

2024年 2月 9日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-PH/992A

The document is received on 9 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

2400365

2/2 by Post

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	A/ML-PH/192
	Date Received 收到日期	9 FEB 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Consense Development Limited 港昇發展有限公司

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)	新界元朗八鄉橫台山丈量約份第111約地段 第2831號至第2843號、第2846號、第2847號, 第2848(部分), 第2849號A分段, 第2849號B分段(部分), 第2849號C分段(部分), 第2850號及第2851號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 7726 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 2242 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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	八鄉分區計劃大綱核准編號 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	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (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. 如上述任何表格的空間不足，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 30/01/2024 (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 26/01/2024 (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	擬議臨時康體文娛場所(休閒農場)連附屬設施(為期3年)，以及進行相關的填土工程 (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	<input type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	5735 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1991 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	8
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2242 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2242 .....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) 列於布局設計圖	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
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 星期一至日上午9點-下午6點(包括公眾假期), 不會在營業時間外作業。			
(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)) 錦田公路經小路到達	
	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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" 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 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>

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。

列於申請報告書及擬議發展的計劃細節

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

Yip Koon Yung

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

Tang Koon Yung

Name in Block Letters
姓名 (請以正楷填寫)

Chairman

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

Consense Development Limited

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

Date 日期

26/01/2024

(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	新界元朗八鄉橫台山丈量約份第111約地段 第2831號至第2843號、第2846號、第2847號，第2848(部分)， 第2849號A分段，第2849號B分段(部分)，第2849號C分段(部分)， 第2850號及第2851號
Site area 地盤面積	7726 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	八鄉分區計劃大綱核准編號 S/YL-PH/11
Zoning 地帶	農業
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 3 <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	擬議臨時康體文娛場所(休閒農場)連附屬設施(為期3年)， 以及進行相關的填土工程

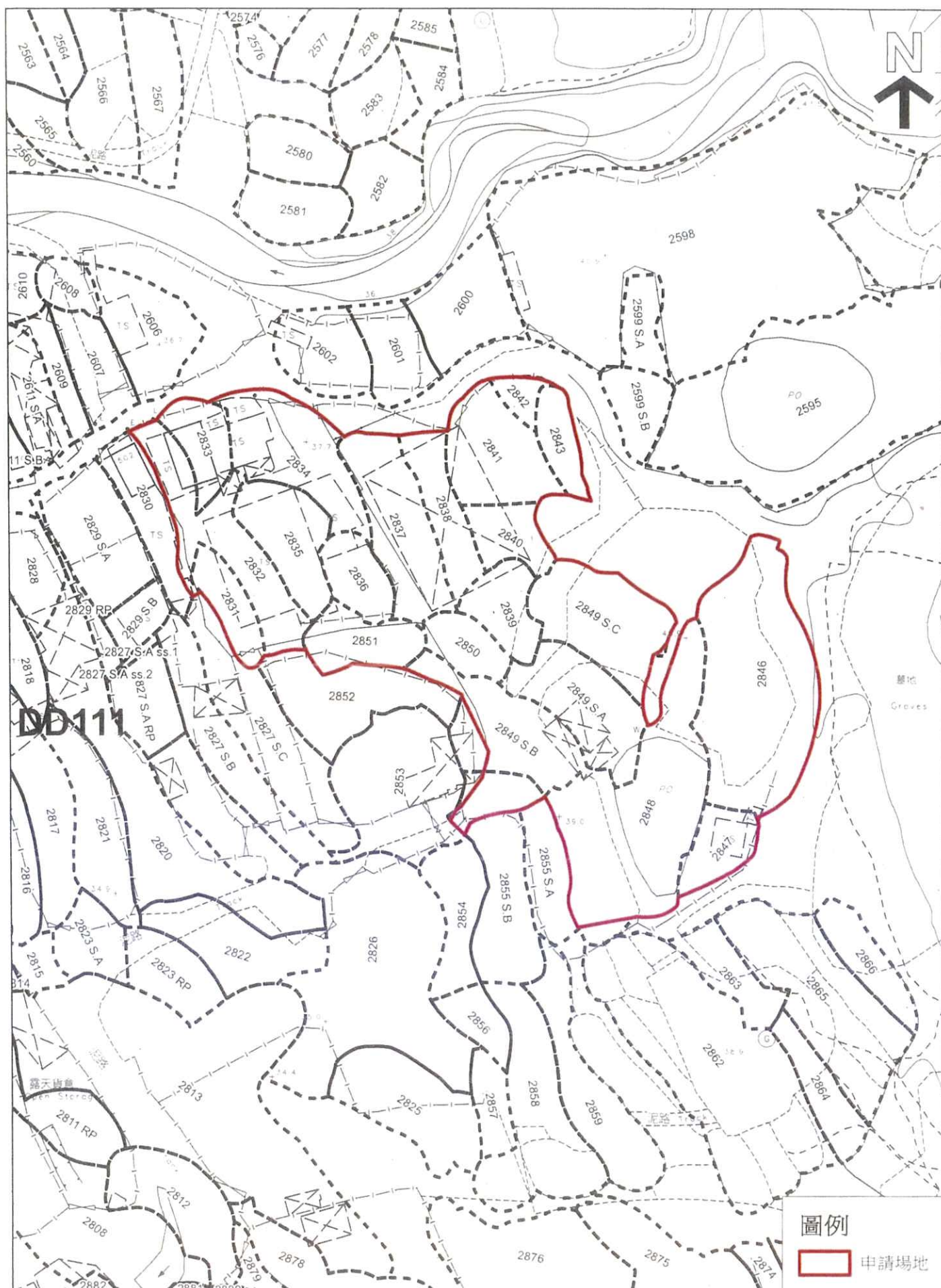
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2242 <input checked="" type="checkbox"/> 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	8	
(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	6	<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	% <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		0
	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		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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"/>
平圖圖 / 填土範圍圖		
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		

