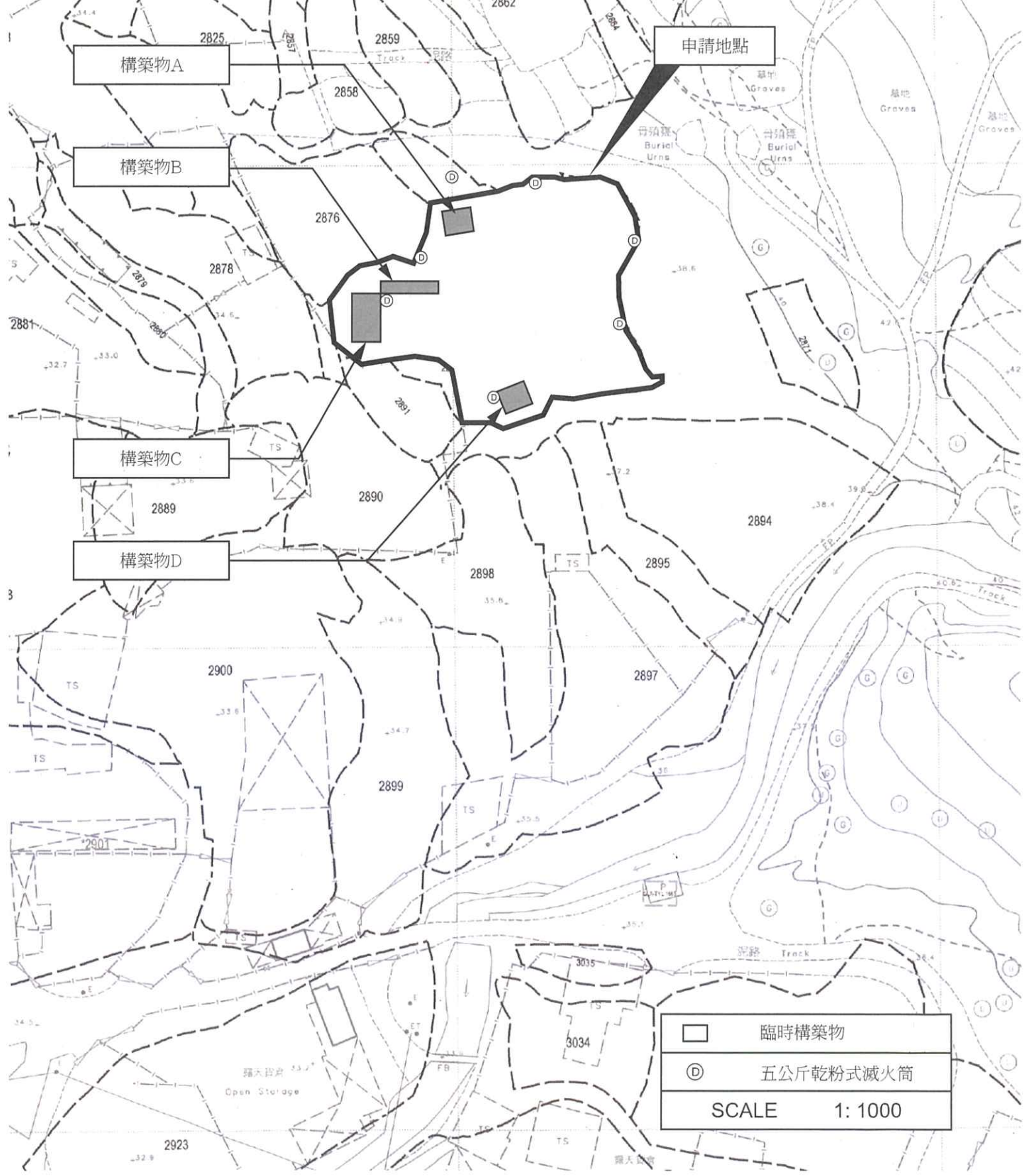
消防裝置

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。

127 S.C

構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃休息室	約30平方米	不超過4米	1
構築物B	臨時廁所及更衣室	約30平方米	不超過4米	1
構築物C	臨時貨櫃辦公室及儲物室	約120平方米	不超過7米	2
構築物D	臨時貨櫃休息室	約30平方米	不超過4米	1



 臨時構築物

 五公斤乾粉式滅火筒

SCALE 1: 1000

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

Name of Client:

顧客姓名

志科有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

元朗八鄉地區的份DD111 LOT NO. 26755.0 (舊屋)

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

元朗

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
24	7 NOS X 5KG DRY POWDER TYPE F.E.	*****	CONFORMS WITH FSD REQUIREMENTS	19/2/2024	18/2/2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DDMM/YY)
	*****		*****		*****

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	*****		*****	*****

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Inspected

Key-in

Verified

WU KIN YAN

TAI HING FIRE ENGINEERING LTD.

大興消防工程有限公司

19-2-2024

交通運輸

申請地點東南面有一個明確的出入口，可以直通錦田公路。

申請地點內有足夠的車輛迴旋空間，供車輛進行迴旋調頭。

申請地點提供 4 個私家車泊車位，每個尺寸約 5 米 x 2.5 米，只提供給前來使用場地的企業及機構人員作停泊代步車輛之用。

申請地點內不會停泊貨櫃車或重量超過5.5噸的車輛。

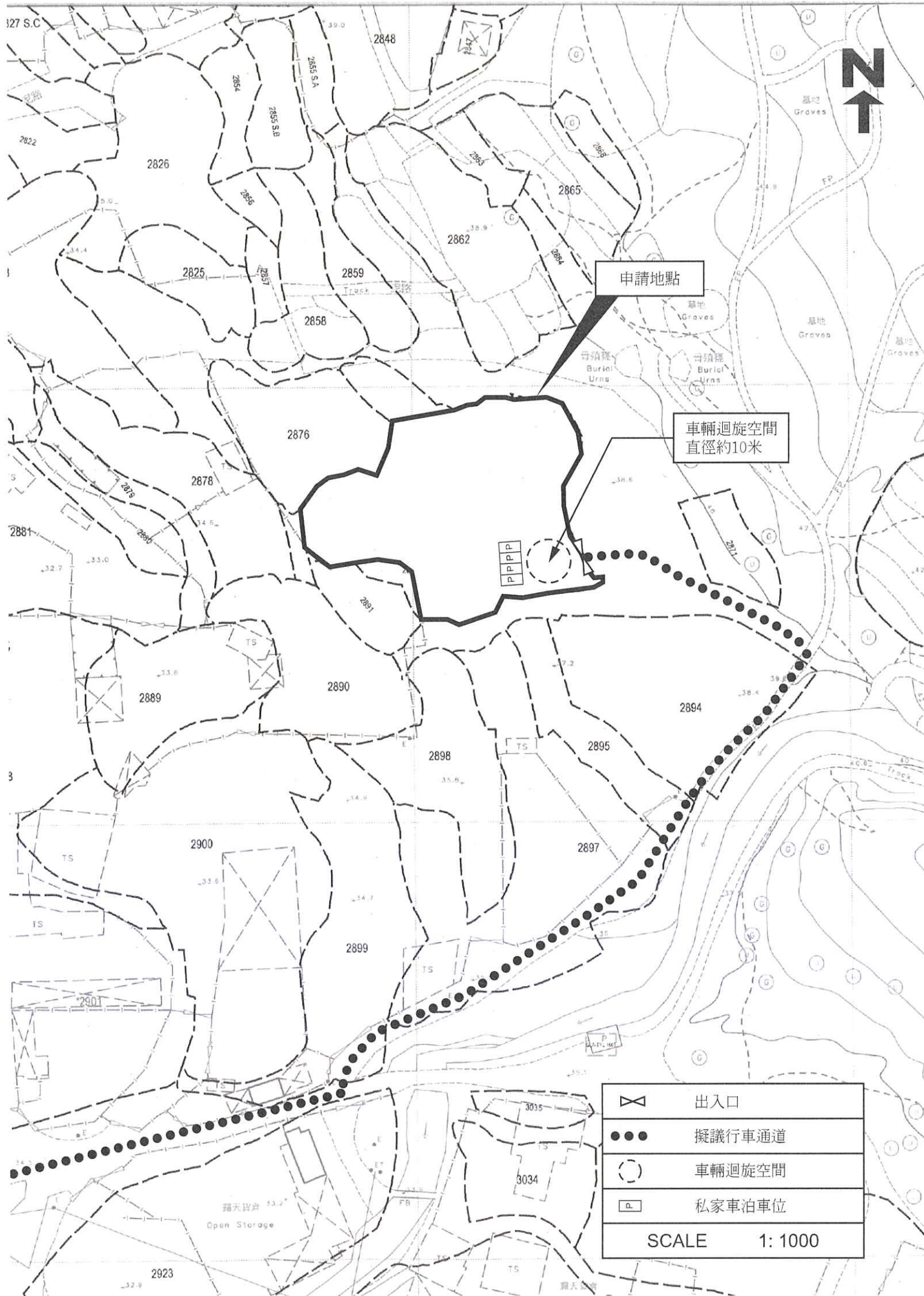
申請地點平均每天約有 8 輛車輛進出，不會提高申請地點附近的汽車流量，就整體而言，不會對附近交通構成影響。預計場地車流量如下：

