

2021年 9月 1 08

Appendix I of RNTPC
Paper No. A/YL-SK/317

此文件在 收到。城市規劃委。
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。

10 SEP 2021

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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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	A19L-SK/317
	Date Received 收到日期	10 SEP 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田禾輦路 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
SKY BEAUTY AGRICULTURE RESEARCH LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
OFFICE FOR FINE ARCHITECTURE LIMITED

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)	LOT NO. 1016 & 1018 IN D.D. 106. YUEN LONG, NEW TERRITORIES.
(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 2302.30 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 32.25 sq.m 平方米 <input 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	APPROVED SHEK KONG OZP NO. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	AGRICULTURE
(f) Current use(s) 現時用途	AGRICULTURE (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 at22/07/2021..... (DD/MM/YYYY), this application involves a total of6..... "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) of6..... "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)
6	LOT 1016 & 1018 IN D.D.106	23/08/2021

(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 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	PROPOSED TEMPORARY TENT CAMPING GROUND (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	2270.05sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	32.25sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	32.25sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	32.25sq.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) 2 MOVABLE CONTAINERS (1 STOREY, 3 M HEIGHT) 4 PORTABLE TOILETS (1 STOREY, 2.6M HEIGHT)	
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 N/A Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) N/A	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) N/A	

Proposed operating hours 擬議營運時間 MONDAY TO SUNDAY : 7:00A.M. TO 10:00 P.M. (INCLUDING PUBLIC HOLIDAY).....																																	
(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)) ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA LOCAL ROAD																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <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) 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 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

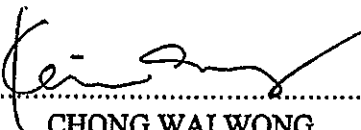
PLEASE SEE DEVELOPMENT STUDY REPORT.

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 an application to the Board 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


CHONG WAI WONG

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

DIRECTOR

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

OFFICE FOR FINE ARCHITECTURE LIMITED

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

Date 日期

05/08/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOT NO. 1016 & 1018 IN D.D. 106. YUEN LONG, NEW TERRITORIES.	
Site area 地盤面積	2302.30 (includes Government land of 包括政府土地	sq. m 平方米 □ About 約 sq. m 平方米 □ About 約)
Plan 圖則	APPROVED SHEK KONG OZP NO. S/YL-SK/9	
Zoning 地帶	AGRICULTURE	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	PROPOSED TEMPORARY TENT CAMPING GROUND	

(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	32.25 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.014 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(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	3 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	1.4 % <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/>		0
	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/>		0

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
VEHICLE ROAD ACCESS PLAN		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

PLANNING STUDY

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

**Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New
Territories
Lot 1016, 1018 in D.D. 106**

PREPARED BY:

Office for Fine Architecture Limited.

[REDACTED]

[REDACTED]

August 2021

EXECUTIVE SUMMARY

The Applicant, Sky Beauty Agriculture Research Limited, hereby submits this Application for planning permission for redevelopment of existing "Agriculture" to "Temporary tent camping ground" for the site (Lot 1016, 1018 in D.D. 106)(Application Site) under Section 16 of the Town Planning Ordinance (CAP.131).

The Application Site is located at Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories (Lot 1016, 1018 in D.D. 106) with an site area of 2302.3 m² (0.57 acre from Lease) and is for agriculture use since 1906.

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors because of the change of use application, and launch an outdoor activity place and supporting facilities for visitors, including farming class, the Applicant intends to operate a to "Temporary tent camping ground".

The Application Site is located the "Agriculture (AGR)" zone of the approved Shek Kong OZP No.S/YL-SK/9". "Temporary tent camping ground" use is not included in "Column 2" of "AGR" zone, thus temporary development is proposed and planning permission from Town Planning Board is required. According to the Notes of the OZP, written approval is exempted for filling land under the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation.

In addition, according to the lease document, the lot is allowed to be used for agricultural and no other land use is prohibited without first having obtained the approval, therefore the proposed usage for "Temporary tent camping ground" development will still complies with the lease.

Justifications for the proposed application:

Promote environmental friendly life

Remaining simple life culture in the rural area and promoting environmental friendly life. The proposed of "Temporary tent camping ground" is to provide more opportunity for public to keep in touch with nature and help to form a slow living lifestyle in the city.

The proposed usage in the lot achieving natural integration with the surrounding. The lot is locate in rural area, tourists/ local can explore natural and old elements all around after enjoying camping, including Shui Lau Tin Village and Temples.

Site Constraints/ Design Consideration

The expected vehicular traffic, pedestrians flow generated by the visitors will be low .The site is located along Shek Kong Airfield Road, located around the site are mainly village type houses / agricultural use which would not generate heavy traffic.

GFA & PR

The proposed usage under this application would only cause minor changes in GFA and no building work /construction is required base on the redevelopment. Only flexible structures are required, including 28.35 sq.m movable containers for storage and farming class use, and 3.9 sq.m. portable toilet area.

**Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106**

In compliance with the Approved OZP and the Lease

Under the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9- Schedule of Uses & Planning Intention for Agriculture (AGR), the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

The proposed usage will provide up to 100% greenery area in total, including the used for portable toilet and movable containers. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained. At the same time, the whole usage will not cause any major non-compatibility with the surrounding environment.

In addition, according to the lease document, the lot is allowed to be used for agricultural and no other land use is prohibited, therefore the proposed usage for "Temporary tent camping ground" development will still complies with the lease.

Height of Redevelopment

By consideration of environmental sustainable, no construction is required. The redevelopment intends to promote environmental friendly life and experience, thus solid structure will be replaced by low flexible structure such as portable toilets and movable containers to reduce impacts to environment.

**Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106**

Summary:

In summary, the proposed application for planning permission under Section 16 "of Town Planning Ordinance is an extremely straightforward application for converting the existing agriculture land into "Temporary tent camping ground" uses which are allowed with permission.

Based on the above justifications and as detailed in this Planning Study Report, MEMBERS of the Town Planning Board are sincerely requested to give its favourable consideration and approval to the subject application.

規劃申請報告書內文摘要
(內文如有差異，應以英文版本為準)

申請人 Sky Beauty Agriculture Research Limited 茲根據城市規劃條例第 16 條(香港法例第 131 章)申請重建位於 DD106, Lot 1016 及 1018 地段內現有“農業”重新開發為“臨時帳篷營地”(申請地點)。

申請地點位於新界元朗八鄉錦田水流田村(地段編號 DD106, Lot 1016 及 1018)，地段面積為 2302.3 平方米(0.57 英畝)自 1906 年起用於農業用途。

為應付本地居民和中國內地遊客因農地使用用途的變更而對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，申請人打算經營一個臨時帳篷營地。

申請地點位於已審批石崗規劃大綱圖編號 S/YL-SK/9 內「農業(AGR)」用地範圍內。計劃中的“臨時帳篷營地”用途不包括在 AGR 第二欄，因此建議進行臨時開發，並需要城市規劃委員會的規劃許可。根據 OZP 的指引，在農業實踐的前提下鋪設厚度不超過 1.2m 的土壤進行耕種可免除書面許可。

此外，根據租賃文件，該用地可作農業用途，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“臨時帳篷營地”開發申請仍然符合租約。

申請理據：

推廣環保生活

在該地區保持簡單的生活文化並促進環保生活。提議的臨時帳篷營地將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。

擬議中的用途實現了與周圍環境的自然融合。該地段位於農村，遊客/當地人在享受農業後可以探索周圍的自然和古老元素，包括水流田村和寺院。

地盤限制/設計考慮

建議中的使用不會對該用地及周邊環境造成任何重大影響，訪客所產生的車輛流量低。該場地位於石崗機場道旁，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。

總地積比率及地積微小變化

在擬定用途下僅會導致 GFA 和 PR 的微小變化，並不需要進行任何興建。計劃中僅需要靈活的結構，包括 28.35 平方米可移動貨櫃面積和 3.9 平方米移動式廁所區域。

符合已審批規劃大綱及租地條約

根據已審批石崗規劃大綱圖第 S/YL-SK/9 - 附表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。擬議用途將提供高達 100% 的綠化面積，包括可移動廁所及可移動貨櫃面積。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。

此外，根據租賃文件，該地段允許用於農業，因此計劃中用作“臨時帳篷營地”的用途仍符合租地條約限制。

重建物的高度

由於考慮到環境可持續性，不需要進行任何興建。為了推廣環保生活，計劃中的項目採用靈活性較高的矮結構來取代興建項目，以減少對環境的影響。

總結：

總結以上各點，此根據城市規劃條例第 16 條申請重建現有的農業用地為“臨時帳篷營地”(申請地點)是極為直接的申請。基於上述理據及補充規劃文件內的詳細說明，希望城規會的委員對是項申請作出正面的考慮及予以批准。

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- 2.2 Existing Development Information
- 2.3 Current Zoning
- 2.4 Lease Document

3.0 Application under Section 16 of Town Planning Ordinance

- 3.1 Application
- 3.2 Justification

4.0 Impact Assessment

- 4.1 Infrastructure
- 4.2 Traffic
- 4.3 The Environment

5.0 Summary and Conclusion

- Appendix A
 - Lot Index Plan
 - Block Plan
 - Site Photo Location Plan & Site Photos
- Appendix B
 - Relevant Extract of Notes for Approved Shek Kong OZP No. S/YL-SK/9
- Appendix C
 - Lease Document for Lot 1016,1018 in D.D.106
- Appendix D
 - The Proposed Design for “Temporary Tent Camping Ground”
 - Layout Plan
 - Vehicle Road Access Plan
 - Bird eye Perspective
 - Site Area Chart
 - Particulars of A Development Proposal

**Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106**

1.0 Introduction

The Application Site is located at Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories (Lot 1016,1018 in D.D.106) with a site area of 2302.3 m² (0.57 acre from Lease) and is for agriculture use since 1906.