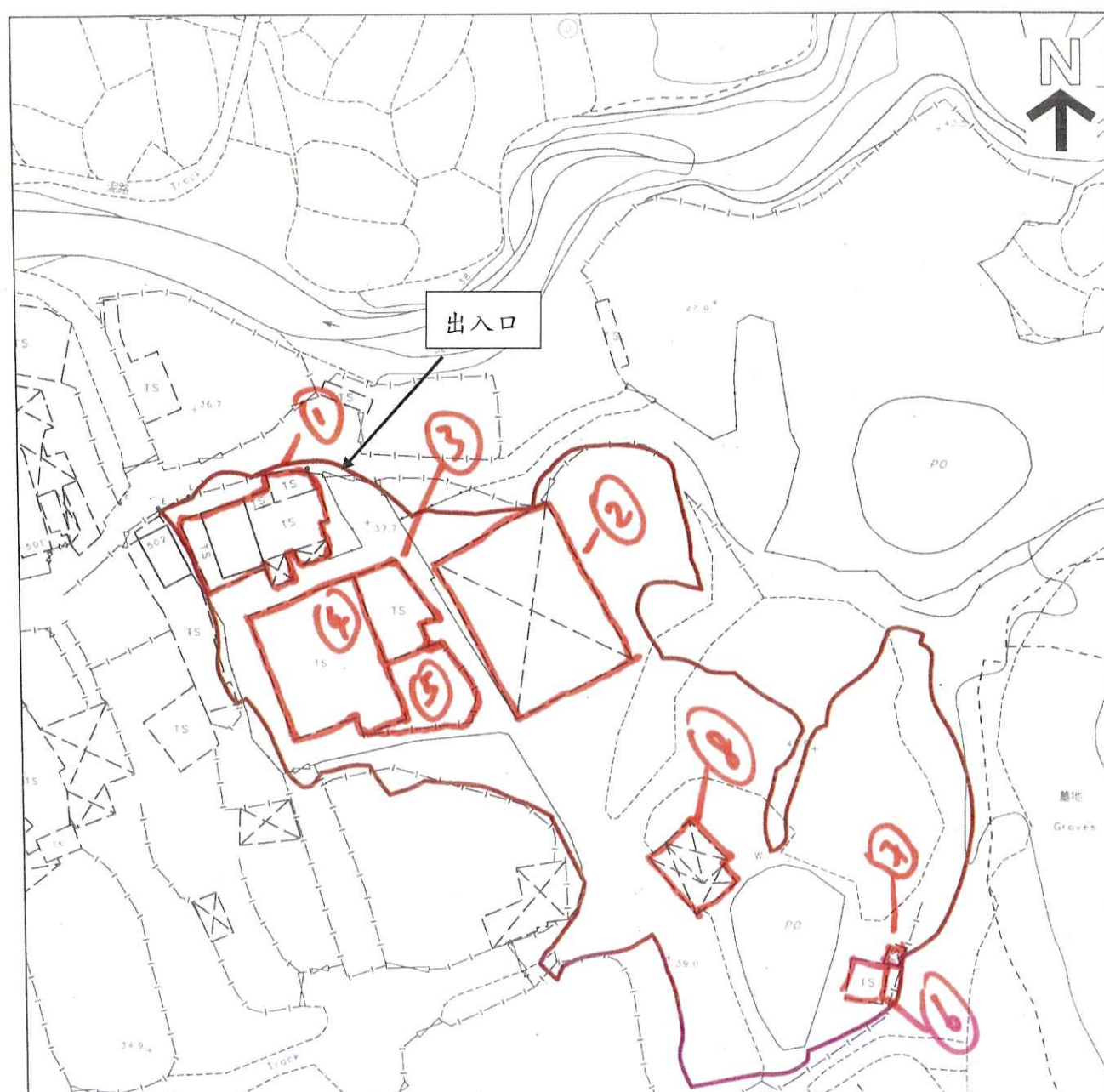
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

平面圖



布局設計圖



臨時構築物	用途	樓面面積(約平方米)	覆蓋面積(約平方米)	構築物高度(約米)	層數
1	活動室及洗手間	583	332	6	2
2	遮蔭棚及耕種區	685	685	4	1
3	農具展覽室	140	140	2.5	1
4	小動物觀賞	485	485	4	1
5	遮蔭棚	173	173	2.5	1
6	貯物室	40	40	3	1
7	貯物室	8	8	3	1
8	貯物室	128	128	3	1
總數		2242	1991		