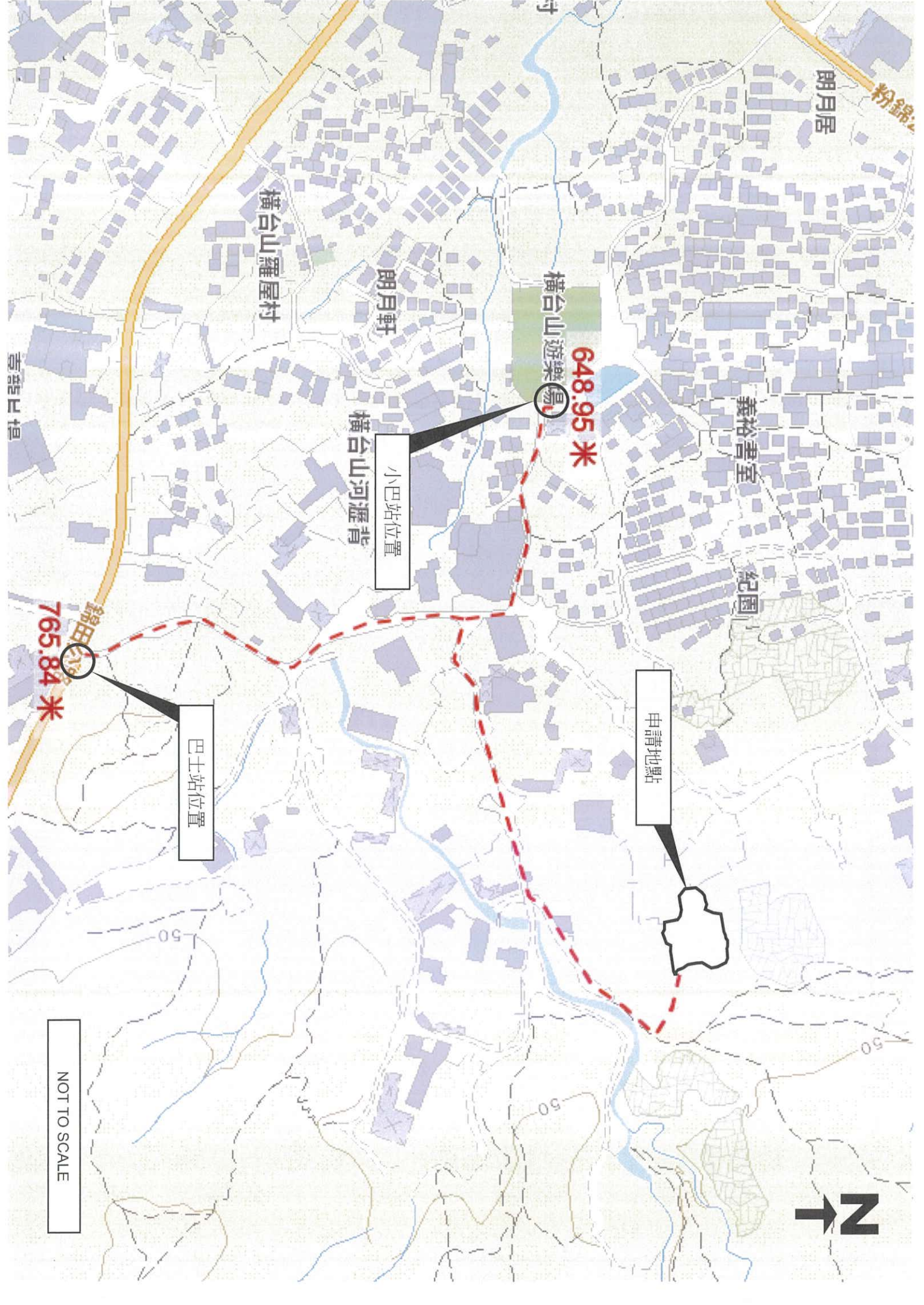
預計申請地點內私家車流量時間表																								
時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛數	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0

申請地點西面有一個小巴士站，距離申請地點約 649 米；南面有一個巴士站，距離申請地點約 766 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內。

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。





朗月居

粉錦

橫台山羅屋村

朗月軒

橫台山遊樂場

義裕書室

紀園

橫台山河涯背

小巴站位置

申請地點

巴士站位置

648.95 米

765.84 米



NOT TO SCALE

寄件日期: 2024年03月18日星期一 19:06

收件者: tbbpd/PLAND

附件: 2024-03-15_PH1002補充資料.pdf

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/1002
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/918 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+37.9mPD 增加至現時的+38.0mPD。
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

127 S.C.



申請地點

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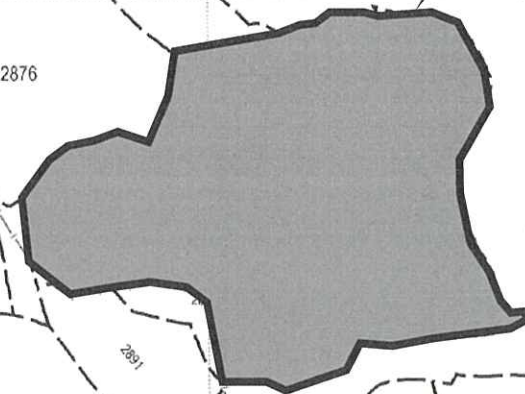
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填土範圍

SCALE 1: 1000

露天貨倉
Open Storage

露天貨倉

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

臨時野戰活動中心連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	2121	.....sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	150	.....sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....
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	210	.....sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	210	.....sq.m	<input 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：臨時貨櫃休息室，樓面面積約30平方米，高度不超過4米，單層。.....