The subject lot is zoned as Agriculture (AGR) zone in the Shek Kong OZP No.S/YL-SK/9. As "Temporary tent camping ground" uses are not included in "Column 2" of Agriculture (AGR) zone, this application is for planning permission for redevelopment of existing "Agriculture" to "Temporary tent camping ground"

2.0 Existing Site Information

2.1 Building History, Location and Surroundings

- 2.1.1 The subject lots are at Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories. The existing land is an agriculture land and has been use for agriculture since 1906.
- 2.1.2 The expected vehicular traffic, pedestrians flow generated by the visitors will be low .The site is located along Shek Kong Airfield Road, located around the site are mainly low density village houses, which would not generate heavy traffic.
- 2.1.3 To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors because of the change of use application, and launch an outdoor activity place for visitors, the Applicant intends to operate a "Temporary tent camping ground"
- 2.1.4 Please refer to **Appendix A** for relevant site plan, location plan and existing site photos.

Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

2.2 Existing development information

The development information of the existing site/building at the subject lot is as follows:

Site Area	2302.3 m ² (0.57 acre from Lease)
Existing Height of Building	0
Existing site coverage	0%
Existing car parking provision	0 nos.

2.3 Current Zoning

- 2.3.1 According to the explanatory statement of the approved Shek Kong Outline Zoning Plan (OZP) No.S/YL-SK/9, the first draft plan No. DPA/YL-SK/1 was exhibited for public inspection under Section 5 of the Town Planning Ordinance on 12 July 1991, then G in C, under Section 9(1)(a) of the Ordinance, the draft Shek Kong OZP No. DPA/YL-SK/2 was approved. On 17 June 1994, after the OZP draft No. S/YL-SK/1 was exhibited for public inspection, the draft Shek Kong OZP was approved on 23 March 1999 and the current approved Shek Kong OZP S/YL-SK/9 was exhibited for public inspection under Section 9(1)(a) of the Ordinance on 17 October 2006.
- 2.3.2 The subject site is located within the "Agricultural" zone of the approved Shek Kong outline zoning plan no. S/YL-SK/9 "Temporary tent camping ground" uses are not included in "Column 2" of "AGR" zone and planning permission from Town Planning Board is required.
- 2.3.3 Around the site are "Agricultural (AGR)" and "Village Type Development (V)" zones.
- 2.3.4 According to the Notes of the OZP, written approval is exempted for filling land under the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation in "Agricultural (AGR)" zone.
- 2.3.5 Relevant extract of OZP Plan and notes are attached as **Appendix B**.

2.4 Lease Document

- 2.4.1 The lease of the subject lot (DD 106, Lot No. 1016,1018)was granted and demise into each lessee in 1905.
- 2.4.2 Under the Special Conditions of the lease, the lot shall be used for agricultural and/or garden purpose and no other land use is prohibited.
- 2.4.3 Relevant extract of Lease Document and assignment is attached as **Appendix C**.

3.0 Application under Section 16 of Town Planning Ordinance

3.1 Application

- 3.1.1 We now apply for planning permission for redevelopment of the site from existing "Agricultural" use into "Temporary tent camping ground"
- 3.1.2 The proposed schematic layout plans and renderings for the redevelopment work are attached as **Appendix D**.

3.2 Justification

3.2.1 Promoting Environmental-friendly

Installing a "Temporary tent camping ground" in a community and create educational programs, such as farming class for next generation in order to teach them how the value of being environmentally – conscious and conserving the environment, especially assembling farming class with camping to attract the public to participate, which create a comprehensive experience of green living. Thus, the programmers are interrelated.

A durable, established camping space can benefit the environment while ensuring to minimize the camping impacts by disposing of all wastes properly.

Rehabilitate wasteland

There is a lack of agricultural activities. The purpose of the "Temporary tent camping ground " could make a better use of the existing land

Nowadays, less agriculture lands are in use. According to the source from the report ISSH25/18-19 of Food Safety and Environmental Hygiene in Hong Kong. In 2017, the agriculture sector production accounted for less than 0.1% of local Gross Domestic Product. As to rehabilitation the existing wasteland, combining entertainment with farming program would be a trend. Tent camping is an efficient way to reuse the land with less pollution. At the same time, some farming lessons will be held for the public as to acquire farming knowledge and interest of the public. Therefore, the purposed planning could achieve rehabilitation and provide more opportunities for the public devote to agriculture.

Since "Temporary tent camping ground" can fulfill teenagers' and families' demand. By attracting target users to join the programs, it leads to more opportunities for teenagers and families explore in Yuen Long.

Cater for increasing demand for outdoor activity

To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors because of the change of use application.

Due to the increasing demand for outdoor activities these years, there is a lack of camping space. Base on the new from South China Morning Post on 11 Feb, 2021. Tap Mun in Hong Kong is out of grass for its feral cows, their pasture destroyed by a stampede of campers escaping Covid-19 restrictions. Base on the above situation, providing a temporary tent camping ground supported by human resources can reduce environmental damage.

Integrate into rural area/ achieve neighborhood harmony

The property of planning usage is in leisure/ slow living aspect. New usage can bring positive impact to the local residents in rural area, it would entrain an attractive greenery program. In addition, campsite appears in the city can improve the relationship between people. The younger could acquire the knowledge of camping/farming from the elderly.

Significance Traditional Culture

The proposed usage in the lot help to create a journey of experiencing the life in past. Nearby the planning area are natural views and old building, including Shui Lau Tin Village and Buddhist Temple, which are non-negligible cultural elements. The proposed planning can attract citizens to explore all around in rural area and take a rest in proposed camping area.

Approved OZP - Schedule of Uses

Under the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9- Schedule of Uses & Planning Intention for Agriculture (AGR), the zone is intended primarily to retain and safeguard good quality land/farm for agriculture purposes and rehabilitation for cultivation.

The proposed usage will provide up to 100% greenery area in total, including the used for portable toilets and movable containers. All of which falls within the concept of the planning intention for zone AGR and good quality land could be retained. At the same time, the whole usage will not cause any major non-compatibility with the surrounding environment.

3.2.2 GFA & PR

The subject area will not construct any additional floor area under this application. The proposed usage under this application would only cause minor changes in GFA & PR and no building work/ construction is required base on the redevelopment. Only flexible structures are required, including 28.35 sq.m. movable containers area and 3.9 sq.m. portable toilet area.

4.1 Infrastructure

The proposed "Temporary tent camping ground" is a simple way to make better use of agriculture land with less pollution. At the same time, the development help retaining and safeguarding the existing good quality land/farm for agriculture purposes.

The redevelopment will not involves any demolition or building construction, land will only be filled under the purposes of cultivation, and the laying of soil will not exceeding 1.2m in thickness according to the notes of OZP. Thus, the redevelopment will not cause any major impact to the surrounding.

4.2 Traffic

The site is located near Shek Kong Airfield road, which is served by taxi directly, also visitors can travel by public transport franchise bus, mini bus and MTR and arrive on foot within 15.- 25 minutes.

Due to the site location is between the Shek Kong Airfield Road and Kam Sheung Road, visitors can access the site mainly from two directions, low traffic flow will be retained. At the same time, the site surrounded by low density agricultural area. Therefore, the traffic flow remains low in the morning or evening on working day since it is mainly for local resident use. By observation, there is only a slightly increase in traffic flow during weekends due to the exploration of visitors or tourists.

The proposed development project will not generate a lot of traffic during workdays, as it only provides major healthy and leisure activities, which will take a long time.

4.3 The Environment

The proposed redevelopment is a way to keep visitors out of sensitive habitat and double down on promoting sustainable recreation practices. Organizing the temporary tent camping ground with human resources bring benefits to the natural environment and achieve a leave-no-trace camping experience.

There will be no negative impact on the overall environmental quality to the surrounding environment since the proposed use 'Temporary tent camping ground' did not change the original intention of agricultural land use.

There is no vegetation nor trees in the developed site which is currently use, as part the existing land is full of grass and the rest is wasteland. As to retain and safeguard good quality land/farm for agriculture purposes, greenery area will be remained and developed.

Located around the site are mainly agricultural land and village house, by consideration of environmental sustainable, no construction is required. Solid toilet structure will be replaced by low/short flexible structure. Therefore, the redevelopment will not be taller than the adjacent building and only short shadow will appear, there is no negative impact for the surrounding.

5.1 Summary and Conclusion

In summary, the proposed application for planning permission under Section 16 of Town Planning Ordinance is an extremely straightforward application for converting the existing agriculture into "Temporary tent camping ground" uses .

The proposed usage caters for increasing demand for outdoor activities, creating an environmental-friendly experience and a journey for traditional culture in Yuen Long, which can increase cultural and environmental awareness. The proposed redevelopment supports the rehabilitation of farmland in Yuen Long.

There are no adverse planning issues to consider.

