

2024年 11月 1 3日

此文件在 收到·城市規劃委員會
只有在收到所有必要的資料及文件後才正式認為收到
申請的日期。

13 NOV 2024

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

e-form No. S16-III
電子表格第 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PH/1038
	Date Received 收到日期	13 NOV 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
上下崙體育會 (Organisation 機構)

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

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗八鄉上崙丈量約份第 111 約地段第 316 號 B 分段第 2 小分段 A 分段(部分)及第 316 號 B 分段第 3 小分段 A 分段(部分)
(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 150 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 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) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>八鄉分區計劃大綱核准圖編號 S/YL-PH/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「鄉村式發展」</p>
<p>(f) Current use(s) 現時用途</p>	<p>臨時私人會所</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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 24/10/2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".
 根據土地註冊處截至 24/10/2024 (日/月/年) 的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 –

has obtained consent(s) of 1 "current land owner(s)".

已取得 1 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)
1	元朗八鄉上輦丈量約份第 111 約地段第 316 號 B 分段第 2 小分段 A 分段(部分)及第 316 號 B 分段第 3 小分段 A 分段(部分)	24/10/2024

(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 _____ (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 _____ (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

(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 _____
- month(s) 個月 _____

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 sq.m About 約
Proposed covered land area 擬議有上蓋土地面積 sq.m About 約
Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積 sq.m About 約
Proposed non-domestic floor area 擬議非住用樓面面積 sq.m About 約
Proposed gross floor area 擬議總樓面面積 sq.m 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)

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

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

(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 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))
	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	
(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"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
	No 否 <input type="checkbox"/>	<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	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Yes 是 <input type="checkbox"/>	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>	
	No 否 <input 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>
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<p>(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</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p style="text-align: center;">A/YL-PH /904</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p style="text-align: center;"><u>18/02/2022</u> (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p style="text-align: center;"><u>18/02/2025</u> (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	<p>臨時私人會所</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。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

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 Signed with recognised e-signature
Signer: HUI HANG YU
 Applicant 申請人 / Authorised Agent 獲授權代理人
文員

Name 姓名 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 上下巖體育會

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址		元朗八鄉上輦丈量約份第 111 約地段第 316 號 B 分段第 2 小分段 A 分段(部分)及第 316 號 B 分段第 3 小分段 A 分段(部分)	
Site area 地盤面積		150 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則		八鄉分區計劃大綱核准圖編號 S/YL-PH/11	
Zoning 地帶		「鄉村式發展」	
Type of Application 申請類別		<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/development 申請用途/發展		臨時私人會所	
(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	60 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(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	5 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		% <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) _____	

	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 中型貨車位 _____	
	Heavy Goods Vehicle Spaces 重型貨車車位 _____	
	Others (Please Specify) 其他 (請列明) _____	

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

	<u>Chinese</u> 中文	<u>English</u> 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)		
場地大綱圖、美化美化設施圖、渠務建議計劃圖、消防裝置建議計劃圖、交通運輸圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請地點位於元朗八鄉上峯丈量約份第111約地段第316號B分段第2小分段A分段(部分)及第316號B分段第3小分段A分段(部分)，申請場地面積約 150 平方米，不涉及政府土地。由上下峯體育會提出申請，作為期三年的擬議臨時私人會所。申請地點位於八鄉分區計劃大綱核准圖編號 (S/YL-PH/11) 的「鄉村式發展」地帶。

是次規劃申請為 A/YL-PH/904 的續期申請，A/YL-PH/904 獲批給許可的日期為 18/02/2022，屆滿日期為 18/02/2025。根據城規會規劃指引，可於許可有效期屆滿前兩至四個月填妥申請表格，並向城規會提交續期申請。前申請 A/YL-PH/767 及 A/YL-PH/713 亦於 2/3/2018 及 27/3/2015 取得續期許可。

是次申請，同樣涉及兩個地段的土地，元朗八鄉上峯丈量約份第111約地段第316號B分段第2小分段A分段(部分)及第316號B分段第3小分段A分段(部分)。兩個地段業權人同屬張志光先生，他已發出了同意書，以書面形式同意上下峯體育會提出是次申請。

過去的申請取得許可後，場地已履行所有附帶條件，如：渠務建議計劃及落實建議、消防建議計劃及落實建議、美化環境建議計劃，有關方面均獲接納。直至現在，排水設施、消防裝備及場內樹木都有專人定期保養，其狀況良好。是次規劃續期申請與 A/YL-PH/904 規劃性質相同，構築物大小及申請用途一致，因此所有建議計劃均沿用前申請繼續執行（可參閱附件）。

管理公司亦會負責環境衛生並按時派專員收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀，相信場地發展後亦能繼續與社區保持和諧。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

場內共設 1 個構築物，上蓋面積共約 30 平方米，佔場地約 20%土地，樓面面積約 60 平方米。以下為構築物詳細資料：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
1	30	60	5	2	金屬	私人會所

交通方面，有關人士可乘搭公共交通工具到達申請地點的方法有四，包括九巴77K線、陽光巴士NR917線、公共小巴18線及608線。九巴77K線及小巴18線都是往返元朗至上水，途經全段粉錦公路，77K乘客可於竹坑站上落車再步行兩分鐘即目的地，18線乘客則可於申請地點上落車。陽光巴士NR917線是來往粉錦公路及灣仔，服務時間僅限於06:50 - 07:45，乘客可於竹坑站上落車。小巴608線是來往橫台山及元朗，乘客可於橫台山村公所上落車再步行12分鐘到目的地。（可參閱：交通運輸圖）