構築物B：臨時廁所及更衣室，樓面面積約30平方米，高度不超過4米，單層。.....

構築物C：臨時貨櫃辦公室及儲物室，樓面面積約120平方米，高度不超過7米，2層。.....

構築物D：臨時貨櫃休息室，樓面面積約30平方米，高度不超過4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		.....
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. 2873S.B. (部份)、2874(部份)、2875(部份)、 2891(部份)、2892(部份)		
Site area 地盤面積	2271	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	臨時野戰活動中心連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. 2873S.B. (部份)、2874(部份)、2875(部份)、2891(部份)、2892(部份)，進行規劃申請。

地帶：「農業」
用途：「臨時野戰活動中心連附屬設施和填土工程」
場地面積：「約 2271 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. 2873S.B. (部份)、2874(部份)、2875(部份)、2891(部份)、2892(部份)，申請作「臨時野戰活動中心連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，申請地點面積約 2457 平方米，申請地點範圍內沒有佔用任何政府土地。

申請地點可以為香港野戰運動提供戶外場地，並且為企業及機構提供場所作合作訓練和紀律訓練。

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/918 的許可期內，申請地點中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。

加上申請地點的場地面積有所改變，因此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 12:00
收件者: tpbpd/PLAND

From: Cheng Johnny

Subject: 有關 A/YL-PH/1002 規劃申請補充資料

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/1002
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. 申請地點已於前次規劃許可(編號 A/YL-PH/918)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野戰運動，以及企業及機構作合作訓練和紀律訓練用途。
2. 澄清申請地點內作貨櫃休息室用途的構築物只作土地使用者短暫休息之用，不提供任何住宿服務。
3. 澄清申請人是協助土地使用者進行規劃申請，而並非其營運者。是次規劃申請獲批後，申請人會將申請地點提供給土地使用者使用，申請地點的營運、打理、保養和維護，是由土地使用者負責。
4. 在上次規劃許可申請 A/YL-PH/918 的許可期內，申請人就申請地點中的構築物，在 2022 年 07 月 05 日向相關部門提交短期豁免書申請(見附件 A)，但一直到 2024 年 01 月 30 日相關部門才安排人員到申請地點進行實地視察。由於場地中的構築物至今都未能進行合法安裝，申請地點目前未能正常運作。
5. 申請地點內擬議採用水溶性且可生物降解的漆彈(見附件 B)，同時土地使用者也會定期安排清潔人員對場地進行清理，不會對附近現有環境構成影響。
6. 提供修正的消防裝置圖則和相關圖則(見附件 C)。
7. 澄清申請地點只作臨時野戰活動中心連附屬設施用途，不會設置任何擴音器材。
8. 澄清申請地點中的構築物 B 中的臨時廁所，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。
9. 由於地段 DD111 LOT NO.2875 的業主要求收回地段北面範圍部份土地自用，因此是次申請的地盤面積和範圍與規劃許可 A/YL-PH/918 不同，出現減少的情況。
10. 澄清由於是次申請對比前次規劃許可 A/YL-PH/918 減少了一部份地盤範圍和面積，因此申請地點內的排水設施亦相應進行了少量調整，但主體排水設施位置大致不變。
11. 澄清申請地點邊界設置的綠色圍板與石躉底部設置有足夠的疏水位，不會影響和阻擋鄰近地區的地面水流。
12. 提供現有排水設施記錄(見附件 D)。

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

致： 元朗地政處
短期租約組
賴嘉佑先生

COPY

有關地段 DD111 LOT NO. 2875
申請短期豁免書事宜

2022 年 06 月 24 日土地使用人獲城規會批出許可，於上述標題地段作「臨時野戰活動中心連附屬設施」用途（規劃申請編號：A/YL-PH/918），現向貴處提出短期豁免書申請，並提供相關申請短期豁免書的上蓋位置圖及擬建構築物方案。

1. 申請所涉及的構築物位於新界元朗八鄉橫台山永寧里，地段 DD111 LOT NO. 2875 內。
2. 構築物總樓面面積約 210 平方米，詳情如下：

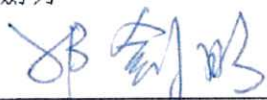
構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃休息室	約30平方米	不超過4米	1
構築物B	臨時廁所及更衣室	約30平方米	不超過4米	1
構築物C	臨時貨櫃辦公室及儲物室	約120平方米	不超過7米	2
構築物D	臨時貨櫃休息室	約30平方米	不超過4米	1

3. 構築物採用臨時物料(工字鐵、鋅鐵板、貨櫃)搭建，不會使用永久性物料。

隨件附上相關文件和圖則作參考之用。

TANG MAN TSAN TSO 司理

鄧劍明



臨時通訊地址：

聯絡電話：

日期： 2022 年 06 月 27 日



APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/918

<u>Applicant</u>	: Chief Force Limited
<u>Site</u>	: Lots 2873 S.B (Part), 2874 (Part), 2875 (Part), 2891 (Part) and 2892 (Part) in D.D.111 Pat Heung, Yuen Long, New Territories
<u>Site Area</u>	: About 2,457m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
<u>Zoning</u>	: "Agriculture" ("AGR")
<u>Application</u>	: Proposed Temporary War Game Centre with Ancillary Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary war game centre with ancillary facilities for a period of 3 years. The Site falls within the "AGR" zone on the Pat Heung OZP (**Plan A-1**). According to the Notes of the OZP, the proposed use is neither a Column 1 nor Column 2 use in "AGR" zone. According to the covering Notes of the OZP, temporary use or development not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is mostly vacant, deposited with a converted container and covered by weeds (**Plans A-2 and A-4**).
- 1.2 According to the applicant, the proposed use involves the erection of 4 one to two storey structures with building height ranging from 4m to 7m and a total floor area of about 210m² for site office, storage room, restroom, changing room and toilet. Visitors are required to make prior appointment and the Site can accommodate about 20 to 30 visitors per day. Four private car parking spaces will be provided on-site. The operation hours are from 10:00 a.m. to 7:00 p.m. daily, including public holidays. The Site is accessible from Kam Tin Road via a local access. The site layout plan submitted by the applicant is at **Drawing A-1**.
- 1.3 The Site is the subject of a previous application (No. A/YL-PH/879) (details at

paragraph 5 below).

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application form with supplementary information received on 27.4.2022 (Appendix I)
- (b) Further Information (FI) received on 2.6.2022 (Appendix Ia)
- (c) FI received on 11.6.2022 (Appendix Ib)
- (d) FI received on 13.6.2022 (Appendix Ic)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form, supplementary information and FIs in **Appendices I to Ic**. They can be summarized as follows:

- (a) The proposed use is temporary in nature and will not frustrate the long-term planning intention of the “AGR” zone.
- (b) The Site is to provide an outdoor area for war game activities in Hong Kong and a venue for companies / organizations in organising team building and disciplinary training events.
- (c) The proposed development will not induce significant adverse traffic, environmental, drainage and fire safety impacts to the surrounding areas. Solid metal fencing will be erected at the boundary of the Site.
- (d) The applicant will endeavour to comply with all the approval conditions should the application be approved by the Rural and New Town Planning Committee (the Committee).

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting a site notice and sending notice to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is the subject of a planning enforcement action (Case No. E/YL-PH/869) against

unauthorised development (UD) involving storage use (**Plan A-2**). Enforcement Notice and Reinstatement Notice were issued on 2.11.2021 and 30.3.2022 respectively to the concerned parties requiring discontinuation of the UD and reinstatement of the Site. The Planning Authority will monitor the situation and take appropriate enforcement action as appropriate.