圖例



申請場地



臨時構築物

填土範圍圖



根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗八鄉橫台山丈量約份第 111 約地段
第 2831 號至第 2843 號、第 2846 號、第 2847 號，
第 2848(部分)，第 2849 號 A 分段，第 2849 號 B 分段(部分)，第 2849 號 C 分段(部分)，第 2850 號及第
2851 號

擬議臨時康體文娛場所(休閒農場)連附屬設施(為
期 3 年)，以及進行相關的填土工程

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條,提交有關新界元朗八鄉橫台山丈量約份第 111 約地段第 2831 號至第 2843 號、第 2846 號、第 2847 號,第 2848(部分),第 2849 號 A 分段,第 2849 號 B 分段(部分),第 2849 號 C 分段(部分),第 2850 號及第 2851 號,擬議臨時康體文娛場所(休閒農場)連附屬設施(為期 3 年),以及進行相關的填土工程。
2. 申請地點位於八鄉橫台山,在《八鄉分區計劃大綱核准編號 S/YL-PH/11》上劃為「農業」用途。
3. 申請地盤面積為約 7,726 平方米,上蓋面積為 1,991 平方米,露天地方面積為 5,735 平方米,總樓面面積為 2,442 平方米。
4. 擬議發展涉及部份填土範圍,用作固定構築物,不會對申請範圍當中的水塘進行填土,不會破壞天然環境,不會砍伐樹木,不會對周邊地區及環境帶來負面影響。
5. 申請地點可從錦田公路經一條地區道路前往,擬議發展的營運時間為每天上午九時正至下午六時正,包括星期日及公眾假期。

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「農業」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 城市規劃委員會曾批准申請地點毗鄰的地段作相同用途（請參考城規會編號：A/YL-SK/290、A/YL-SK/297 等），因此懇請城市規劃委員會對本申請作出相同的對待。
4. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
5. 擬議發展不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗八鄉橫台山丈量約份第 111 約地段第 2831 號至第 2843 號、第 2846 號、第 2847 號，第 2848(部分)，第 2849 號 A 分段，第 2849 號 B 分段(部分)，第 2849 號 C 分段(部分)，第 2850 號及第 2851 號，擬議臨時康體文娛場所（休閒農場）連附屬設施（為期 3 年），以及進行相關的填土工程。

擬議發展計劃的各方面

1. 土地行政

申點地點涉及全部數私家地段，不涉及任何政府土地。

2. 公共交通工具

(一) 私家車、旅遊巴士等大小交通工具可以直達農莊門口。

(二) 鄉村綠色小巴 608 號，元朗阜財街總站 至 八鄉橫台山村公所。從元朗總站開出：途經錦田公路、錦上路西鐵站、石崗軍營、八鄉警署，直達八鄉橫台山村公所，入村再步行約 10 分鐘，即到達莊園門口。

(三) 西鐵線、公共巴士(九巴) 第 54、251B、77K 和 64K 號等

1、第 54 號巴士，元朗廣場總站 至 上村總站

從元朗廣場總站開出，途經錦田公路、錦上路西鐵站、石崗軍營、八鄉警署、芝麻嶺巴士站，在芝麻嶺巴士站下車，入橫台山永寧里村，步行約 15 分鐘，即到門口。

2、第 251B 號巴士(循環線)，八鄉路(大欖轉車站) 總站 - 錦上路西鐵站

途經錦田公路、石崗軍營、八鄉警署、芝麻嶺巴士站、上村(循環線)，在芝麻嶺巴士站下車，入橫台山永寧里村，步行約 15

分鐘，即到門口。

3、第 77K 號巴士，上水總站 至 元朗鳳琴街總站

如從上水總站開出，途經粉錦公路、哥爾夫球場、蕉徑、八鄉少訊中心、橫台山散村巴士站、八鄉警署、石崗軍營、錦上路西鐵站、錦田公路，直到元朗鳳琴街總站。在橫台山散村巴士站下車，再從橫台山永寧里牌坊入村，至橫台山村公所，步行約 20 分鐘即到達門口。

4、錦上路西鐵站

下車後可乘踏上述 608 號綠色小巴、54 和 77K 號大巴士在上述地點下車，入橫台山永寧里村，步行約 15 分鐘即到達門口。

5、64K 巴士，大埔墟火車站至元朗廣場總站

從大埔總站出發，途經太和火車站、康樂園、林村許願樹、嘉道理農場、凌云寺、上村足球場(97 回歸塔)，在上村足球場下車(分段收費)，步行約 30 分鐘入橫台山永寧里村，即到達門口。

☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

2024年03月19日星期二 11:24
tpbpd/PLAND

Fw: 有關A/YL-PH/992
種植範圍圖.pdf; 致運輸處.pdf; 農作物計劃.pdf

致規劃署

補充文件, 及附有回應物料, 入場人次電郵回覆等。感謝

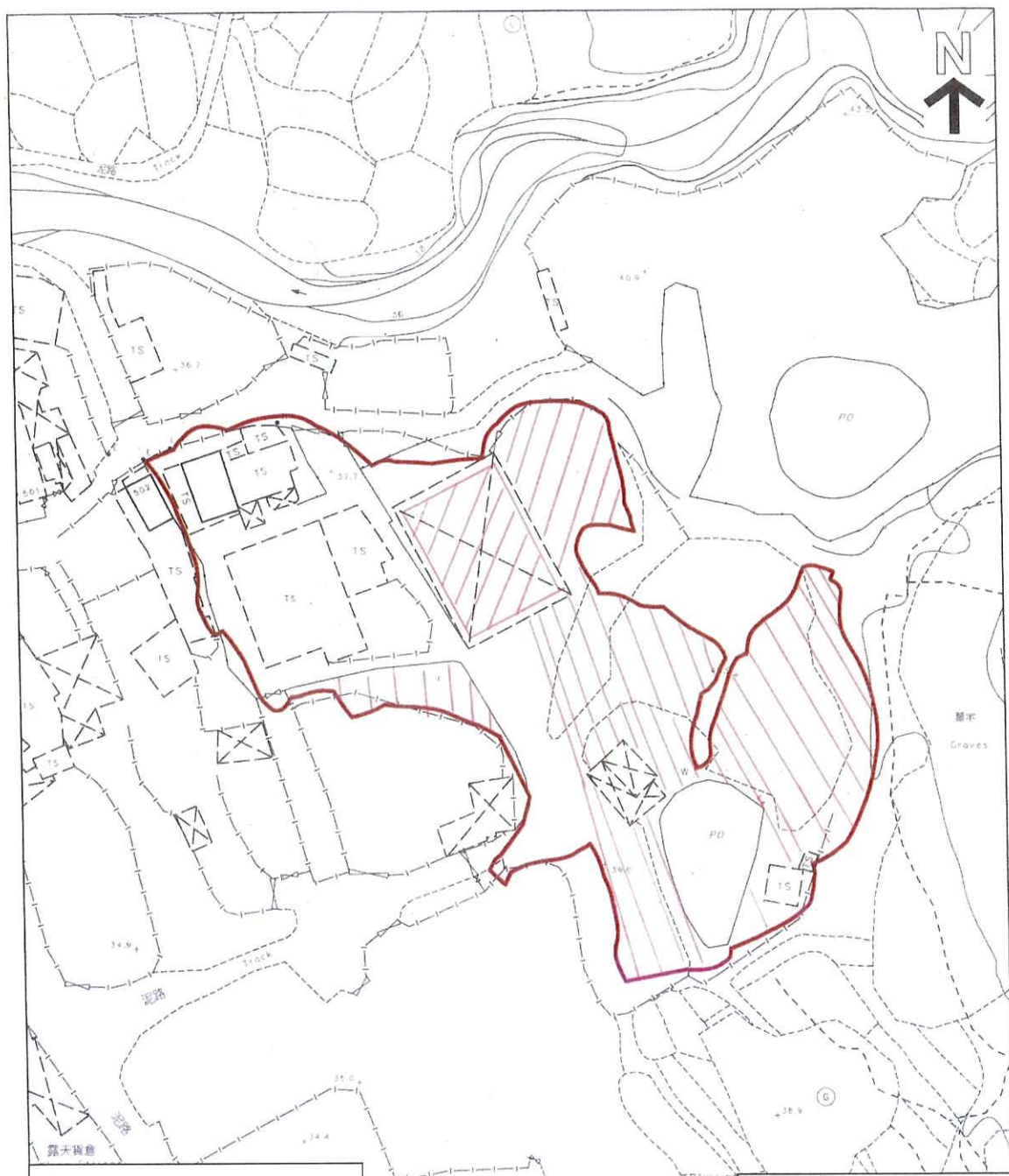
5 To: Andrea Wing Yin YAN/PLAND
Dear Andrea,
Sun 3/17/2024 9:23 PM

- 填土用的乾料為石碎
- 預計每日平均人數為50-100人次
- 需有5-10位員工輪流工作(每日根據人流數量安排)
- 該處不會採用(公共廣播系統、收音機、使用手提擴音器或任何形式的擴音系統)

Sunny Tang
Consense Development Ltd

Sunny Tang
Consense Development Ltd

種植範圍圖



種植範圍
約 4790 平方米
佔土地約 62%百分比

圖例

-  申請場地
-  種植範圍

致規劃處及漁農署

1. 農作物種植計劃

- 種植作物種類:小葉生菜或結球生菜，會在農場供應商及有機農場選購符合標準且質量可靠的種子和有機肥料，以確保生菜的生長和品質。

- 種植生菜的技術：

1. 選擇合適的品種：選擇適合香港氣候和種植環境的生菜品種，如小葉生菜或結球生菜。

2. 準備土壤：生菜需要富含有機物質的土壤，可使用堆肥或有機肥料來改善土壤的營養含量和排水性。

3. 播種或移植：根據所選品種的要求，適當地播種或移植生菜苗。確保適當的種植深度和間距。

4. 管理澆水：保持土壤濕潤，但避免過度澆水。定期澆水，並確保水分均勻分佈到根部。

5. 控制環境：在自然環境中種植生菜時，控制溫度和濕度是重要的。適當遮蔭設施及照料能夠提供適宜的生長環境。

6. 病蟲害管理：監測並控制可能影響生菜生長的病蟲害。定期檢查植株，並使用適當的防治措施以保持健康的生菜。

7. 收穫和儲存：根據生菜品種的生長週期，定期收穫成熟的葉子或整株生菜。在收穫後，儲存生菜在適當的溫度和濕度下以延長保鮮期。

- 種植所需工具:

1. 基本園藝工具：包括剪刀、鏟子、耙子、水管、噴霧器等，以便進行種植、除草、澆水和管理植物。

2. 肥料：我們會使用有機肥料和土壤改良劑，以提供植物所需的養分。

3. 種子或苗種：根據選擇的生菜品種，購買高品質的種子或苗種。

4. 水源和灌溉系統：確保有可靠的水源，並設置適當的灌溉系統，以保持土壤濕潤並提供適當的水分供應。

5. 測量工具：如土壤測試器、溫度計和濕度計等，以監測和調節環境條件。

- 生菜產量:

預計每年可以達到每平方呎年產生 5-10 磅（約 2.27-4.54 公斤）的生菜產量。
根據這個估計。

這只是一個大致的估計，實際產量可能會受到多個因素影響，包括種植技術、生菜品種、天氣條件和管理技術等。

致運輸處

1. 不會安排停車處及卸貨區，因為怕阻塞附近私人土地使用者，故運送物資時會停泊在橫台山的公家停車場，再用唧車運送物質。

2. 預計每天參觀人數50-100人次。

3. 公共交通方法

1、第54號巴士，元朗廣場總站 至 上村總站

從元朗廣場總站開出，途經錦田公路、錦上路西鐵站、石崗軍營、八鄉警署、芝麻嶺巴士站，在芝麻嶺巴士站下車，入橫台山永寧里村，步行約15分鐘，即到門口。

2、第251B 號巴士(循環線)，八鄉路(大欖轉車站) 總站 - 錦上路西鐵站

途經錦田公路、石崗軍營、八鄉警署、芝麻嶺巴士站、上村(循環線)，在芝麻嶺巴士站下車，入橫台山永寧里村，步行約15分鐘，即到門口。

3、第77K 號巴士，上水總站 至 元朗鳳琴街總站

如從上水總站開出，途經粉錦公路、哥爾夫球場、蕉徑、八鄉少訊中心、橫台山散村巴士站、八鄉警署、石崗軍營、錦上路西鐵站、錦田公路，直到元朗鳳琴街總站。在橫台山散村巴士站下車，再從橫台山永寧里牌坊入村，至橫台山村公所，步行約20分鐘即到達門口。

4、錦上路西鐵站

下車後可乘踏上述608號綠色小巴、54和77K號大巴士在上述地點下車，入橫台山永寧里村，步行約15分鐘即到達門口。

5、64K巴士，大埔墟火車站至元朗廣場總站

從大埔總站出發，途經太和火車站、康樂園、林村許願樹、嘉道理農場、凌云寺、上村足球場(97 回歸塔)，在上村足球場下車(分段收費)，步行約 30 分鐘入橫台山永寧里村，即到達門口。

4. 由政府路段去到申請地段，都是經過我方租堂地段，會由我方負責。

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

寄件者:
寄件日期: 2024年03月19日星期二 10:19
收件者: tpbpd/PLAND
副本:
主旨: 有關A/YL-PH/992

類別: Internet Email

致城規會

有關回覆地政處的內容，編號 LD/SDTF/DRB/YL/29/23/PT.2 地政特別行動組，已經進行拆卸中，在稍後時間會向地政署申請有關短期豁免書，感謝。

Sunny Tang
Consense Development Ltd

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

寄件者:
寄件日期: 2024年03月19日星期二 11:34
收件者: tpbpd/PLAND
副本:
主旨: Fw: 有關規劃署A/YL-PH/992

致城規會,

-填土用的物料為石屎

-預計每日平均人數為 50-100 人次

-會有 5-10 位員工輪流工作 每日根據人流數量安排

-我們不會採用(公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統)

Sunny Tang
Consense Development Ltd

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

寄件者:

寄件日期:

2024年03月20日星期三 12:10

收件者:

tpbpd/PLAND

副本:

主旨:

Fw: 有關A/YL-PH/992

附件:

WhatsApp Image 2024-03-20 at 11.07.58 AM (1).jpeg; WhatsApp Image 2024-03-20 at 11.07.58 AM.jpeg; WhatsApp Image 2024-03-20 at 11.07.52 AM.jpeg; WhatsApp Image 2024-03-20 at 11.07.55 AM (1).jpeg; WhatsApp Image 2024-03-20 at 11.07.55 AM (2).jpeg; WhatsApp Image 2024-03-20 at 11.07.55 AM (3).jpeg; WhatsApp Image 2024-03-20 at 11.07.55 AM.jpeg; WhatsApp Image 2024-03-20 at 11.07.56 AM (1).jpeg; WhatsApp Image 2024-03-20 at 11.07.56 AM (2).jpeg; WhatsApp Image 2024-03-20 at 11.07.56 AM.jpeg; WhatsApp Image 2024-03-20 at 11.07.57 AM (1).jpeg; WhatsApp Image 2024-03-20 at 11.07.57 AM (2).jpeg; WhatsApp Image 2024-03-20 at 11.07.57 AM.jpeg