APPENDIX A
Block Plan & Lot Index Plan

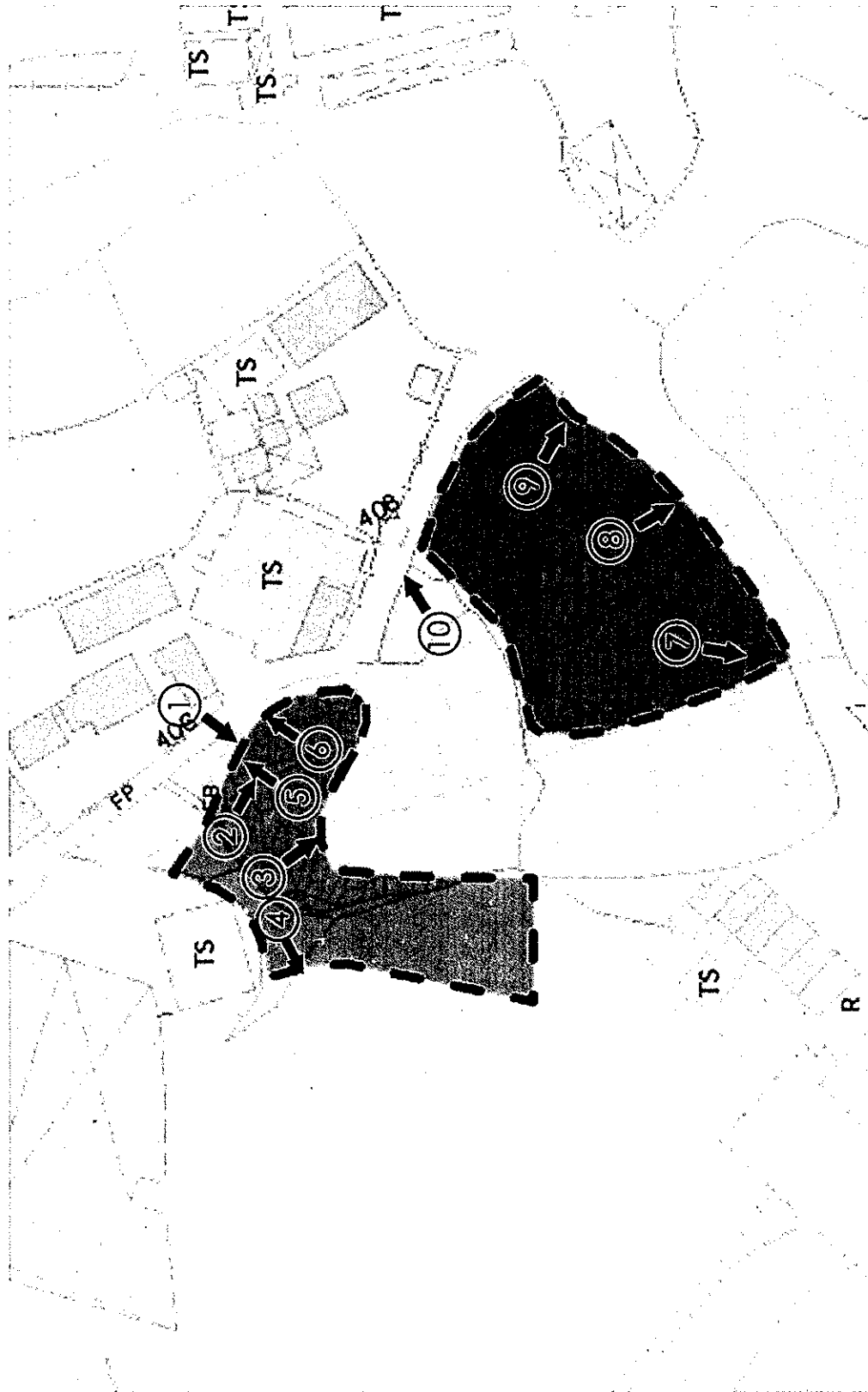
Block Plan



Lot Index Plan



Site Photo Location Plan



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Photo 1



Photo 2



Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

Photo 3



Photo 4



Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
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Photo 5

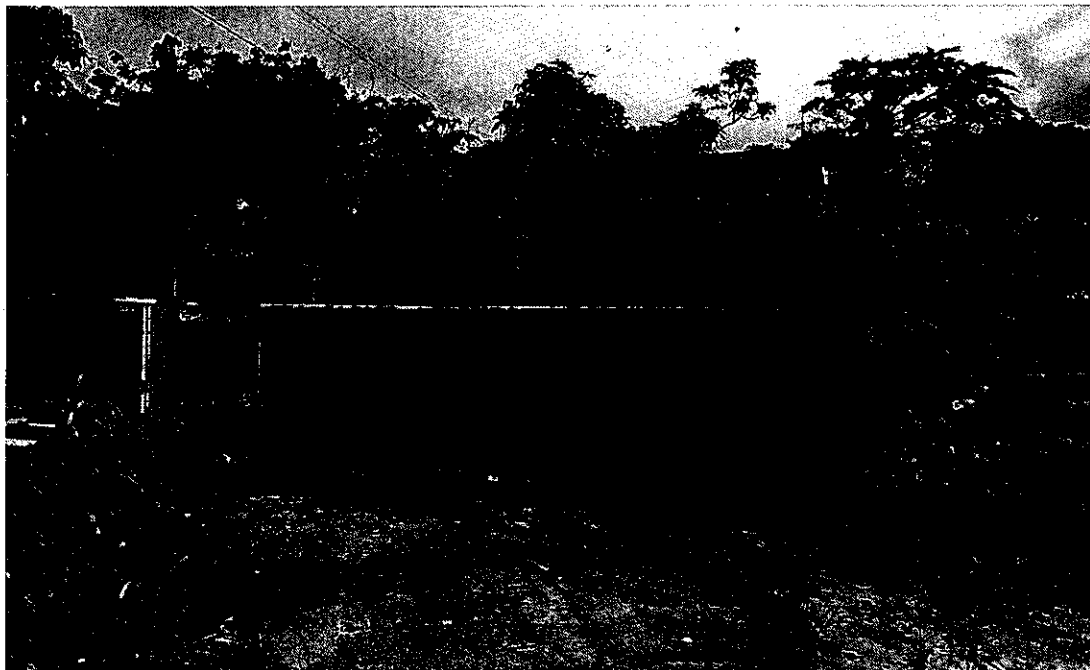


Photo 6



Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

Photo 7



Photo 8



**Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
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Photo 9



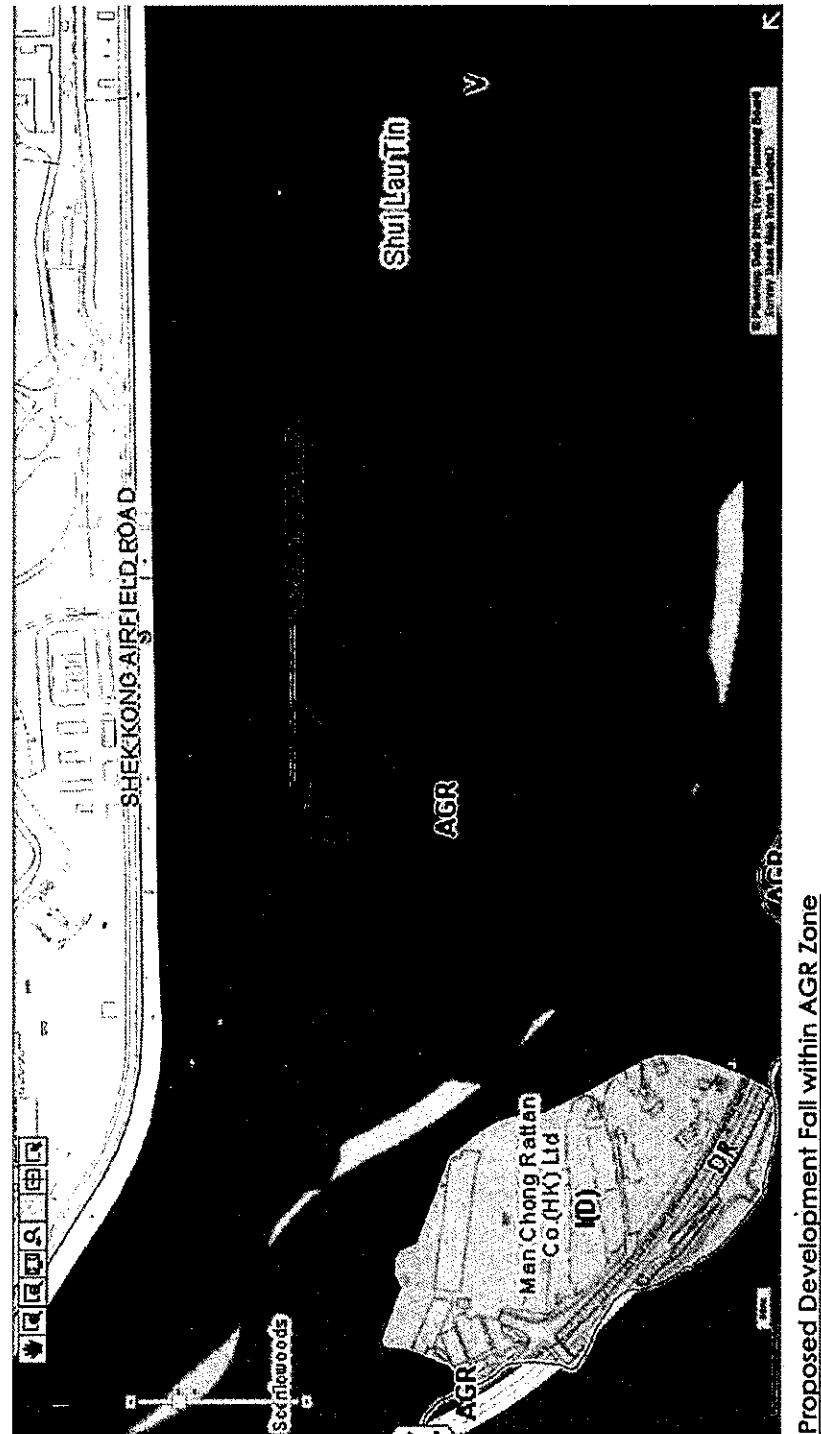
Photo 10



APPENDIX B

**Relevant Extract of Notes for Approved Shek Kong OZP No.
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AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended 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.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

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AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Shek Kong Outline Zoning Plan No. S/YL-SK/7 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9

EXPLANATORY STATEMENT

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EXPLANATORY STATEMENT

APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9

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APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land covered by the Shek Kong OZP includes land within the Shek Kong Interim Development Permission Area (IDPA) Plan and a small part of land within Kam Tin South IDPA Plan.
- 2.2 On 5 October 1990, the Shek Kong IDPA Plan No. IDPA/YL-SK/1 and the Kam Tin South IDPA Plan No. IDPA/YL-KTS/1 prepared by the Director of Planning were notified in the Gazette.
- 2.3 On 12 July 1991, the draft Shek Kong DPA Plan No. DPA/YL-SK/1 including land previously within the two IDPA Plans mentioned above was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.4 On 10 May 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft DPA Plan which was renumbered as DPA/YL-SK/2.
- 2.5 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Shek Kong area.
- 2.6 On 17 June 1994, the draft Shek Kong OZP No. S/YL-SK/1 was exhibited for public inspection under section 5 of the Ordinance. On 23 March 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/2.
- 2.7 On 22 June 1999, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance. On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/4.
- 2.8 On 8 July 2003, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance. On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/6.
- 2.9 On 12 April 2005, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 22 April 2005 under section 12(2) of the Ordinance.
- 2.10 On 29 April 2005, the draft Shek Kong OZP No. S/YL-SK/7, incorporating mainly amendment

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to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.