5. Previous Application

The Site forms part of a previous application (No. A/YL-PH/879) for temporary shop and services (construction materials and metalware retail shop) submitted by the same applicant. The application was rejected by the Committee on 30.4.2021 mainly on considerations that the proposed development involving a large portion of the site for display of construction materials, metalware and tools in the open-air area was akin to an open storage which was not compatible with the rural character of the locality. Details of the previous application are summarized in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Application

There is no similar application for temporary war game centre within the same "AGR" zone in the vicinity of the Site.

7. The Site and Its Surrounding Area (Plans A-2 to A-4)

7.1 The Site is:

- (a) mostly vacant, deposited with a converted container and covered by weeds; and
- (b) accessible from Kam Tin Road via a local track.

7.2 The surrounding areas have the following characteristics:

- (a) to its north and northeast are grassland and graves and further northeast is the Lam Tsuen Country Park;
- (b) to its northwest and west are open storage yards and vacant land; and
- (c) to its south and southeast are open storage/ storage yards (two of which approved under Applications No. A/YL-PH/831 and 878), a residential structure/ dwelling, vacant land and the site approved for proposed temporary barbecue and picnic sites under application No. A/YL-PH/915.

8. Planning Intention

The planning intention of the "AGR" zone is primarily 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.

9. Comments from Relevant Government Departments

9.1 Apart from the government department as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.

9.2 The following government department has objection to / reservation on the application.

Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the Site falls within the "AGR" zone and is currently vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are available in the vicinity of the Site, which can be used for agricultural activities such as open-field cultivation, greenhouse, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the development proposal falling within the "AGR" zone is not supported from agricultural perspective; and
- (b) DAFC has no comment on the application from nature conservation perspective.

10. Public Comments Received During Statutory Publication Period (Appendix V)

The application was published for public inspection. During the statutory publication period, two public comments from the Kadoorie Farm and Botanic Garden Corporation and an individual were received objecting to the application mainly on the grounds that the proposed development is not in line with the planning intention of the "AGR" zone; the Site is involved in a planning enforcement case; the proposed development would induce noise nuisance and pollution to the nearby environment; and the Site was the subject of a larger site rejected by the Committee for a different applied use.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary war game centre with ancillary facilities for a period of 3 years in the "AGR" zone. The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for

agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed use is not in line with the planning intention of the "AGR" zone, and DAFC does not support the application from the agriculture point of view as the Site possesses potential for agricultural rehabilitation. Nevertheless, it is considered that approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "AGR" zone.

- 11.2 The proposed use is considered not incompatible with the surrounding areas which are rural in character intermixed with open storage yards, grassland, a residential structure/dwelling and vacant land. The nearest residential dwelling is located about 40m to the south (**Plan A-2**). DEP has no objection to the application and advises that the applicant should avoid the use of public announcement system to minimize the potential noise nuisance to the nearby sensitive receivers, and provide the adequate facilities for proper collection, treatment and disposal of waste / wastewater generated.
- 11.3 Other relevant departments consulted including C for T, CE/MN of DSD, CTP/UD&L of PlanD and D of FS have no adverse comment on the application. It is envisaged that the proposed development would unlikely cause adverse traffic, drainage, landscape and fire safety impacts to the surrounding areas. According to DEP, there was no environmental complaint pertaining to the Site received in the past three years. Besides, the applicant states that boundary fencing will be provided along the site boundary and the war game activities will be confined within the fenced area. In this regard, it is not envisaged that the proposed use would generate off-site nuisance and/or disturbance to the nearby sensitive receivers. Appropriate approval conditions are also recommended in paragraph 12.2 below to minimize any potential nuisance and to address the technical requirements of concerned government departments. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorised development on-site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will also be advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by DEP.
- 11.4 The Site is the subject of a previous application (No. A/YL-PH/879) for proposed temporary shop and services rejected by the Committee in April 2021 which is not relevant to this application. There is no similar application within the same "AGR" zone in the vicinity of the Site.
- 11.5 Two public comments were received during the statutory publication period raising concerns/ objection to the application as set out in paragraph 10 above. In this regard, the departmental comments as well as the planning assessments and considerations above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department considered that the proposed use could be tolerated for a period of 3 years.

- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 24.6.2025. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 7:00 p.m. and 10:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) the provision of boundary fence on the Site, as proposed by the applicant, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.12.2022;
- (c) the implementation of the accepted drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.12.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 24.12.2022;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 24.3.2023;
- (g) If any of the above planning condition (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed development is not in line with the planning intention of the "AGR" zone which is primarily 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. There is no strong planning justification given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form with supplementary information received on 27.4.2022
Appendix Ia	FI received on 2.6.2022
Appendix Ib	FI received on 11.6.2022
Appendix Ic	FI received on 13.6.2022
Appendix II	Previous s.16 application covering the Site
Appendix III	General departmental comments
Appendix IV	Recommended advisory clauses
Appendix V	Public comments
Drawing A-1	Site layout plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