致城規會,

回覆園境組建議, 因本申請的填土範圍早在 20 年前經已填土完成, 故不會再進行 2 次填土, 以及附近樹木亦不會改動, 我們亦保證不會在未來斬/調動有關植物的位置, 但不包括植物因枯萎而需移除, 附上現場有的樹木照片作為參考。如有問題需要跟進請聯絡 sunny。

Sunny Tang

Consense Development Ltd

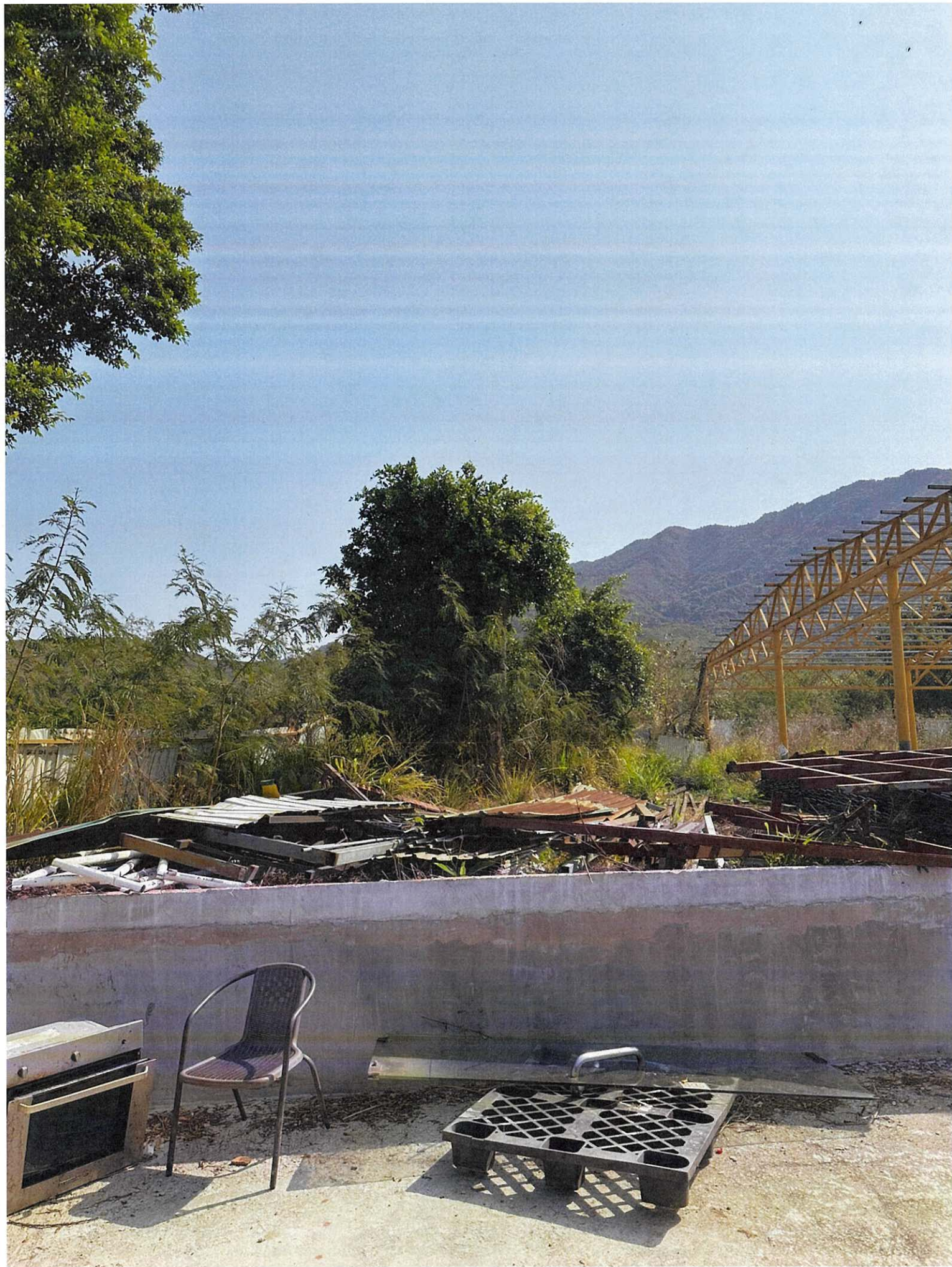






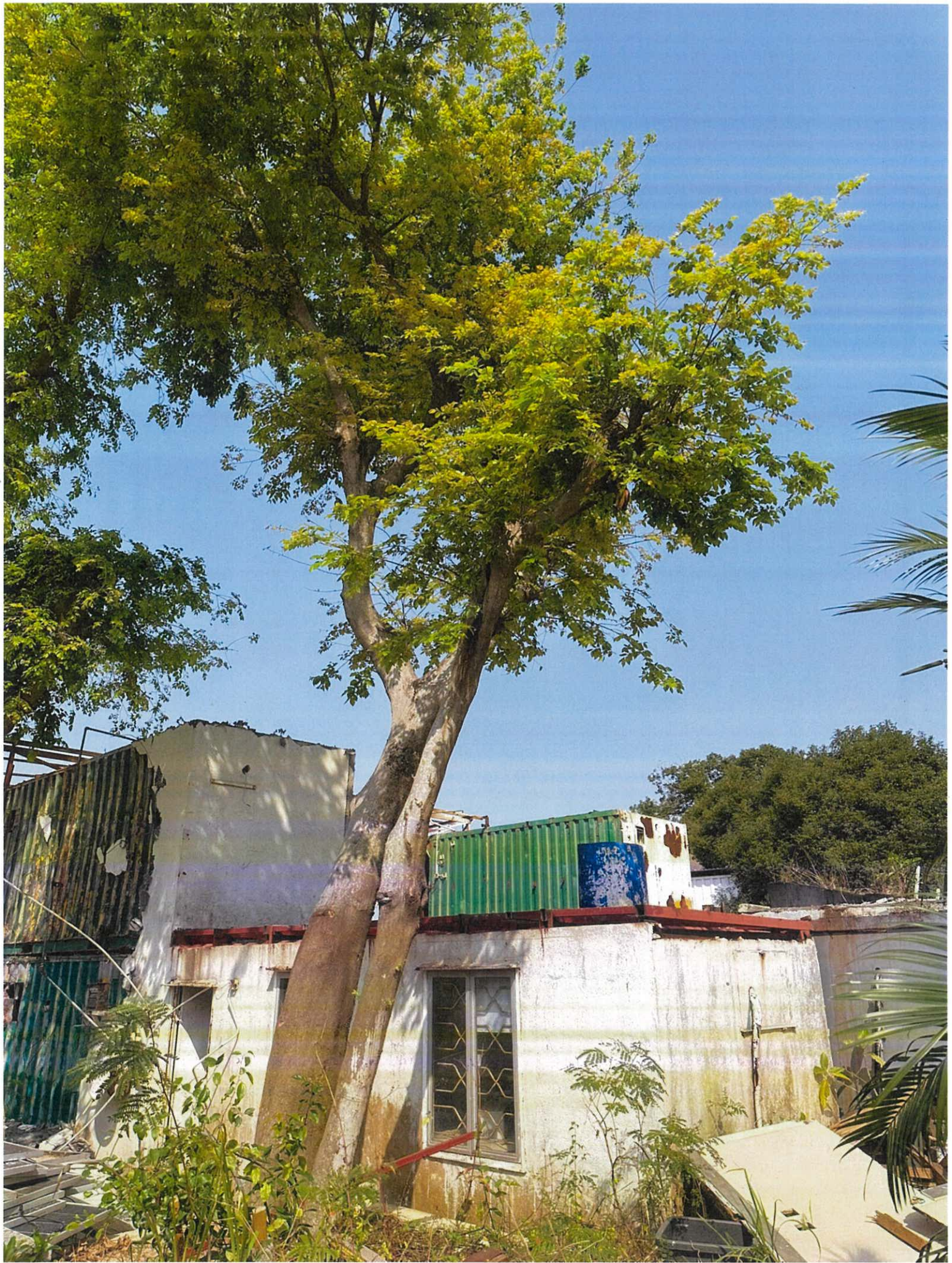




















收件者: tpbpd/PLAND

Sent: Wednesday, June 5, 2024 2:48 PM

Subject: A/YL-PH/992 進一步文件補充

提交補充進一步文件，取代 4 月 24 號的文件。

Sunny Tang
Consense Development Ltd

致運輸處

1.場內設有 1 個卸貨區，大門道路闊 9 米，應足夠輕盈貨車上落貨，停車位位置在附件一可見。