申請人希望是次申請能與以往一樣獲得三年的臨時許可，所有發展與以往相同。「私人會所」在一幢由貨櫃改建而成的兩層高的構築物之內，包含康樂和社交用途。「私人會所」設有會所辦公室、會員休閒設施（包括茶水區及會員休息範圍）、獎杯展示區和多用途活動室。會所辦公室設於地下，約6平方米，用於辦理會務；會員休息範圍設於地下，約14平方米（包括獎杯展示區），供會員休息；茶水區設於地下，約4平方米，供會員閒談及休息；獎杯展示區分別設於地下和一樓，以陳列體育會歷年來獲得的獎項；多用途活動室設於一樓，約24平方米，供會員舉辦聯歡派對及定期作推廣體育活動的展示用途；一樓的獎杯展示區，約2平方米；地下及一樓的樓梯部分，約10平方米。

在前申請中，申請人考慮到隔熱問題，故申請在上蓋物頂部加裝了可拆卸的伸縮隔熱簷篷，面積約12平方米，這個隔熱措施在本申請亦會保留，同時亦會增加多一個12平方米的隔熱簷篷。上蓋物面積約30平方米（不包括隔熱簷篷）。為了減少可能造成的環境滋擾，私人會所的開放時間是有所限制的。一如以往，開放時間是周一至週日（包括公眾假期），上午8時至晚上8時。

上下峯體育會已有數年歷史，涉及活動以足球賽事為主；一直銳意發展足球活動，希望能在足球界爭取一席位，甚至成為香港知名球會。上下峯體育會一直參與地區和社區足球賽事，例如：元朗區的地方區聯賽和新界西足球聯賽，亦不時與鄰近地區的球隊進行比賽交流。過去一直借用會員的家居或酒樓食肆作籌備會議、賽前會議和賽後慶祝活動。唯上下峯體育會日漸壯大，亦希望能發展其他類型的體育活動，比如組織籃球隊或為老人舉辦太極拳班。長遠而言，建設一個永久會址以推廣區內體育活動，方能吸納球員，給他們一種歸屬感。故此才有「私人會所」的申請。

參與上下峯體育會的球員及幹事，主要都是元朗八鄉上峯及下峯村的居民，基於上述原因，上下峯體育會才會選址在上峯。而由於選址方便球員及幹事，每次有活動或會議，他們都會以步行或騎單車的形式出席。私人會所有足夠的流動空間，讓單車停泊。由於不鼓勵使用汽車，故申請地點不設泊車位。基於上述原因，「私人會所」近乎沒有汽車流量，不會對附近交通構成影響。

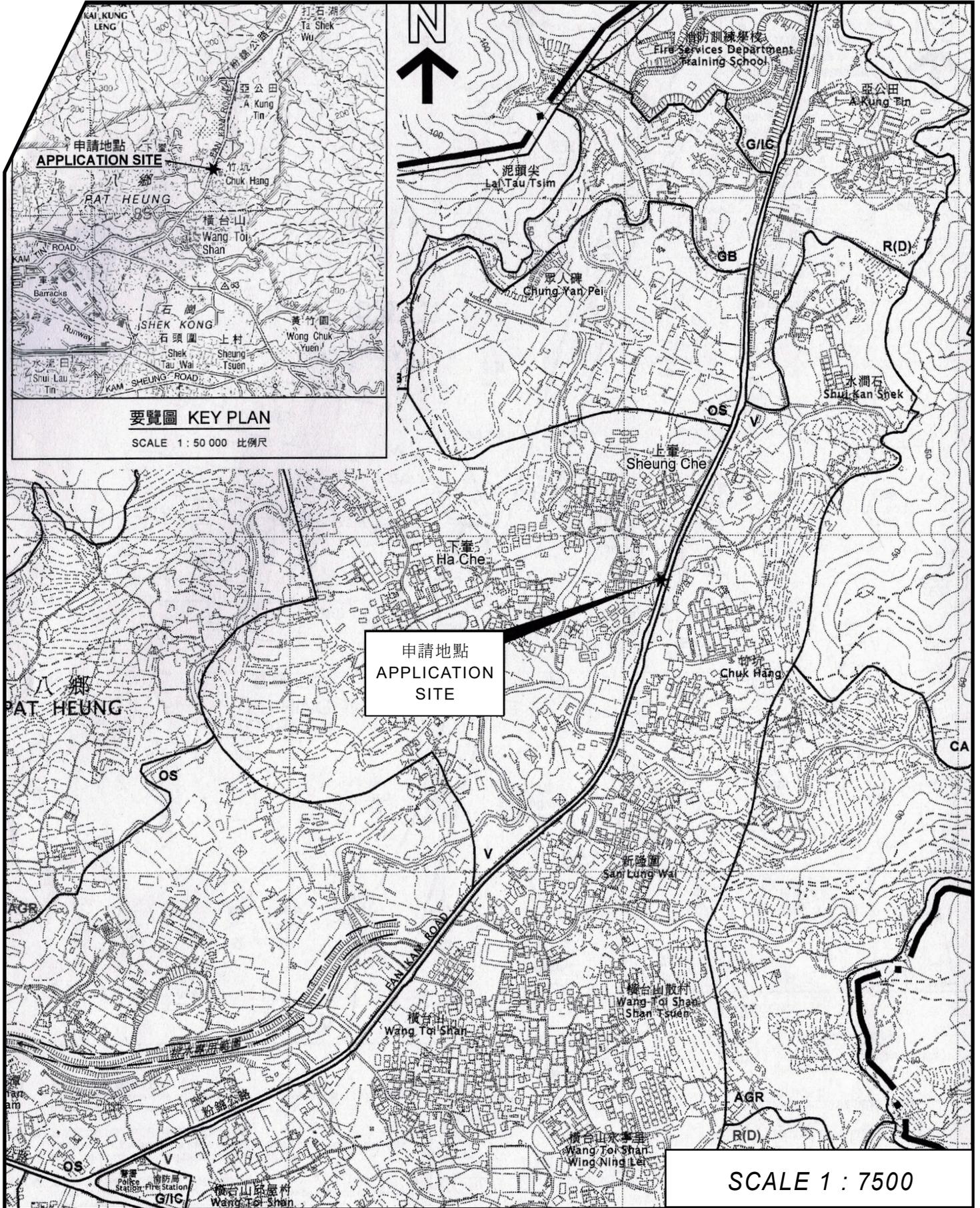
按現時情況，每個月會有一至兩次會議，需要球員出席，商討訓練及球賽安排，出席人數約十人（通常不是所有球員都能抽空出席，故出席人數約十人）；每個月亦會有一次由上下峯體育會幹事進行的行政會議，出席人數約五人。另外，每月亦會為球員及幹事舉行生日會，出席人數約十五至二十人（包括球員及幹事親友），加上一些節日或交流活動的安排會議，出席人數約在十五人之內。平均而言，在沒有大型賽事舉行（新界西足球聯賽及元朗區的地方區聯賽。），一個月平均有四次聚會。