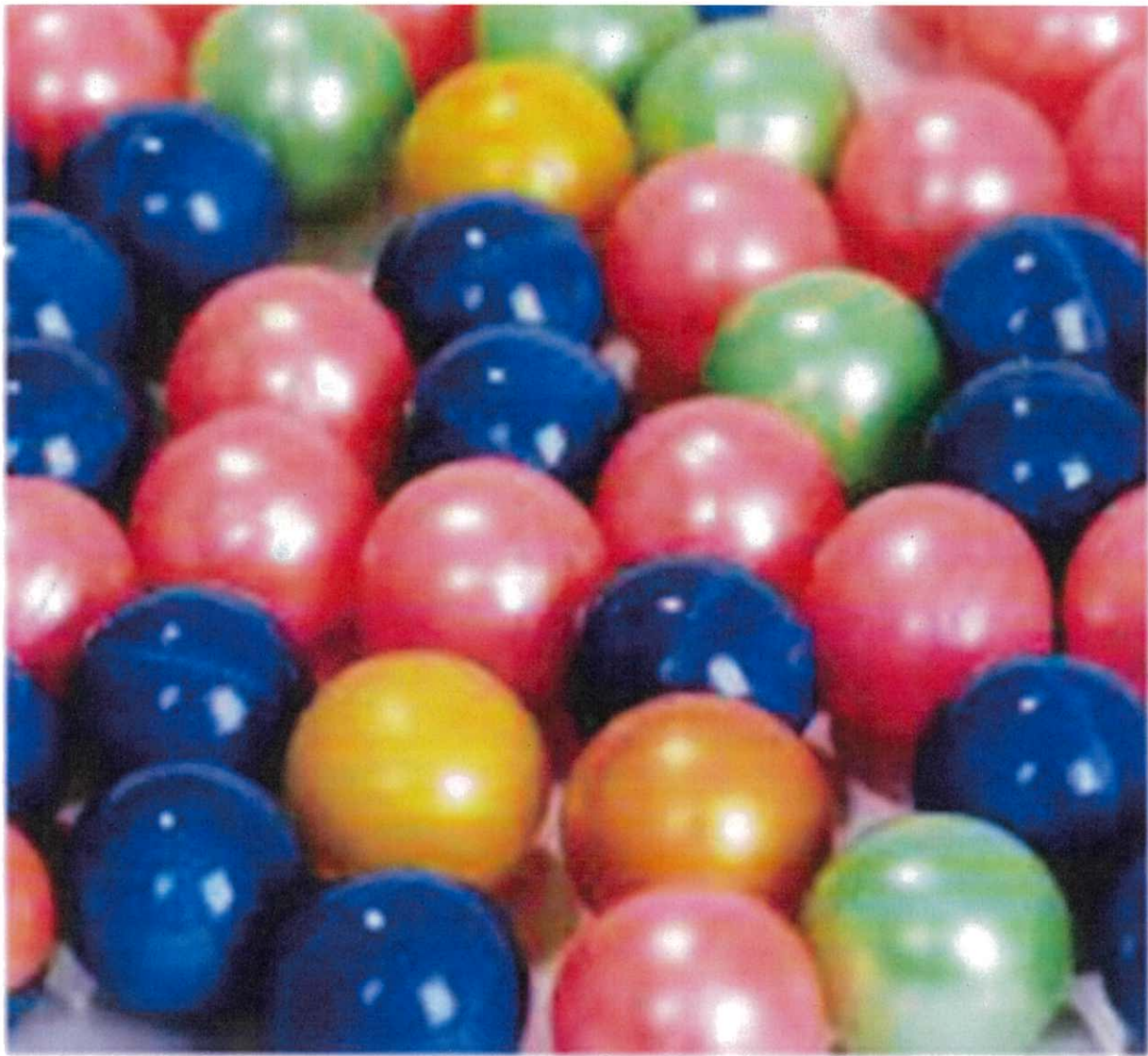
**PLANNING DEPARTMENT
JUNE 2022**

附件 B

PRODUCT DESCRIPTION

Beijing FS Hi-Tech Development Co., Ltd.

产品名称	彩弹
特征	无毒、水溶性物质
材料	明胶 + PEG
颜色	蓝色、绿色、黄色、红色等
尺寸	定制
重量	3.2-3.35/谷物
用法	户外射击游戏



MANIAKK HARD

PAINTBALLS ★★★★★

ZPAINT
The Best Choice



PRODUCT CHARACTERISTICS

These paintball bullets are specifically designed so that the outer shell or medium soft capsule breaks when hitting the body, spilling the "paint", which is nothing more than a vegetable coloring and gelatin.

Unlike many brands on the market, our product is not oil-based, Zpaint® is made from PEG, which is completely biodegradable and does not harm the environment where this sport is practiced. It also provides the great benefit of easy cleaning of clothes and surfaces, because the content of the bullets is soluble in water, unlike brands that use oil.

Most paintball capsules are 16 millimeters in diameter (.68 gauge), although some factors may cause size variation. The box has a label specifying the color of the capsule and filled.



INTERMEDIATE / TRAINING



FEATURES



Accuracy

- The outer core is specially formulated
- It has the ideal weight
- True journey from start to finish
- Its circumference is 16 mm in diameter (cal. 68)



Shell advantage

- Patented peel formula
- It breaks on impact



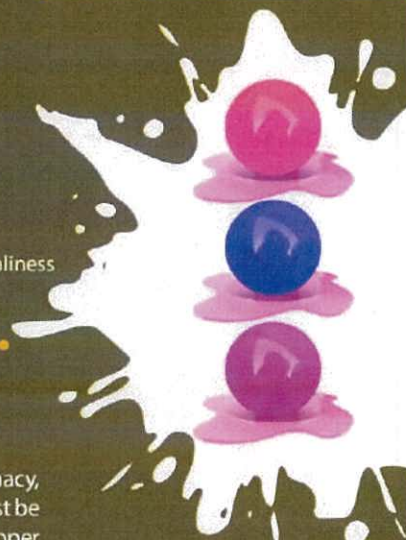
Marking Ability

- Specially formulated viscosity
- Capsules are classified according to their degree of cleanliness
- True color gamut of the highest quality
- It's not toxic and it's biodegradable

USE AND STORAGE

The bullets, being a product very similar to the capsules from the pharmacy, require to be stored in strict conditions of temperature and humidity. They must be kept in a dry place at temperature between 15° and 30° C (50° to 86°F) for proper maintenance. At lower temperatures the ball hardens and could be damaged, at higher temperatures it can expand and deform.

SHELL & FILL COLOR

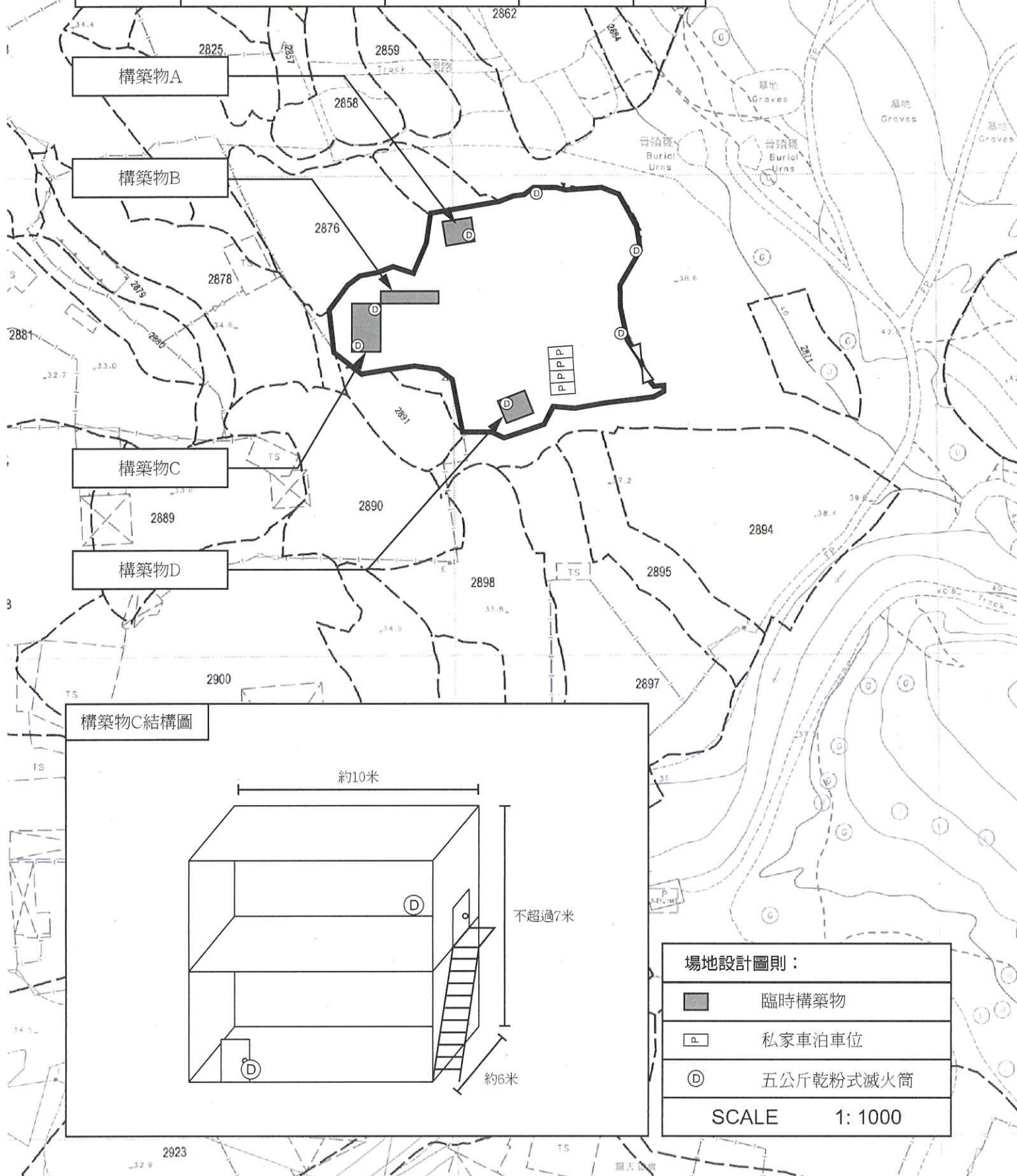


INZANE
PAINTBALL

VIST US AT:
inzanepb.com

附件 C

構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃休息室	約30平方米	不超過4米	1
構築物B	臨時廁所及更衣室	約30平方米	不超過4米	1
構築物C	臨時貨櫃辦公室及儲物室	約120平方米	不超過7米	2
構築物D	臨時貨櫃休息室	約30平方米	不超過4米	1