2.預計每天參觀人數50-100人次。

會安排客人在橫台山遊樂場旁的停車場泊車(5-10個)車位，收費為\$10蚊1小時，再可以前往目點地。如有需要，我地也可以向客人提供往返停車場與場地的接駁服務。

3.公共交通方法(位置圖附件二可見)

1、第54號巴士，元朗廣場總站 至 上村總站

從元朗廣場總站開出，途經錦田公路、錦上路西鐵站、石崗軍營、八鄉警署、芝麻嶺巴士站，在芝麻嶺巴士站下車，入橫台山永寧里村，步行約15分鐘，即到門口。

2、第251B 號巴士(循環線)，八鄉路(大欖轉車站) 總站 - 錦上路西鐵站

途經錦田公路、石崗軍營、八鄉警署、芝麻嶺巴士站、上村(循環線)，在芝麻嶺巴士站下車，入橫台山永寧里村，步行約15分鐘，即到門口。

3、第77K 號巴士，上水總站 至 元朗鳳琴街總站

如從上水總站開出，途經粉錦公路、哥爾夫球場、蕉徑、八鄉少訊中心、橫台山散村巴士站、八鄉警署、石崗軍營、錦上路西鐵站、錦田公路，直到元朗鳳琴街總站。在橫台山散村巴士站下車，再從橫台山永寧里牌坊入村，至橫台山村公所，步行約20分鐘即到達門口。