若有賽事舉行，一般而言，賽前安排與賽後跟進的工作會持續半個月至一個月，私人會所會有一連串的聚會。但大型賽事不多，而這些聚會的時間亦不會太長，出席人數約十五至二十人。概括而言，私人會所在一年中，會有一至兩次持續舉行半個月至一個月的聚會。而這些特別的持續聚會，約在每年的五至十月中出現。

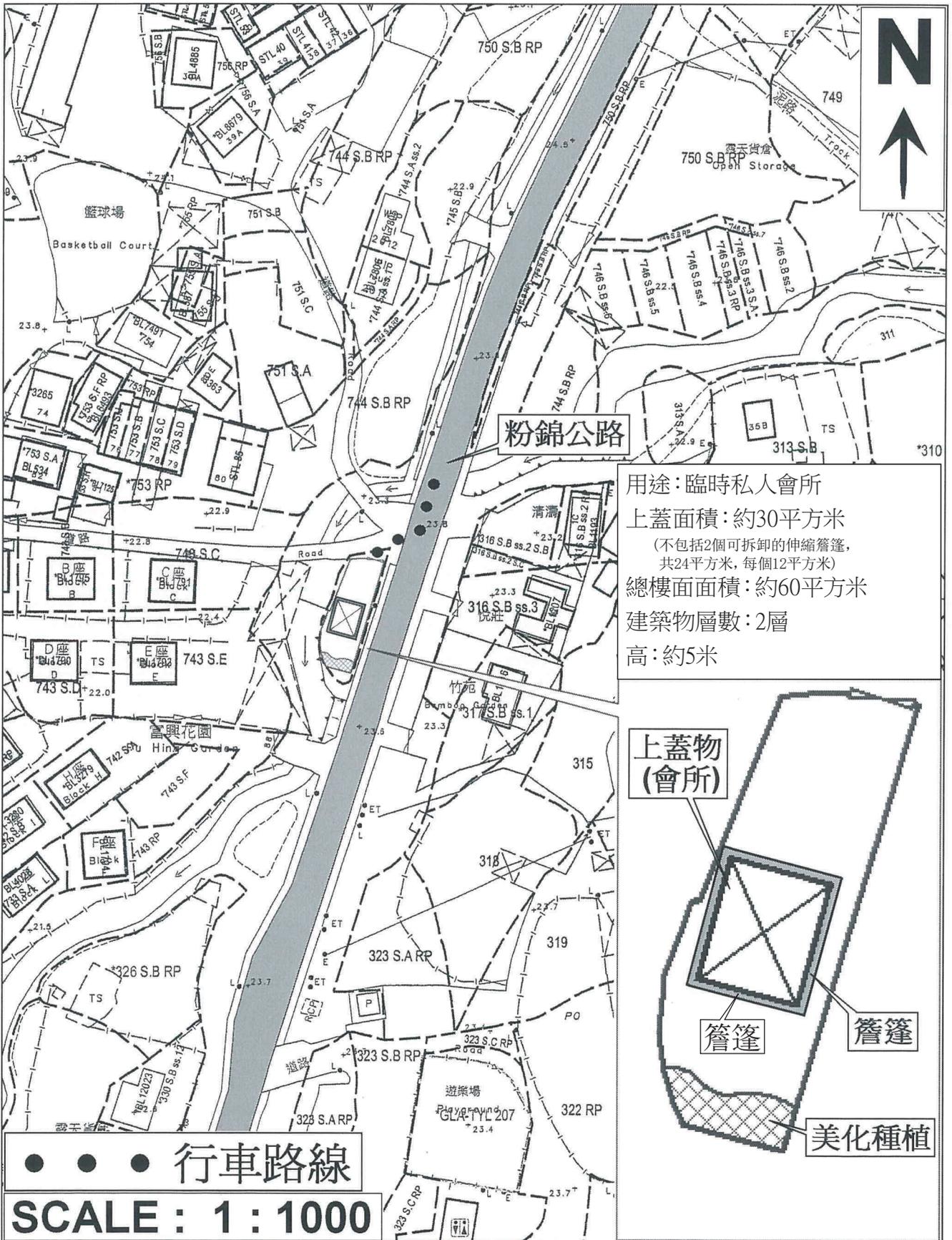
在沒有會議的日子，私人會所只有一至兩名幹事處理一般行政工作。而私人會所亦會不時安排一些簡單的展覽及宣傳活動，以吸納對足球運動有興趣的年輕人加入。