- 2.11 On 24 February 2006, the draft Shek Kong OZP No. S/YL-SK/8, incorporating amendments to the planning intention of the "Open Space" zone and the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.12 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/9. On 27 October 2006, the approved Shek Kong OZP No. S/YL-SK/9 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for the Shek Kong area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is about 564.16 ha in size. The Area is situated in the south-eastern part of the North West New Territories (NWNT). It is bounded by the Kadoorie Experimental and Extension Farm in the east, the Lam Tsuen Country Park and the Shek Kong Barracks in the north, Tin Sam San Tsuen and Yuen Kong in the west, and the Tai Lam Country Park as well as the Tai Mo Shan Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and would not have

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implications on development rights, particularly Small House applications.

- 5.3 The Area being bisected by Kam Sheung Road joining with Lam Kam Road, is predominantly low-lying flat land surrounded by mountains on the eastern and southern boundaries. It comprises mainly farmland and village settlements. Some farmland is still under active cultivation. Rural industries, workshops and open storage sites are mainly located on both sides of Kam Sheung Road/Lam Kam Road and around Wong Chuk Yuen, east of Kam Tin Road.

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- 5.4 Since mid-1980s, there has been a widespread conversion of agricultural land for open storage uses in the New Territories. Such conversion of agricultural land to open storage yards, car dumps/repairing workshops and storage of construction machinery and materials has occurred along Kam Sheung Road. This has led to a rapid degradation of the rural environment.
- 5.5 A number of buildings, structures, villages, archaeological sites and feature which are of historical significance and architectural merit are located within the Area. They include Cheng Ancestral Hall, Cheung Ancestral Hall, Choi Yi Wah Ancestral Hall, Kwok Ancestral Hall, Lai Ancestral Hall and Lee Ancestral Hall. Besides, there are other graded historical buildings, such as Lai Mansion, Ling Mui Chong, Ling Wan Monastery, Old House, Pat Heung Temple and Tung Yik School. Moreover, Chik Kwai Study Hall in Sheung Tsuen was accorded as a Grade III Historical Building by the Antiquities Advisory Board in 1985. The Ling Fa Tei Archaeological Site, Kwun Yam Shan Stone Alignments, part of Pat Heung Sheung Tsuen Archaeological Site and part of Shui Lau Tin Archaeological Site have also been identified in the Area. These monuments, structures and sites of archaeological significance are worthy of preservation and thus any developments affecting them and their immediate environs should be avoided as far as possible. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department is required for any development or redevelopment which might affect them and their immediate environs.

6. POPULATION

- 6.1 According to the 2001 Population Census, the population of the Area was about 7,200 persons. The population concentrates in and around several recognized villages including Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng and Lin Fa Tei and in some non-indigenous villages.
- 6.2 Future expansion of population in the Area will be in and around the existing recognized villages and areas along Kam Sheung Road and Lam Kam Road which are zoned for residential use. It is estimated that the planned population for the Area will reach about 29,000 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

- 7.1.1 There are a number of agricultural lots under active cultivation in the Area. According to the Agriculture, Fisheries and Conservation Department, most of the gentle, low-lying agricultural land in the Area is categorized as "good quality". Although some of the agricultural land is fallow, it has not yet been turned into other uses. Irrigation facilities including pipelines and weirs are also available in the Area. As such, there are ample opportunities for agricultural development in the Area.
- 7.1.2 Where situation warrants, existing open storage sites along Kam Sheung Road and Lam Kam Road should be encouraged to be redeveloped to more compatible uses provided that such redevelopment proposals would have minimal adverse impact on drainage, traffic and environmental aspects of the Area.

7.2 Development Constraints

- 7.2.1 There are many well-established recognized villages in the Area. Sufficient land has to be reserved for meeting Small House demand of the indigenous villages as well as for the future expansion of the villages.
- 7.2.2 The southern and north-eastern parts of the Area comprise hilly areas. Development therefore would be confined to the valleys within the Area.
- 7.2.3 There is no public sewer and ducted drainage system in the Area. Urban development should be kept to a minimum to avoid having adverse effect on the

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environment.

- 7.2.4 Existing and planned water treatment works capacity for the NWNT has already been committed. Approval from Water Authority is required for any substantial increase in water demand arising from proposals for large scale residential development.

8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is to retain the rural characteristics by preserving good quality agricultural land and channeling suburban type uses of relatively low-density developments to appropriate areas. The types of suburban developments include low-rise low-density private residential development, village housing, and environmental and infrastructural improvement projects.
- 8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, availability of infrastructure, local development pressure, the Territorial Development Strategy Review and NWNT Development Strategy Review. Other than the above, buildings and places of historical and archaeological interests have been preserved in the Area as far as possible.

9. LAND-USE ZONINGS

9.1 Residential (Group D) ("R(D)") : Total Area : 35.31 ha

- 9.1.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m).
- 9.1.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within this zone, residential development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.3 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimize such impact.
- 9.1.4 Two sites are zoned "R(D)". One is located in areas around Tai Ling and Lui Kung Tin to the west of Shek Kong Village. The area at present is mainly occupied by temporary structures for workshops, domestic use and agricultural purposes, village houses and some fallow agricultural land. Another one is located in between Lin Fa Tei to the west and Lai Uk Tsuen to the east which is presently occupied by open storage uses.

9.2 Village Type Development ("V") : Total Area : 121.01 ha

- 9.2.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also

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intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

- 9.2.2 The boundaries of the "V" zones are drawn up having regard to the existing village environs, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.2.3 The recognized villages in the Area include Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng and Lin Fa Tei.
- 9.2.4 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed Small House development near the road should provide adequate mitigation measures to minimize such impact.
- 9.2.5 According to the 2001 Population Census, there were about 5,315 persons living in the recognized villages in the Area. Adequate land has been reserved in this zone to cater for the demand for Small House of the Area.

9.3 Industrial (Group D) ("I(D)") : Total Area : 39.94 ha

- 9.3.1 The planning intention of this zone is primarily to provide land for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.
- 9.3.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flattened factory accommodation. Developments are restricted to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.3 Three sites are zoned "I(D)". One is located in Wong Chuk Yuen, to the north of Lam Kam Road and east of Kam Tin Road. Another site is located to the south of Lam Kam Road where temporary structures, industrial workshops and open storage sites are concentrated. The third one is located to the south-east of Kam Tsin Wai where some factories and rural workshops are found. Limited and controlled expansion of the existing activities are allowed in order to gradually upgrade the area and improve the local environment. In-situ reconstruction of temporary structures with more permanent materials will also be encouraged.

9.4 Government, Institution or Community ("G/IC") : Total Area : 21.94 ha

- 9.4.1 This zone is intended primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. As

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detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population in the Area.

- 9.4.2 The existing Kadoorie Farm Agricultural Research Centre located in the eastern part of the Area is zoned "G/IC" to reflect the current use. The borrow area to its north and another site to the south-east of Shek Kong Barracks are also zoned "G/IC" to meet any unforeseen GIC uses in the Area.

9.5 Open Space ("O") : Total Area: 0.63 ha

- 9.5.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.5.2 A site near the junction of Lam Kam Road and Route Twisk is zoned for this purpose. It is reserved to provide recreational opportunities for the public and act as a buffer between the "V" zone to its west and the "I(D)" zone to its east.

9.6 Agriculture ("AGR") : Total Area : 119.16 ha

- 9.6.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The areas under this zoning are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.
- 9.6.2 The areas to the south of Shui Tsan Tin and Ngau Keng, to the east and west of Shui Lau Tin, and the areas extending from the east of Ngau Keng to the west of Tai Ling are zoned "AGR".
- 9.6.3 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.7 Conservation Area ("CA") : Total Area : 220.43 ha

- 9.7.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environments such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted. Uses related to conservation purposes such as nature reserve and nature trail are permitted as of right. However, significant new developments are not permitted in this zone. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.
- 9.7.2 The slopes in the north-eastern and southern parts of the Area are zoned "CA" for the purpose of giving added protection to the adjoining Tai Mo Shan Country Park, the Lam Tsuen Country Park and the Tai Lam Country Park.
- 9.7.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is

required for such activities.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

Kam Sheung Road and Kam Tin Road joining to Lam Kam Road serve as important local distributors which provide pedestrian and vehicular access to the Area.

10.2 Public Transport Provision

Apart from the bus and public light bus services operating between Yuen Long New Town and Tai Po New Town through the Area, there are several green mini-bus routes serving the Area and its neighbourhoods.

11. UTILITY SERVICES

11.1 Water Supply

The capacity of the existing water treatment works capacity available in NWNT has already been committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works.

11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. There is a plan to build trunk sewer along Kam Sheung Road. Developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. Adequate supply of electricity will be provided via the 400 kV network to reinforce the electricity supply in the Area.

11.4 Gas

Gas pipelines have already been laid from Au Tau Roundabout to the junction of Kam Tin Road and Kam Sheung Road near Kat Hing Wai. Therefore, piped gas supply could be extended to the Area dependent on the demand of the future developments.

12. IMPLEMENTATION

12.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.