構築物編號	用途	樓面面積	高度	層數
構築物A	臨時貨櫃休息室	約30平方米	不超過4米	1
構築物B	臨時廁所及更衣室	約30平方米	不超過4米	1
構築物C	臨時貨櫃辦公室及儲物室	約120平方米	不超過7米	2
構築物D	臨時貨櫃休息室	約30平方米	不超過4米	1



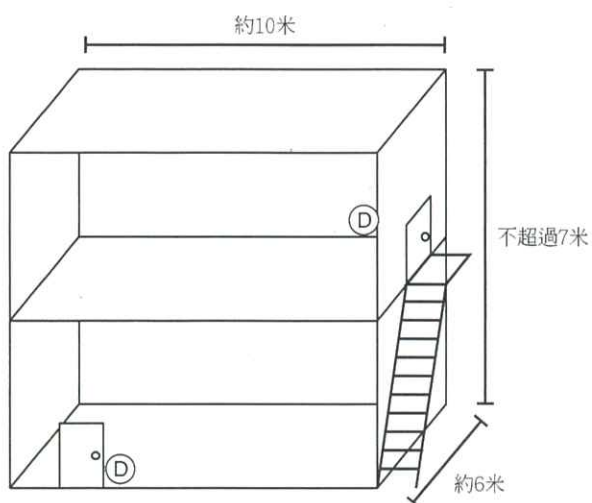
構築物A

構築物B

構築物C

構築物D

構築物C結構圖



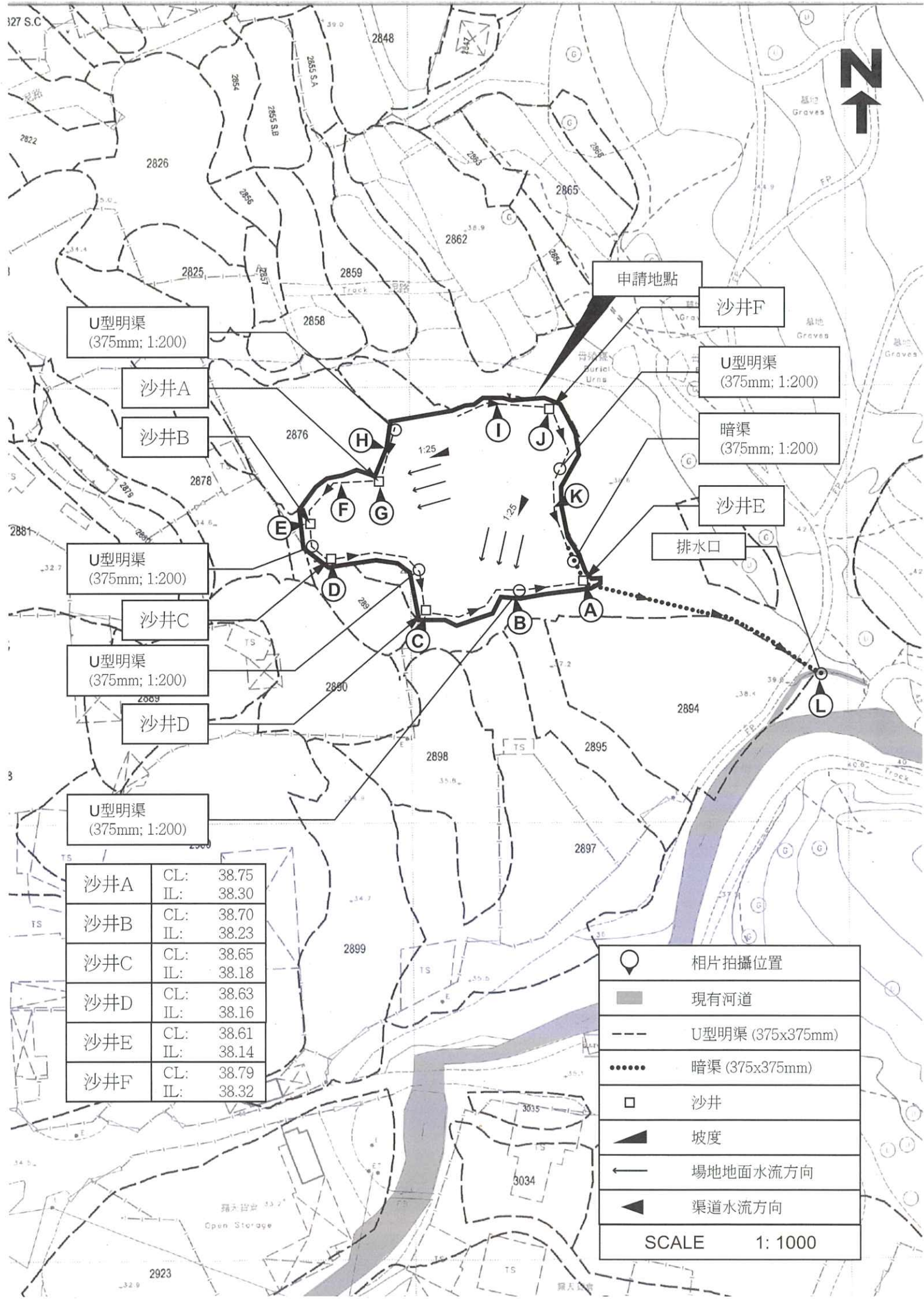
消防裝置圖則：

■ 臨時構築物

ⓓ 五公斤乾粉式滅火筒

SCALE 1: 1000

附件 D



U型明渠
(375mm; 1:200)

沙井A

沙井B

U型明渠
(375mm; 1:200)

沙井C

U型明渠
(375mm; 1:200)

沙井D

U型明渠
(375mm; 1:200)

沙井A	CL:	38.75
	IL:	38.30
沙井B	CL:	38.70
	IL:	38.23
沙井C	CL:	38.65
	IL:	38.18
沙井D	CL:	38.63
	IL:	38.16
沙井E	CL:	38.61
	IL:	38.14
沙井F	CL:	38.79
	IL:	38.32

申請地點

沙井F

U型明渠
(375mm; 1:200)