申請地點已設有緊急車輛通道。緊急車輛通道即經政府土地接達粉錦公路的道路。申請人會為現有車輛通道所涉及的政府土地進行維修及保養。前申請獲批給規劃許可，地段擁有人已向地政總署提出短期證免書申請，現在正一直繳交上蓋費用。

場地大綱圖

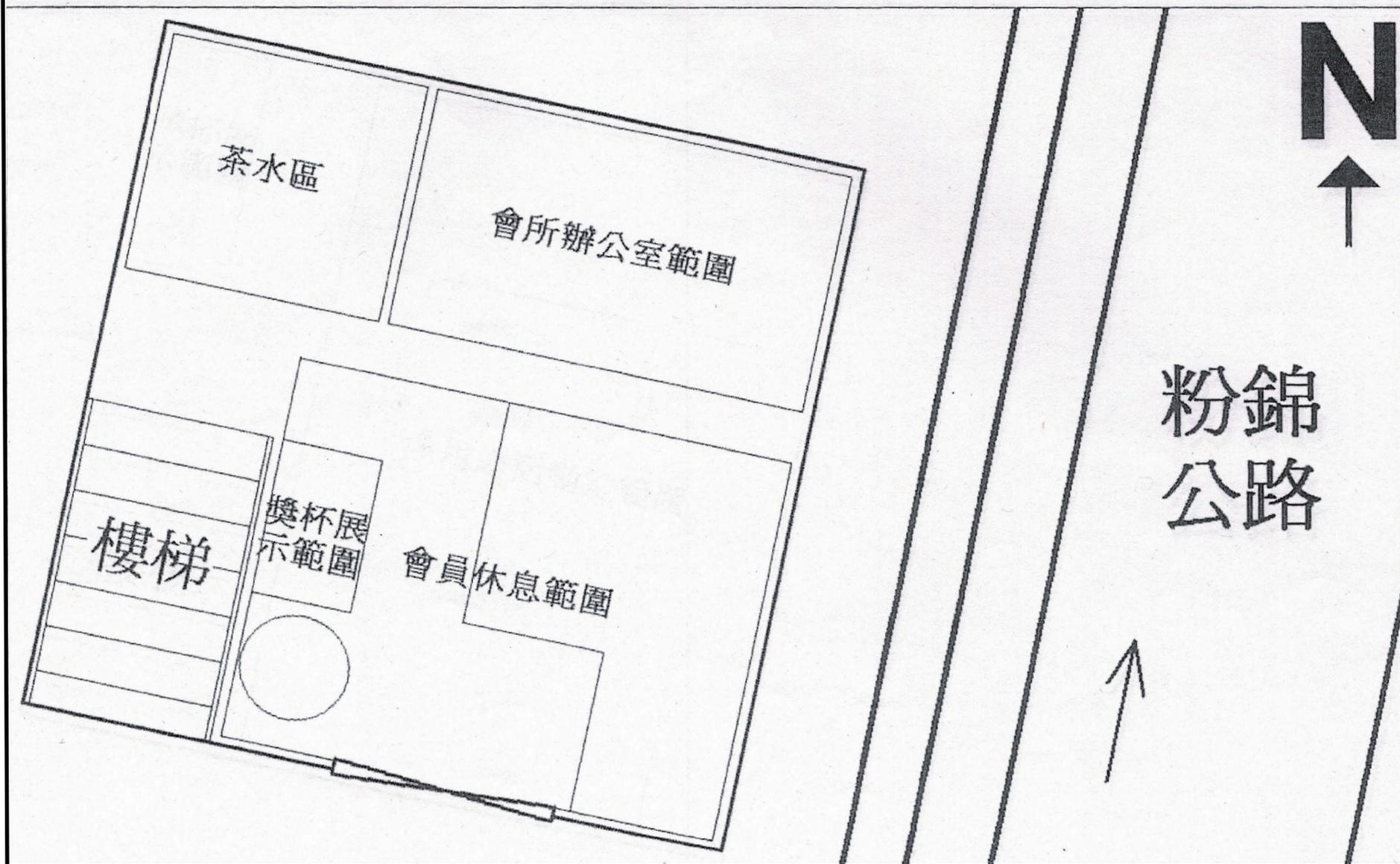