12.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be in stages and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

12.3 The provision of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works, as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

**Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106**

- 10 -

S/YL-SK/9

13. PLANNING CONTROL

- 13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 13.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plans and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 5 October 1990 on land included in the plans of Shek Kong IDPA and Kam Tin South IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD
OCTOBER 2006**

APPENDIX C

**Lease Document for
Lot 1016, 1018 in D.D 106**

Lease Document for Lot 1016, 1018 in D.D 106

This Indenture made the *twenty-fourth* day of *June* One thousand nine hundred and *five* of GOD, of the United Kingdom of GREAT BRITAIN and IRELAND, the Faithful Emperor of INDIA, of the one part, and the several persons, names and places written or in any Schedule which may hereafter be substituted herefor in pursuance of the awards of the Land Court of the New Territories as are embodied in the Schedule hereto and Governor which may hereafter be attached hereto (which original Schedule included in the expression "the Schedule hereto") and each of whom are and who are where not inapplicable hereinafter included under the designation of *the Lessees* Commander of the most Distinguished Order of Saint Michael and Saint George, is in-Chief of the Colony of Hongkong and its Dependencies and duly authorized by *the Governor* **Now this Indenture witnesseth** that in consideration of the yearly rents by and on the part and behalf of each Lessee respectively to be paid, done and performed unto each Lessee All that piece or parcel of ground situate, lying and in the Colony of Hongkong set out and described in the Schedule hereto ground is more particularly delineated and described on the plan or plans of the number set out in the Schedule hereto opposite to the name of each house buildings thereon And all the covenants and appurtenances whatsoever **AND RESERVED** unto His said Majesty, His Heirs, Successors and said premises, and all such Earth, Soil, Marl, Clay, Chalk, Brick-earth, Gravel or hereafter during the continuance of this lease shall be under or upon His Heirs, Successors or Assigns may require for the Roads, Public Building of Ingress, Egress, and Regress, to and for His said Majesty, His Heirs, at reasonable times in the day during the continuance of this demise, to go from and out of all or any part or parts of the premises hereby leased Minerals, Stone, Earths and other things respectively, or any part or part **AND ALSO SAVE AND EXCEPT** full power to His said Majesty through or under the said premises, all and any Public or Common with full power at all times to enter into and upon the said demise, the same or otherwise in connection therewith **As have** hereby expressed to be demised to such Lessee, with their eight hundred and Ninety-eight for and during and unto the opposite which a different term of years or tenancy is also so stated. Subject nevertheless to all existing Public or Private premises or any part or parts thereof respectively or to tenancies, estates and interest (if any) as are mentioned in thereof in the Land Office and subject to all existing rights of and paying therefor yearly and every year the sum stated in.



DOC
DD106L
文件編號 DRI

Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

the provisions next hereinafter contained in Current Money of the said Colony of Hongkong, on the thirtieth day of June from all Taxes, Rates, Charges, Assessments and Deductions whatsoever, charged upon or in respect of the said premises of the said Rent for the current year becoming due on the thirtieth day of June One thousand nine hundred and five;

And by agreement and covenanted that on the expiration of the first ten years of the term hereby granted the rent hereby granted shall be paid and become payable in respect of the said premises for the residue of the term hereby granted by the Surveyor to His said Majesty, His Heirs, Successors or Assigns (now the Director of Public Works) as ground at that date: Provided also that in the event of any building being erected on any premises garden ground the rent payable in respect of such premises shall be such sum as shall be specified in the lease granted in manner hereinafter appearing: And each Lessee for himself and herself and for his and her own other of them both hereby covenant with His said Majesty, His Heirs, Successors and Assigns by these that the Lessee shall and will yearly, and every year, during the said term hereby granted, well and truly pay, His Heirs, Successors and Assigns, the said yearly Rent stated in the Schedule hereto opposite him or her or such other rents as shall become payable under the provisions hereinbefore contained clear and true and in the manner hereinbefore reserved and made payable: AND ALSO that the Lessee until, bear, pay and discharge all taxes, rates, charges and assessments whatsoever, which now are or to be paid of, the said premises hereby expressed to be demised to him or her or any part thereof: And also that the Lessee shall and will, from time to time, and at all times hereafter when, where, by, at his or her and their proper costs and charges, well and sufficiently Repair, Uphold, Support, mend and keep the messuage or tenements, and all other erections and buildings, now or at any time of ground hereby expressed to be demised, and all the Walls, Rails, Lights, Pavements, and all other things belonging and which shall in anywise belong or appertain unto the same, in, by, and through the said Lessee, his Heirs, Successors and Assigns, the whole to be done to the satisfaction of His said Majesty, His Heirs, Successors or Assigns, And the said messuage or tenement, erection, buildings and premises being at the end or sooner determination of the said term hereby granted shall and will peacefully and lawfully remain to His said Majesty, His Heirs, Successors or Assigns: And further it shall and may be lawful to and for His said Majesty, His Heirs, Successors or Assigns, or other persons deputed to act for Him or them, twice or oftener in every year to enter and come into and upon the said premises hereby expressed to be demised to view, to see, to inspect, and to enquire of the state and condition of the same, and to require the Lessee to repair and mend the same accordingly: AND FURTHER that the Lessee shall not use, exercise or follow, in or upon the said premises, any trade, business or profession, or any other use, exercise or follow, in or upon the said premises, or in any part thereof, or in any business whatever, nor convert any ground hereby expressed to be demised to him or her or any part thereof for the proper occupation of the same ground as agricultural or garden ground: AND FURTHER that the Lessee or any other person or persons shall not nor will erect, build, alter, or demolish any structure of any description on the said demised premises or any part thereof without first having obtained the approval thereto of the Surveyor to His said Majesty, His Heirs, Successors or Assigns, in that behalf: AND ALSO that the Lessee shall not alienate, or dispose of, or otherwise dispose of, any part of the said premises hereby expressed to be demised to him or her or any part thereof, without first having obtained the approval thereto of the Surveyor to His said Majesty, His Heirs, Successors or Assigns, and paying all reasonable fees and other expenses thereon:

Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

Prohibited always, and it is hereby agreed and declared, that in case the said yearly rents hereinbefore reserved, or any part thereof, shall be in arrear and unpaid by the space of twenty-one days next over, or after any or either of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any or either of the covenants and conditions herein contained, and by or on the part and behalf of the Lessee to be kept done and performed, then, and in either of the said cases, it shall be lawful to and for His said Majesty, His Heirs, Successors or Assigns, by the Governor of Hongkong, or other person duly authorized to that behalf, in and upon the said premises hereby expressed to be demised in respect of which such rent shall be in arrear or such breach or non-performance shall have occurred or any part thereof in the name of the whole, to re-enter, and the same to have again, retain, re-possess, and enjoy, as in His or their first or former estate, as if these presents had not been made, and the Lessee and all other occupiers of the said premises thereout and thence utterly to expel, put out and amove, this Indenture or anything contained herein to the contrary notwithstanding: Prohibited also, and it is hereby further agreed and declared that His said Majesty, His Heirs, Successors and Assigns, shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hongkong, or for any other public purposes whatsoever, Three Calendar Months' notice being given to the Lessee of its being so required, and full and fair compensation for the said Land and the Buildings thereon, being paid to the said Lessee at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty, His Heirs, Successors or Assigns, and upon the exercise of such power the term and estate hereby created shall respectively cease, determine and be void: Prohibited also, and it is hereby further agreed and declared that each Lessee shall in such cases where the premises are demised for a term of Seventy-five Years be entitled, on the expiration of the said term of Seventy-five Years to a renewed Lease of the premises respectively demised to him or her for a further term of twenty-four Years less three days without payment of any Fine or Premium therefor and at the Rent hereinafter mentioned; And His said Majesty, His Heirs, Successors or Assigns shall and will at the request and cost of such Lessee grant unto him or her on the expiration of the said term of Seventy-five Years hereby granted a new Lease of the said premises for the term of twenty-four Years less three days at such Rent as shall be fairly and impartially fixed by the Surveyor of His said Majesty, His Heirs, Successors, or Assigns as the fair and reasonable rental value of the ground at the date of such renewal; And in all other respects such new Lease shall be granted upon the same terms and under and subject to the same reservations, covenants, stipulations, provisos and declarations as are contained in this present Lease with the exception of this proviso for renewal which shall not be contained in such new Lease. In Witness whereof the said SIR MATTHEW NATHAN duly authorized by His said Majesty as aforesaid hath executed these presents, and hereunto set the Public Seal of the Colony of Hongkong aforesaid, in the Name and on behalf of His said Majesty.

Matthew Nathan

LS

Examined and certified to be correct,

[Signature]
M. Land Officer. Cont

DISTRICT No. 106

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APPENDIX D

The Proposed Design for “Temporary Tent Camping Ground”

- **Layout Plan**
- **Vehicle Road Access Plan**
 - **Bird eye Perspective**
 - **Site Area Chart**
- **Particulars of A Development Proposal**