4、608號綠色小巴

在錦上路站下車後可乘踏上述608號綠色小巴、直達橫台所村公所，步行約10分鐘即到達門口。

5、接駁車

會安排客人在橫台山遊樂場旁的停車場泊車(5-10個)車位

4.由政府路段去到申請地段，都是經過我方租堂地段，會由我方負責。

附件 3

接駁車距離

起點為停車場位置 終點為農莊 車程 3 分鐘



致地政處

現在規劃申請的部分範圍，有部分構築物受到地政處警告及要求拆除。已配合地政部門，拆除部分構築物，其餘構築物會在通過規劃申請時，向地政申請短期租約，以保留部分構築物，減低成本。

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-PH/433	Temporary Horse Riding School for a Period of 3 Years	27.6.2003
2.	A/YL-PH/545	Temporary Horse Riding School for a Period of 3 Years	14.9.2007 [revoked on 14.3.2008]
3.	A/YL-PH/571	Temporary Horse Riding School for a Period of 3 Years	5.12.2008 [revoked on 5.9.2011]
4.	A/YL-PH/630	Temporary Horse Riding School for a Period of 3 Years	6.7.2012 [revoked on 6.10.2012]

Rejected Application

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-PH/696	Temporary Horse Riding School for a Period of 3 Years	8.8.2014	(1), (2)

Rejection Reasons

- (1) the applicant failed to demonstrate that the proposed use would not have adverse landscape, drainage and fire safety impacts.
- (2) Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning applications for temporary uses which were also subject to the requirement to comply with the approval conditions, thus nullifying statutory planning control.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment from traffic engineering perspective.

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

- no adverse comment on the application.

2. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- the application site (the Site) falls within the “Agriculture” (“AGR”) zone and possesses potential for agricultural rehabilitation. He has no strong view against the application from agricultural perspective on the understanding that agricultural activities are involved in the application; and
- no comment from fisheries and nature conservation perspectives.

3. Environment

Comments of the Director of Environmental Protection:

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

4. Landscape

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a rural inland plains landscapes character comprising village houses, temporary structures, open storage, scattered tree groups surrounding the Site. The proposed use is not incompatible with the surrounding planned landscape character; and

- it is noted that no further land filling nor tree felling is proposed within the Site. Significant adverse landscape impact on the existing landscape resources is not anticipated.

5. **Drainage**

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

- no objection in principle to the proposed use from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the proposed use 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:

- no objection in principle to the application subject to fire service installations being provided to his satisfaction.

7. **Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

8. **District Office's Comments**

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

- he has not received any comment from the locals upon close of consultation and has no particular comment 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;
- the Director of Food and Environmental Hygiene; and
- the 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 proposed use with other concerned owner(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL of LandsD):
 - there are unauthorised structures and uses on Lot Nos. 2831 to 2841, 2848, 2849 S.A, 2849 S.B & 2849 S.C and 2851 all in D.D. 111 which are already subject to lease enforcement actions according to case priority. The lots owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. 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 in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - 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; and
 - the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed fire service installations to be installed should be clearly marked on the layout plans;
- (f) 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 the 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 public road at any time during the planning approval period;

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

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

(h) to note the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- the applicant should remove debris away from the existing trees to ensure healthy tree growth; and
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

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

- the applicant is advised:
 - (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
 - (ii) to 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;
 - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in the case of unavailability of public sewer, its design and construction shall follow the requirements of 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

- (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DEFH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD (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;
- if the existing structures 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 captioned application;
- it is noted that 8 structures are proposed under the current 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R); and
- detailed checking under the BO will be carried out at building plan submission stage.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月11日星期一 3:07
收件者: tpbpd/PLAND
主旨: A/YL-PH/992 DD 111, Wang Tai Shan
類別: Internet Email

A/YL-PH/992

Lot Nos. 2831 to 2843, 2846, 2847, 2848 (Part), 2849, 2859 and 2851 in D.D. 111, Wang Tai Shan, Pat Heung

Site area: About 7,726sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / **Filling of Land**

Dear TPB Members,

Strong objections. This application is a nothing more than the first step to implement a brownfield operation that would extend such operations to the periphery of the country park

According to the application 2,000sq.mts would be filled in and covered. This is 25% of the site and the plans indicate that the covered are would in fact exceed this. In addition, it entails the filling of ponds. The location is not far from Kadoorie Farm.

The Applicant quotes other applications, but these are in Shek Kong, some distance away. More over, A/YL-SK/290 was approved in 2021 BUT HAS STILL TO FULFILL CONDITIONS. WHY HAS APPROVAL NOT BEEN REVOKED?????

With so much AG land being taken over for property development, it is imperative that farm land in more remote districts like this be saved from being despoiled.

Members should reject this application.

Mary Mulvihill