場地設計圖



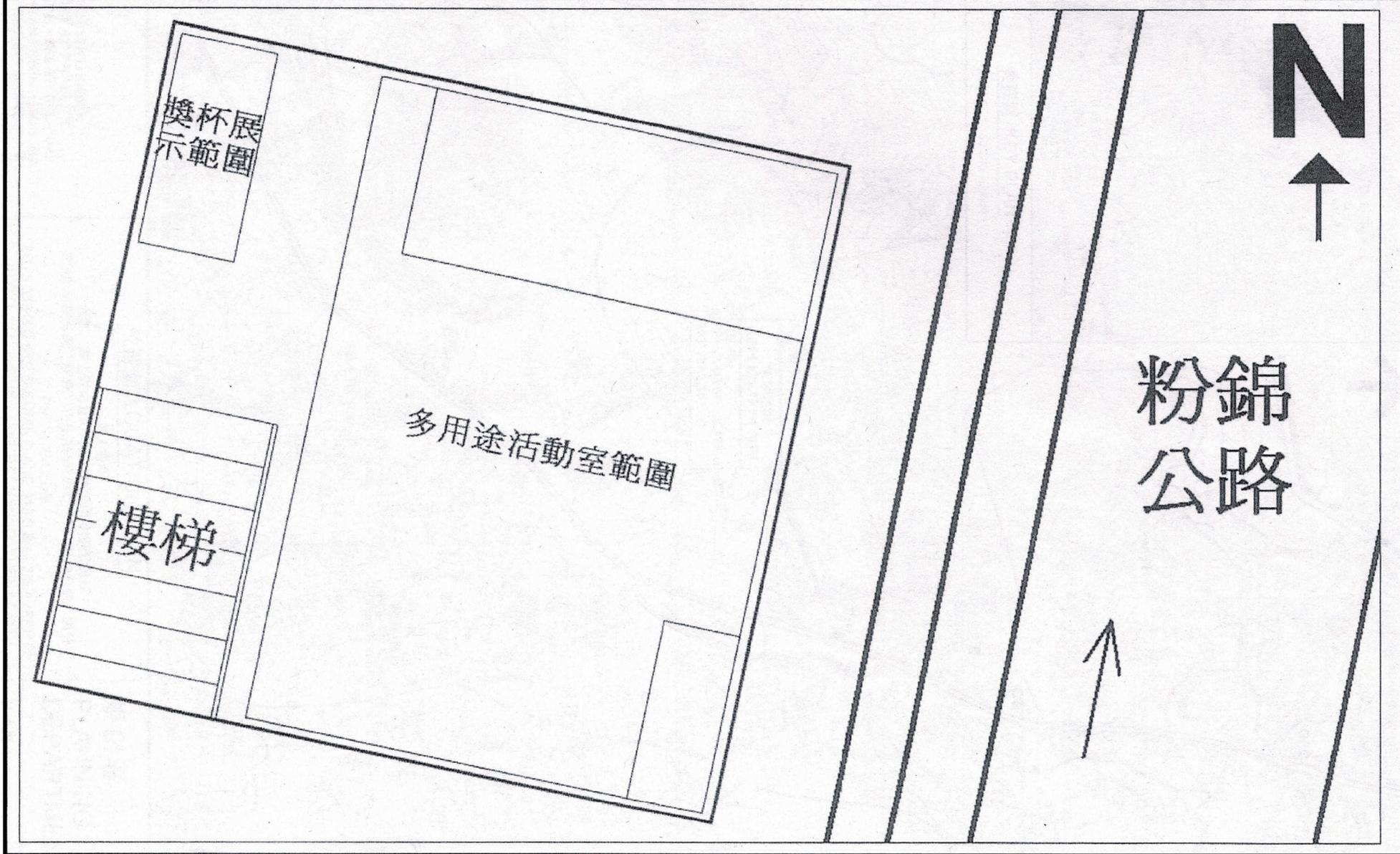
場地平面圖

私人會所內的上蓋物，地下平面圖（每層樓面面積約 30 平方米）



場地平面圖

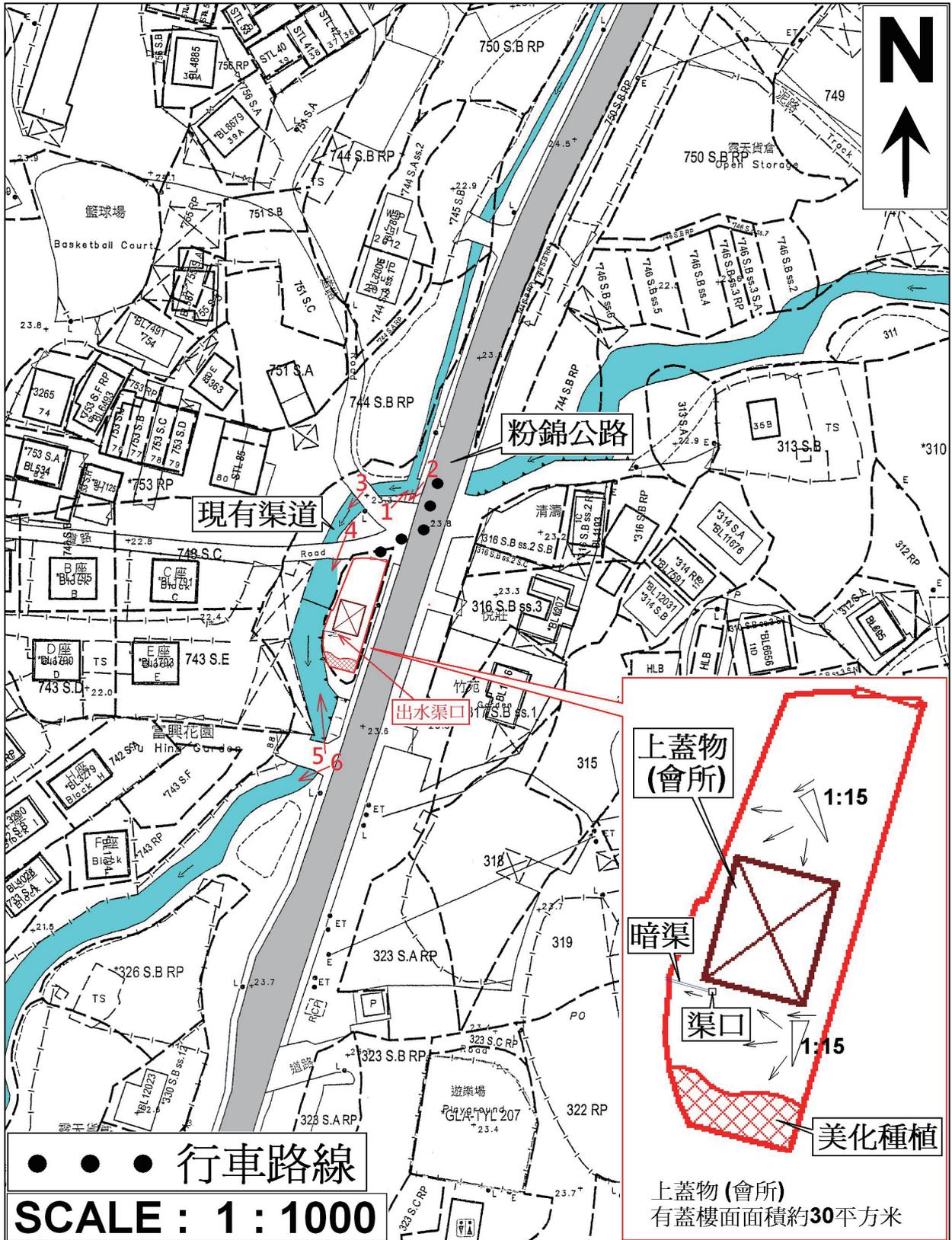