**The Proposed Design for “Temporary Tent Camping
Ground”**

- Layout Plan

**The Proposed Design for “Temporary Tent Camping
Ground”**

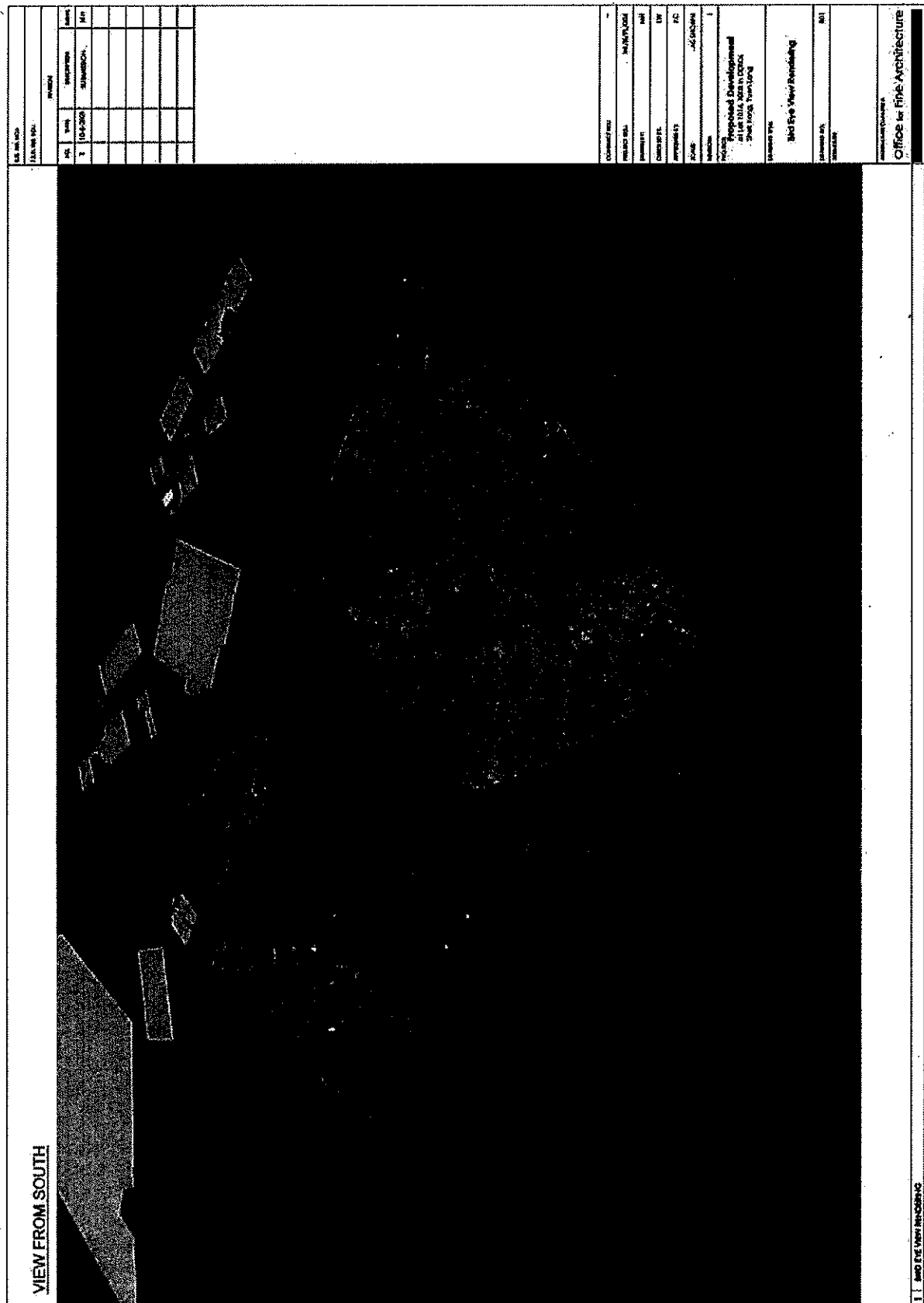
-Vehicle Road Access Plan

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**The Proposed Design for “Temporary Tent Camping
Ground”**

- Bird-eye Perspective

Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106



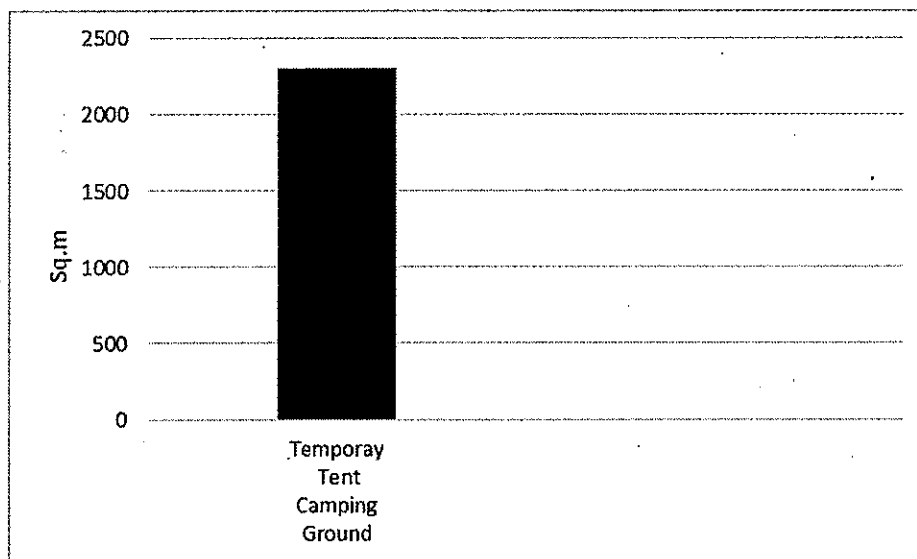
**The Proposed Design for “Temporary Tent Camping
Ground”**

- Site Area Chart

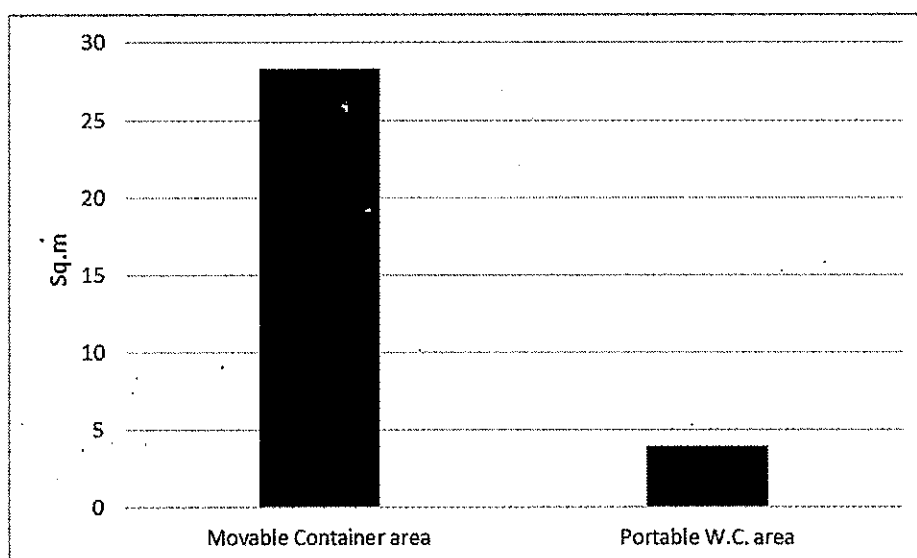
Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

Site info:
 Site Area ~ 2302,3 sq.m.

Area :		Ratio:
Temporary Tent Camping Ground	2270.05 sq.m.	98.60%



Gross Floor Area :		Ratio:
Movable Container area	28.35 sq.m.	1.23%
Portable W.C. area	3.90 sq.m.	0.17%

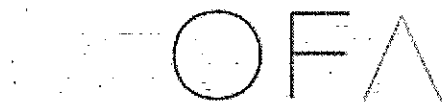


**The Proposed Design for “Temporary Tent Camping
Ground”**

- Particulars of A Development Proposal

Shui Lau Tin Tsuen, Kam Tin, Pat Heung, Yuen Long, New Territories
Lot 1016, 1018 in D.D.106

Office^{for} Fine Architecture



Particulars of A Development Proposal

Total Development Area:	2302.3 m ²
Total Gross Floor Area: -	32.25 m ²
Movable Container Storages	28.35 m ²
Portable Toilets	3.9 m ²
Location:	
	Lot no. 1016, 1018 in D.D. 106 Yuen Long, New Territories.
Current Land Use:	Agriculture
Related Statutory Plan:	Approved SHEK KONG OZP NO. S/YL-SK/9
Proposed Development :	
Use	Area
Temporary Tent Camping Ground	2270.05 m ²
Impacts of Development Proposal:	
Alteration of existing building	No
Diversion of stream	No
Filling of pond	No
Filling & excavation of land	No
Adverse impacts on environment, traffic, water supply, drainage, slope	No
Affects by slopes	No
Landscape impact	No
Tree felling	No
Visual impact	No



Planning Application No. A/YL-SK/317 - Departmental Comments 25/10/2021 16:54
From: OFA Architecture
To: tpbpd@pland.gov.hk
Cc: lhwccheung@pland.gov.hk, Larry Wong

1 Attachment



HK.IS.PL.007.L2.pdf

Dear Town Planning Board Secretariat,

Please find the attached Department Comment Reply for your processing.

Best regards,

Larry Wong

Office for Fine Architecture

Our Ref: HK/IS/PL/007/L2
PlanD Ref: A/YL-SK/317

22 October 2021

Town Planning Board (tpbpd@pland.gov.hk)
15/F., North Point Gov. office
333 Java Road, North Point, Hong Kong.

By Email

Attn: Town Planning Board Secretariat

Dear Sir/Madam,

Re: Planning Application No.: A/YL-SK/317
Lot no. 1016 & 1018 in D.D. 106, Shui Lau Tin Tsuen, Shek Kong, N.T.

We refer to your email dated 04 & 20 October 2021 regarding comments from Agriculture, Fisheries and Conservation Department and DPO/FS&YLE, PlanD & TD. Please see the information as followed:-

Comments from AFCD:

1. In order to prevent pollution to the watercourse, first we shall have a clearance zone of 5 meters away from the watercourse (see **Appendix 1a**), and second we shall have signage of "do not littering" locating near watercourse area. (see **Appendix 1b**)

Comments from DPO/FS&YLE, PlanD:

1. Please see the following information:
 - a. The visitors will stay overnight. Our operation hours should amend to 24 hours;
 - b. The waste generated from the development/visitors shall be clear once a week by waste pumping trucks;
 - c. Yes, there will be staff on site to serve visitors.
 - d. The maximum number of visitor will be 150 persons.
2. Please be clarified that the existing trees will be untouched.
3. The active cultivation will not be continuing when the site is operating.

Comments from C for T:

- a) It is not necessary for visitors to visit the site by private vehicles. The distance between the closest bus stop and the site is approx. 425m, and the distance between the closest MTR station and the site is approx. 1.6km. The visitors are suggested to either visit the site by taking taxis or by taking public transportations such as buses or MTR. Therefore, the development does not

provide a parking lot. As for loading/unloading for logistics, due to the development is mainly a camping site, no heavy goods will be delivered onto the site. As a result, no loading/unloading bay is necessary for the said development proposal.

- b) Please see the attached layout plan showing the nearest public vehicle park to the site in Appendix 2.
- c) Please see the attached layout plan showing the location of the nearest public transport services in Appendix 3.
- d) Noted.

Should you have any queries or require further information, please do not hesitate to contact undersigned or Mr. Larry Wong at

Thank you for your attention.