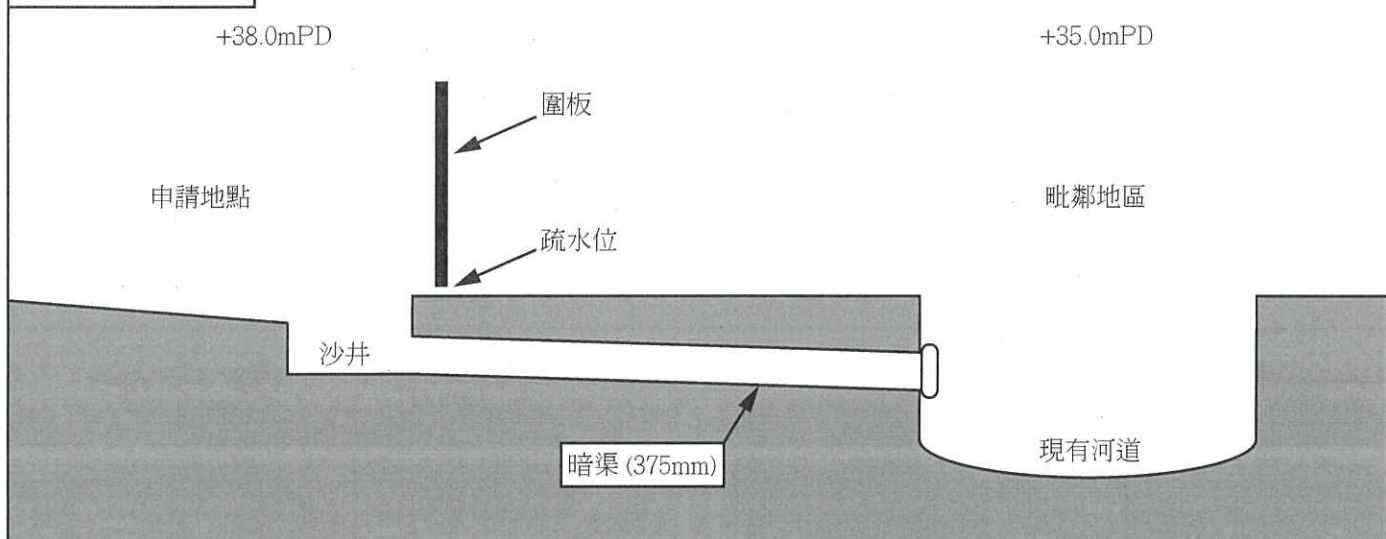
暗渠
(375mm; 1:200)

沙井E

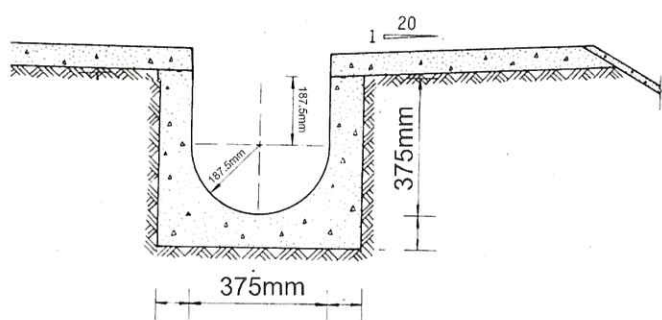
排水口

	相片拍攝位置
	現有河道
	U型明渠 (375x375mm)
	暗渠 (375x375mm)
	沙井
	坡度
	場地地面水流方向
	渠道水流方向
SCALE 1: 1000	