私人會所內的上蓋物，一樓平面圖（每層樓面面積約 30 平方米）



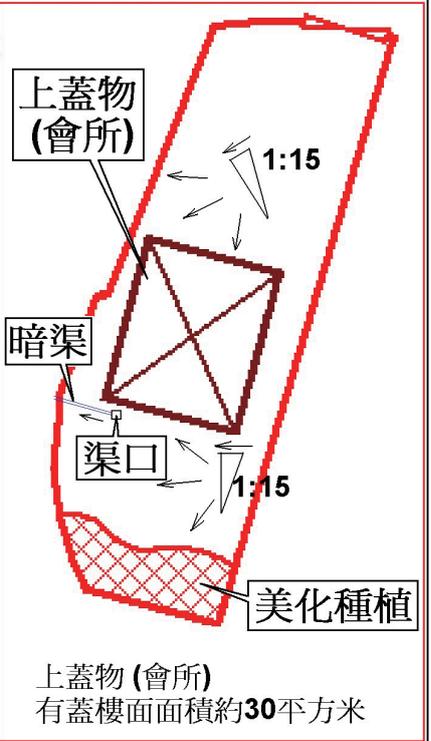
消防裝置建議計劃圖

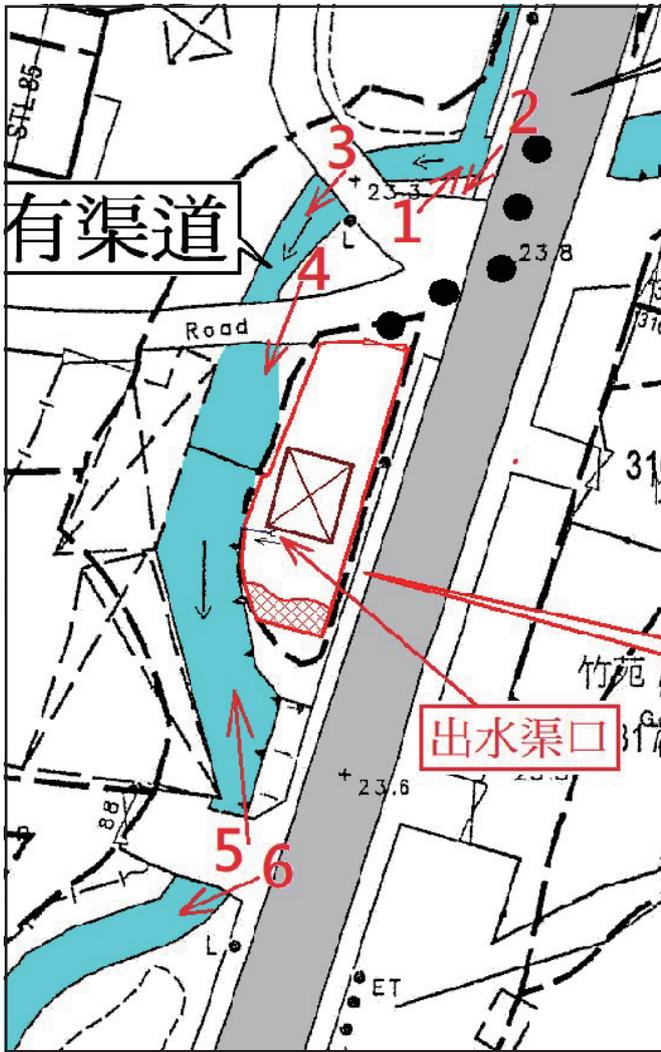


渠務建議計劃圖



● ● ● 行車路線