Yours faithfully,

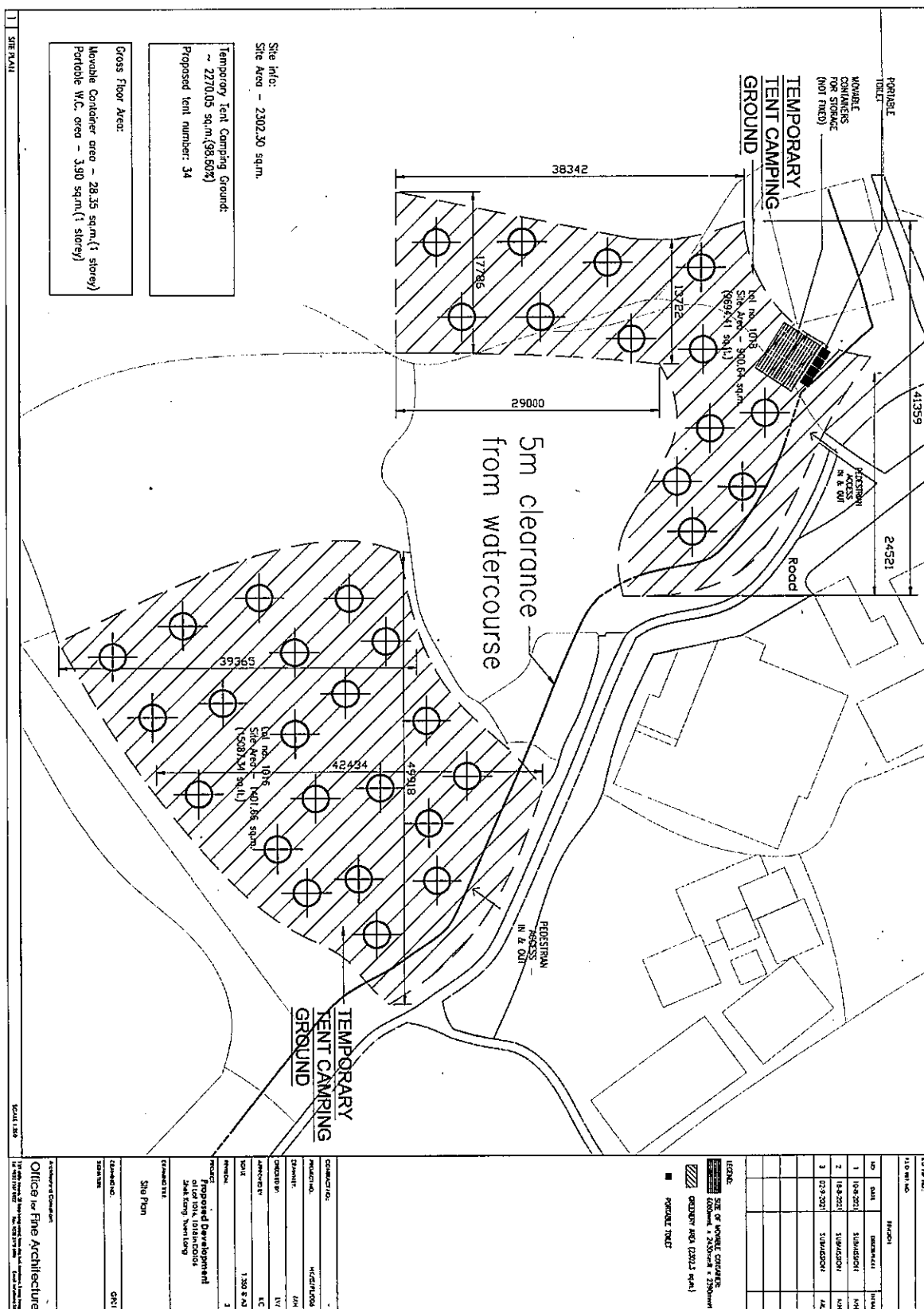
For and on behalf of
Office for Fine Architecture Ltd.



Mr. Chong Wai Wong
Registered Architect

Encl. as stated

Appendix 1a

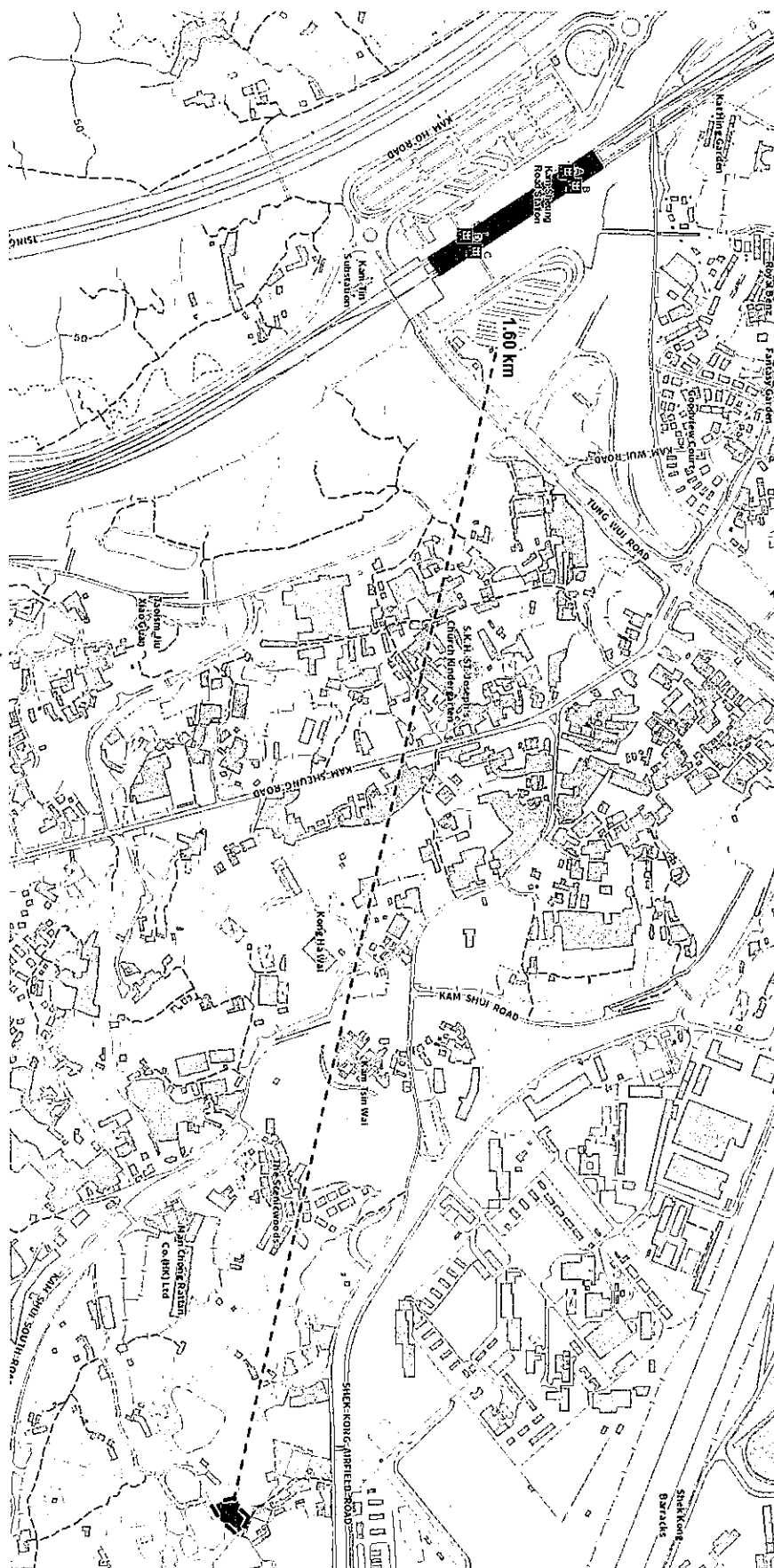


Appendix 1b



DO NOT LITTERING

Appendix 2



[illegible]

黎永添區議員辦事處

OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址：新界元朗壽富街 55 號元朗中心 805 室
電話：2478 0670 傳真：2478 9309

Add.: Room 805, Yuen Long Centre, 55 Sau Fu Street, Yuen Long, N.T.
Tel.: 2478 0670 Fax.: 2478 9309

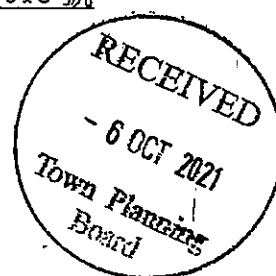
致：城市規劃委員會秘書
傳真：2877 0245 / 2522 8426
電郵：tpbpd@pland.gov.hk

本處檔號：LWT21-10-144
送遞方式：傳真及電郵

反對新界元朗石崗丈量約份第 106 約地段第 1016 號及第 1018 號

擬議臨時帳幕營地（為期 3 年）

申請編號：A/YL-SK/317



執事先生/女士：

本人接獲八鄉水流田村村代表及眾多村民的投訴，就上述申請作強烈反對。

申請項目位於錦田河(石崗機場段)，居民出入的交通依賴石崗機場路、水流田行車橋再接連錦田河河邊的一條鄉村道路到達申請地段。近年大量人口遷入水流田村，大多住戶都自駕汽車出入，這條狹窄的鄉村道路單線雙程行車，又缺乏避車處，經常出現阻塞及道路使用者的爭執情況。

相關發展地段位置偏遠，其「顧客」都需要駕車出入，定必增加該段鄉村道路交通的流量，加劇該段鄉村道路的阻塞及爭執情況。此外，相關發展項目不設停車位，其「顧客」的汽車定必停泊在鄉村道路的路邊，阻礙其他道路使用者，對他們造成意外的風險。

再者，相關發展項目地積達 2 千 3 百平方米，涉及在「農業地帶」興建 6 幢建築物，而申請地點毗鄰水流田村民居。相關申請項目定必嚴重破壞當地寧靜獨特的鄉郊環境，滋擾當地居民的和諧生活！

本人懇請城市規劃委員會正視發展項目對水流田村的居民帶來的交通問題、對當地居住環境造成的破壞、對民生造成的困擾，否決相關申請，造福水流田村的居民！



元朗區議員(八鄉南)黎永添 謹啓

2021 年 10 月 6 日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 2877 0245 及 郵遞)