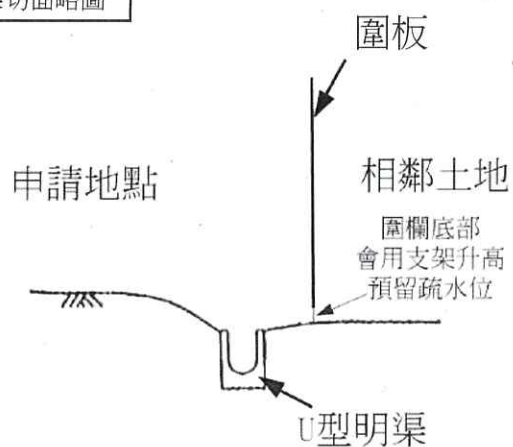
排水口橫切面圖



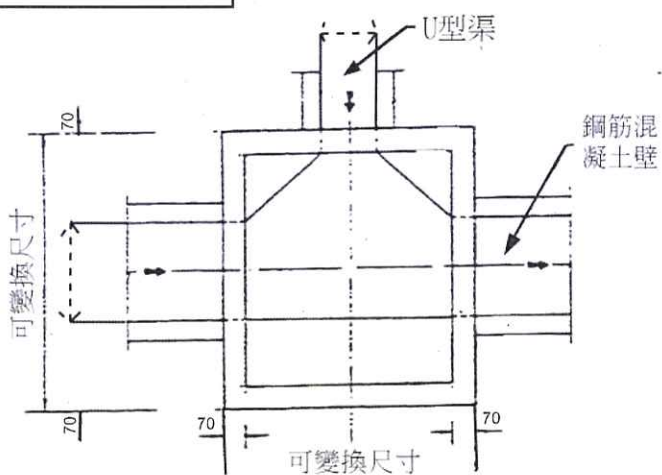
U型明渠橫切面圖



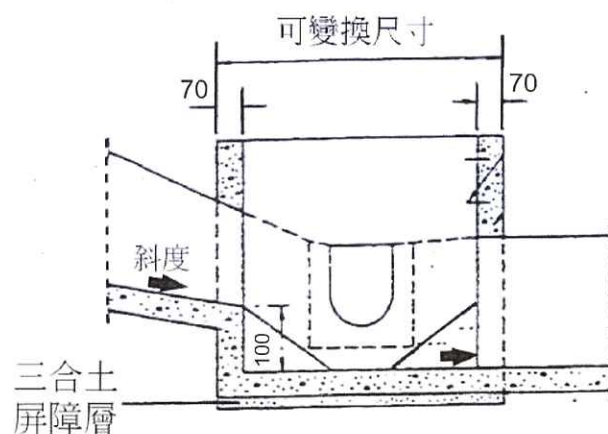
U型明渠切面略圖



沙井俯視圖



沙井切面圖

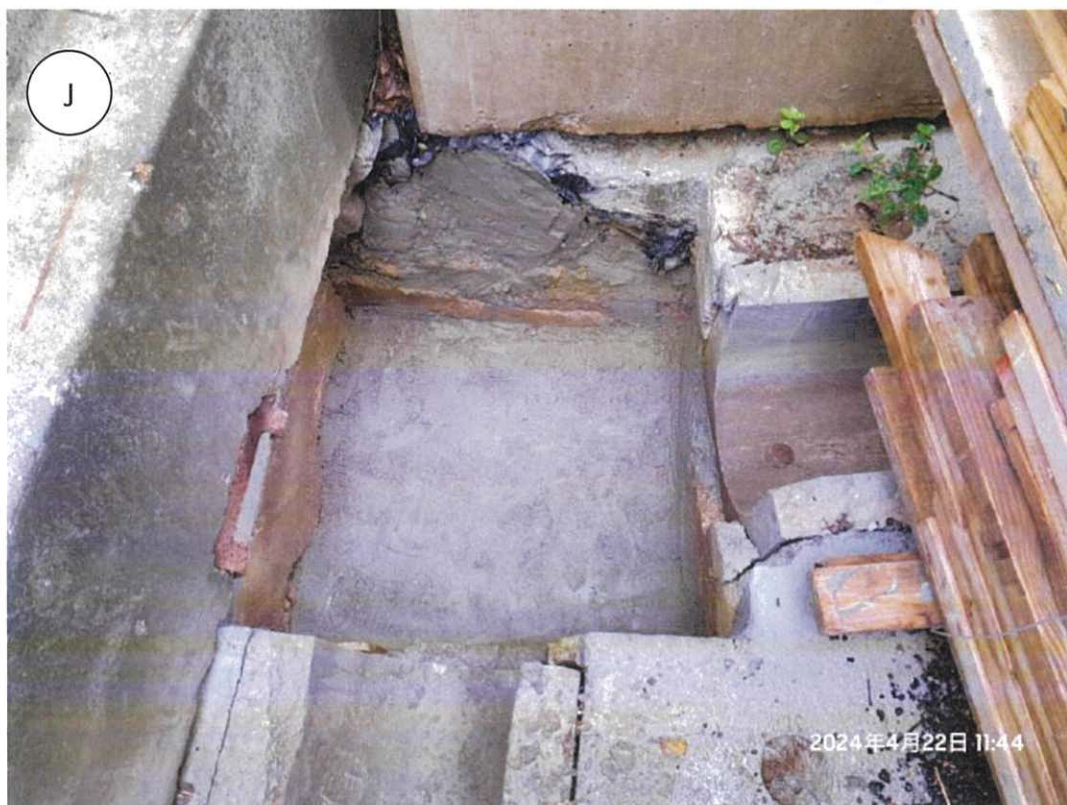


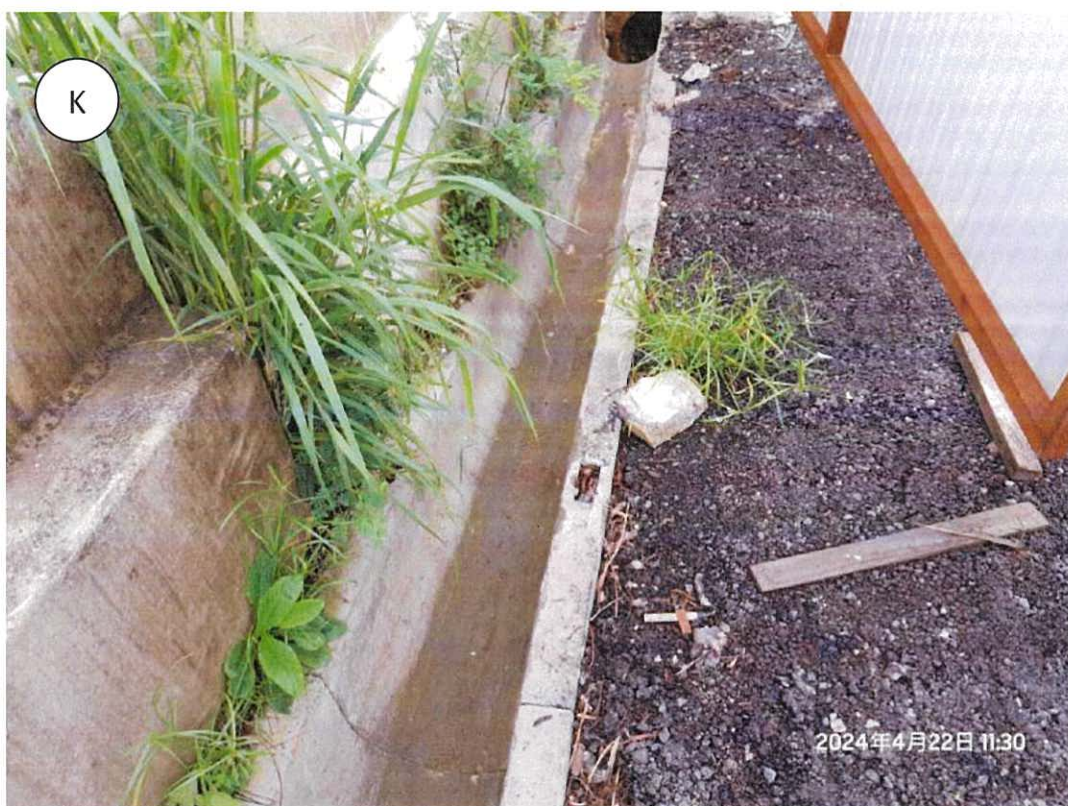












綠色圍板與石臺底部疏水位：



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/918	Proposed Temporary War Game Centre with Ancillary Facilities for a Period of 3 Years	24.6.2022 [revoked on 24.3.2024]

Rejected Application

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
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. 2873 S.B, 2874, 2875, 2891 and 2892 all 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 this office for a Short Term Waiver (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 (C for T):

- 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;
- should the current application be approved, the following approval condition should be imposed:

no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time, as proposed by the applicant, during the planning approval period; 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
- based on the aerial photo of 2023, the Site is located in a rural landscape character comprising vacant land, temporary structures, open storage, scattered tree groups. Comparing the aerial photos of 2023 and 2021, there is no significant change to the landscape character since the last application was approved. According to the application form and planning statement, no tree felling and further land filling are involved within the Site. Compared with the layout of the previous application (No. A/YL-PH/918), the site area is reduced and there is no significant change in the layout. Significant adverse landscape impact arising from the proposed use is not anticipated.

5. Drainage

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

- no objection in-principle to the development from public drainage point of view; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board 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 four 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) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (d) 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;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - it is noticed that staff room was proposed. According to the established practice, application for Short Term Waiver of structures for domestic/residential uses on private agricultural lands will not be entertained. Hence, even if the Town Planning Board approves the subject planning application, his office will not consider approving/regularising any structure(s) erected/to be erected on the Site for domestic/residential uses;
- (f) 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;
- (g) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be

clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;

(h) 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;

(i) 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 ensure proper collection, handling, and disposal of bullets used in the proposed use to avoid causing adverse environmental impacts to the surrounding environment;
- 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;

(j) 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;

- (k) 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
 - for unauthorised building works (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;
 - if the proposed use under the application is subject to issue of a licence, the applicant should be reminded if any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - 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



A/YL-PH/1002 DD 111, Wang Toi Shan, Pat Heung War Game Centre
09/04/2024 02:39

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

A/YL-PH/1002

Lots 2873 S.B (Part), 2874 (Part), 2875 (Part), 2891 (Part) and 2892 (Part) in
D.D.111 Pat Heung

Site area: About 2,271sq.m

Zoning: "Agriculture"

Applied use: War Game Centre / 4 Vehicle Parking

Dear TPB Members,

918 approved 24 June 2022 but conditions not fulfilled, so back with a fresh
application and a slight tweaking of the dimensions.

That a war game centre does not fulfil conditions is a matter of concern as HK faces
an uncertain future re climate change.

War games involves heavy use of plastic pellets that are left on the ground and
when there is heavy rain get washed into local waterways there they eventually
disintegrate into micro plastics.

Members have a duty to inquire into the nature of the operation.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 25 May 2022 11:50 PM HKT
Subject: A/YL-PH/918 DD 111, Wang Toi Shan, Pat Heung

A/YL-PH/918

Lots 2873 S.B (Part), 2874 (Part), 2875 (Part), 2891 (Part) and 2892 (Part) in
D.D.111 Pat Heung

Site area : About 2,457sq.m

Zoning : "Agriculture"

Applied use : War Game Centre / 4 Vehicle Parking

Dear TPB Members,

Strong objections, another slicing up of sites that have been rejected

670th RNTPC MEETING ON 30.04.2021 Application 879

After deliberation, the Committee decided to reject the application. The reasons were:

"(a) the proposed use is not in line with the planning intention of the "Agriculture" zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and

(b) 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.**

War games have a history of undesirable outcomes including contamination of land and waterways with plastic bullets and other throwaway items.

The noise would disturb flora and fauna and such a facility would certainly attract more than 4 vehicles.

Members should reject this inappropriate use.

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