 SCALE : 1 : 1000





1-2



3



4



出水渠口



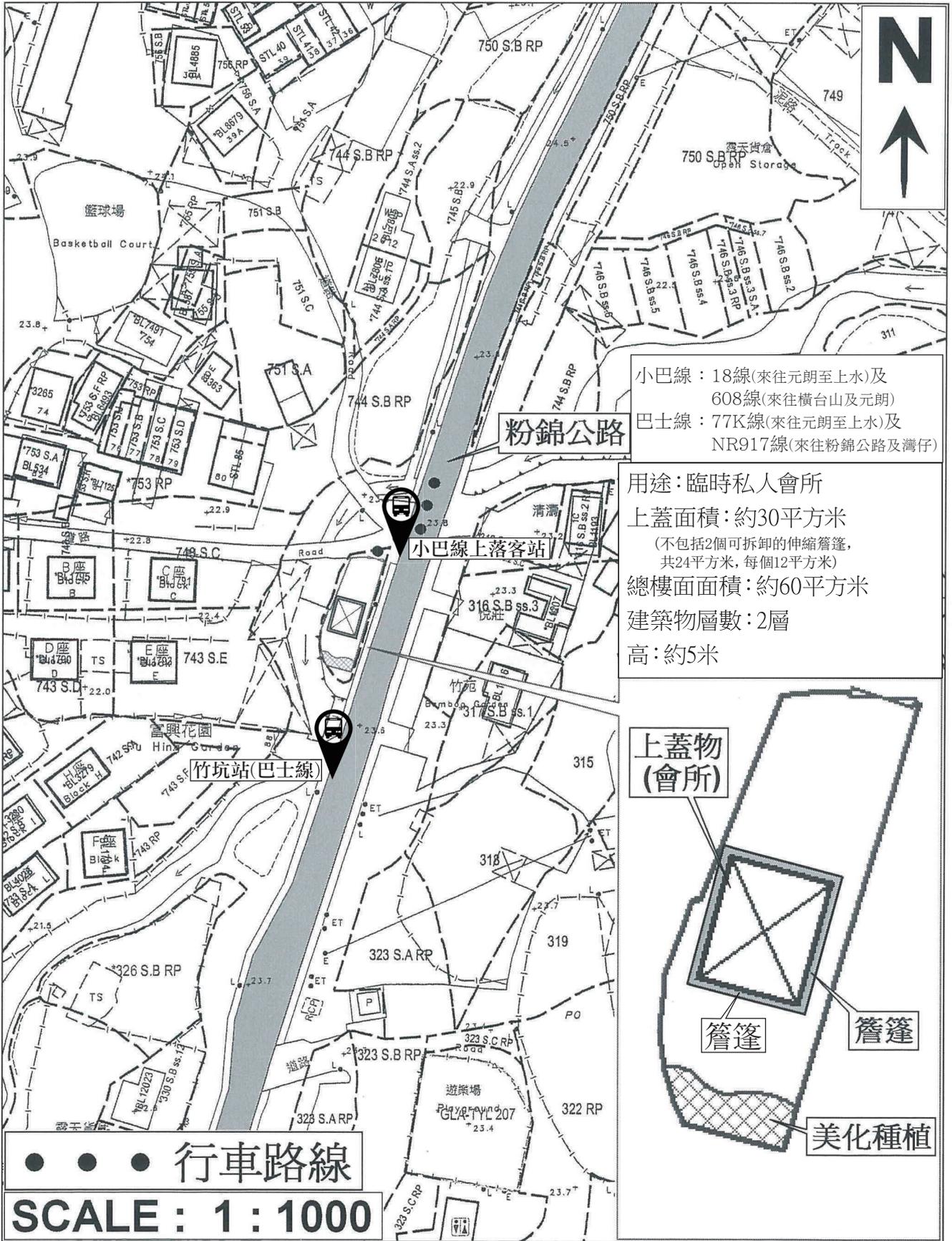
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6