反對新界元朗石崗丈量約份第 106 約地段第 1016 號及第 1018 號

擬議臨時帳幕營地 (為期 3 年)

申請編號: A/YL-SK/317



執事先生/女士：

本人是八鄉水流田村原居民代表，接獲眾多村民投訴，就上標申請提出強烈反對。

申請項目位於錦田河(石崗機場段)，居民出入的交通依賴石崗機場路、水流田行車橋再接連錦田河河邊的一條鄉村道路到達申請地段。近年大量人口遷入水流田村，大多住戶都自駕汽車出入，這條狹窄的鄉村道路單線雙程行車，又缺乏避車處，經常出現阻塞及道路使用者的爭執情況。

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本人懇請城市規劃委員會正視發展項目對我們水流田村帶來的交通問題、對當地居住環境造成的破壞、對民生造成的困擾，否決相關申請，造福水流田村居民！

八鄉水流田村原居民代表簽署： 蔡月榮

姓名： 蔡月榮

2021 年 9 月 29 日

通訊地址：

聯絡電話：

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

對新界元朗石崗丈量約份第106約地段第1016號及第1018號

擬議臨時帳幕營地(為期3年)

申請編號: A/YL-SK/317



執事先生/女士:

本人是八鄉水流田村居民代表，接獲眾多村民投訴，就上標申請提出強烈反對。

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八鄉水流田村居民代表簽署：

姓名： 蔡偉常

2021年 9月 29日

通訊地址：

聯絡電話：

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 2877 0245 及 郵遞)

反對新界元朗石崗丈量約份第 106 約地段第 1016 號及第 1018 號

擬議臨時帳幕營地 (為期 3 年)

申請編號: A/YL-SK/317



執事先生/女士：

本人是八鄉水流田村村民，就上標申請提出強烈反對。

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八鄉水流田村居民簽署：

姓名：蔡潤生

2021 年 9 月 30 日

通訊地址：

聯絡電話：

致：城市規劃委員會



有關申請編號: A/YL-SK/317 之意見

本人和本地居民，知悉該地段正在申請改變土地用途用作臨時出租營地，得知此消息，我們深感憂慮並促請政府當局作出行動，終止已作出的有關程序及安排，否決及/或終止臨時出租營地的批地，我們所持理由如下：

(1) 我們居於此已有頗長時間，這裡有良好的治安和寧靜的生活環境，還有營地與民居相距不到十米距離，若該地段申請改變土地用途獲得批准，營地內發出的噪音對居民必造成長期的滋擾。

(2) 現在臨時出租營地之申請尚未批出，但團體已經在未經政府批准下擅自拆除政府公物（欄河）以及非法建造橋樑。由於本村晚上街燈較為昏暗，這樣的改建和拆除欄河後在晚間顯得更為危險，如老人、小孩發生跌倒甚至失足等問題，很難被人及時發現，問題可以很嚴重甚至乎影響生命安全。

(3) 由於本村沒有完善的疏水系統，我們擔心這些改建行為，雨季會令渠道更為淤塞，令原本水浸問題更為嚴重，影響居民的日常生活。

(4) 本村道路建設亦未完善, 如一旦成為出租營地, 變得人多車多, 道路亦未能承受負荷, 甚至出現人車爭路的情況, 擔心會釀成意外。

基於以上理由, 本人及村民促請政府否決或終止此規劃之申請。

水流田村居民

二零二一年九月廿七日

5-1 附加

致：城市規劃委員會

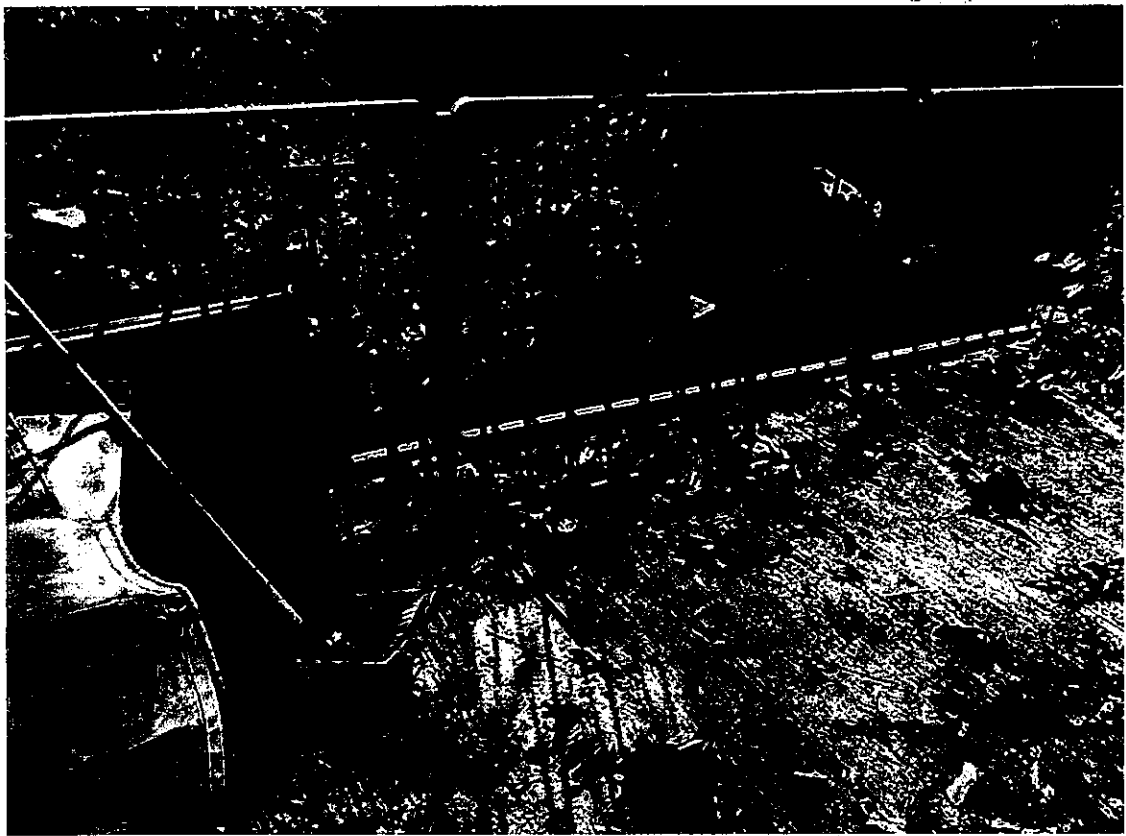


有關申請編號: A/YL-SK/317 之意見

(1) 現附上相片，申請人未經政府批准下擅自拆除政府公物（欄河）以及非法建造橋樑現場情況。

水流田村居民

二零二一年十月四日





寄件者:
寄件日期: 2021年10月06日星期三 3:09
收件者: tpbpd
主旨: A/YL-SK/317 DD 106 Shek Kong Tent City

A/YL-SK/317
Lots 1016 and 1018 in D.D. 106, Shek Kong
Site area : 2,302.3sq.m
Zoning : "Agriculture"
Applied use : 34 Tent Camping Ground / Parking???

Dear TPB Members,

So its out with solar panel farms, animal boarding, hobby farm and in with the 'new kid on the block' initiative to trash our precious farm land, TENTS

"The existing land is an agriculture land and has been use for agriculture since 1906."

Indeed and as President Xi Jinping has stressed, arable land should be used for growing food. In light of these uncertain times he warned that China should become self-reliant with regard to the production of food.

One Country indicates that Hong Kong must play its part in the drive for self determination.

"Installing a "Temporary tent camping ground" in a community and create educational programs, such as farming class for next generation in order to teach them how the value of being environmentally – conscious and conserving the environment, especially assembling farming class with camping to attract the public to participate, which create a comprehensive experience of green living. Thus, the programmers are interrelated."

But there is no space allocated for farming activity so not possible to provide classes. 34 tents, the buildings, portaloos, etc take up all the available space – check the plans

"There is a lack of agricultural activities. The purpose of the "Temporary tent camping ground " could make a better use of the existing land."

Not true, every month there are numerous applications approved for Hobby Farms that cater for local families who want to experience farming.

"A durable, established camping space can benefit the environment while ensuring to minimize the camping impacts by disposing of all wastes properly."

Seriously! All that gray water, shampoos, leaching into the land with no proper drainage provided.

70 odd people would produce a lot of lap sap – no indication how it would be disposed of?

No road access but portaloos for so much excrement would need to be serviced regularly via the large specially equipped vehicles.

“To cater for the increasing demand for outdoor activity by both Hong Kong residence and Mainland Chinese individual visitors “

Looking like cheap accommodation for visitors. No parking facilities so how do these visitors with their luggage and shopping access the site? What would local residents feel about their district being invaded like Pui O beach campsite?

There are dozens of hotels and guest houses that can cater for mainland visitors when/if the border opens. From the images it appears that the lots are part of a large fallow tract of farm land. This should be used for its intended purpose, to grow food and ensure that a certain volume of local produce is available should circumstances halt the importation of supplies.

Mary Mulvihill



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

8th October, 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Tent Camping Ground for a Period of 3 Years
(A/YL-SK/317)

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of Agriculture (AGR) zone. We also urge the Board to consider the potential cumulative impacts on the AGR zone of approving this application as the approval would set a precedent for other similar applications in the AGR zone of concern which still contains active farmland and arable land.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fees, as may be imposed by LandsD.
- (c) 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 for any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (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 Site” to minimize any potential environmental nuisance;
 - (ii) 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 his department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

The applicant is also advised that (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, shall be formulated upon receipt of formal application via the Licensing Authority.
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) the two sites shall be considered as two separate sites and 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;
 - (iv) the two sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (v) 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;
 - (vi) if the proposed use under application is subject to issue of a license, the applicant should be reminded that 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; and
 - (vii) detailed checking under the BO will be carried out at the building plan submission stage.

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected (**Plan A-2**). 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 1.5 meters 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 the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on plan (**Plan A-2**); and
 - (iv) 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.
- (h) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO), Development Bureau (Ex Secy(A&M), DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