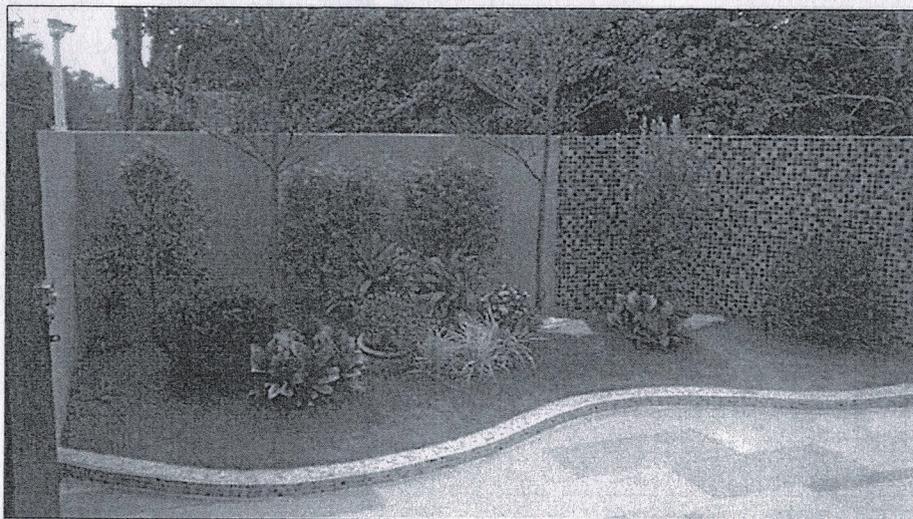
交通運輸圖



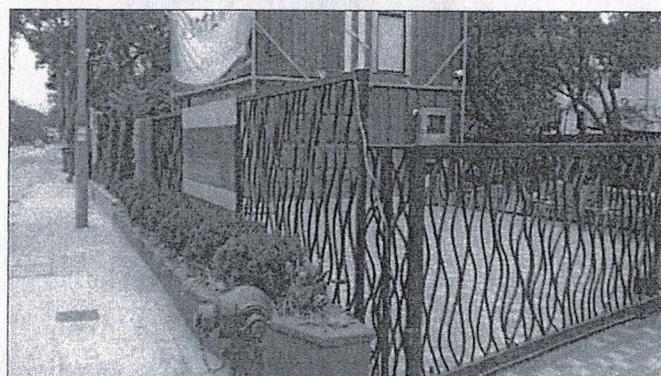
場地美化設施

私人會所內部與外圍都有美化種植設施。

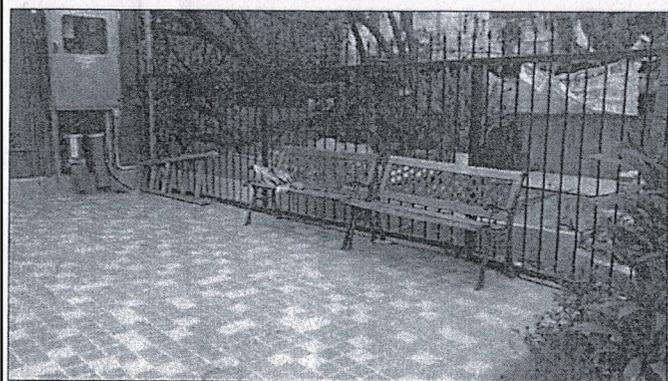
私人會所內的美化種植。



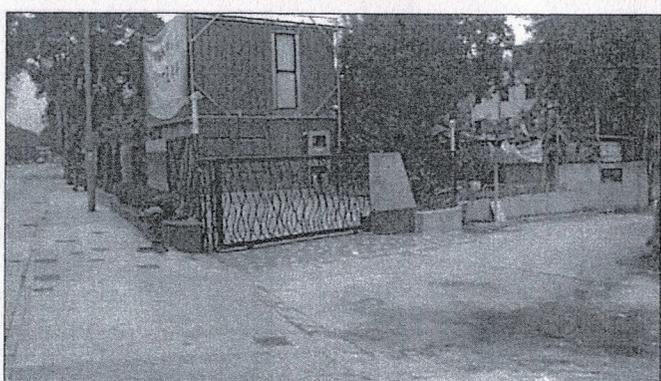
私人會所外圍的美化種植。



私人會所內有休息設施。



私人會所的上蓋物以貨櫃改建。
照片中亦可清楚看到行車通道。





來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/904
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post & Fax 

4 May 2022

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (c)
- the Implementation of the Accepted Fire Service Installations Proposal
Temporary Private Club for a Period of 3 Years
in "Village Type Development" Zone, Lots 316 S.B ss.2 S.A (Part)
and 316 S.B ss.3 S.A (Part) in D.D. 111, Sheung Che, Pat Heung, Yuen Long
(Application No. A/YL-PH/904)

I refer to your submission dated 1.4.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Mr. LI Leong-kiu (Tel: 2733 7781) of Fire Services Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/904
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post & Fax



Dear Sir/ Madam,

10 May 2022

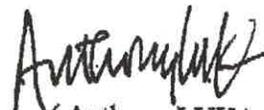
Submission for Compliance with Approval Condition (b)
- The Submission of a Record of the Existing Drainage Facilities
Temporary Private Club for a Period of 3 Years
in "Village Type Development" Zone, Lots 316 S.B ss.2 S.A (Part)
and 316 S.B ss.3 S.A (Part) in D.D. 111, Sheung Che, Pat Heung, Yuen Long
(Application No. A/YL-PH/904)

I refer to your submission dated 10.5.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Thomson SZE (Tel: 2300 1627) of Drainage Services Department directly.

Yours faithfully,


(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

**Relevant Extract of Town Planning Board Guidelines No. 34D on
'Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development'
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.

2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Town Planning Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications involving the Site

Approved Applications

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/713	Private Club	27.3.2015 (for 2 years)
A/YL-PH/767	Private Club	2.3.2018 (for 3 years)
A/YL-PH/904	Temporary Private Club for a Period of 3 Years	18.2.2022

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 316 S.B ss.2 S.A and 316 S.B ss.3 S.A both in D.D. 111 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lots 316 S.B ss.2 S.A and 316 S.B ss.3 S.A both in D.D. 111 are covered by Short Term Waivers No. 4600 and 4601 for purpose of temporary private club; and
- there is no Small House application approved or under processing within the Site.

2. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

4. Drainage

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

- no objection to the application from public drainage point of view;
- the submitted drainage proposal with photo record of the implemented drainage proposal is considered acceptable; and
- should the application be approved, approval condition requiring the maintenance of the existing/implemented drainage proposal under Application No. A/YL-PH/904 for the development should be included in the planning permission.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the submitted fire service installations proposal is considered acceptable; and
- advisory comments are at **Appendix V**.

6. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site is within the “Village Type Development” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated; and
- advisory comments are at **Appendix V**.

7. Building Matters

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

8. District Office's Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

9. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s);
- (b) to note the comments of the Commissioner for Transport that the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). 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 public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the access arrangement to the Site from Fan Kam Road should be commented and approved by TD;
 - (ii) HyD is not responsible for the maintenance of the any access connecting the Site and Fan Kam Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection that the applicant is advised to:
 - (i) 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” issued by the Environmental Protection Department to minimise any potential environmental nuisance;
 - (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Director of Fire Services that:
 - (i) a full set of valid F.S. 251(s) covering all the fire services installations implemented on the Site; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be

formulated upon receipt of formal submission of general building plans;

- (f) 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, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ise) for approval;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the subject application;
 - (ii) 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;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land fillings, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) 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;
 - (v) the site abuts on a specified street (Fan Kam Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (vi) 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
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and

- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD):
 - (i) the existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no tree or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water mains; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.