

2022年10月3日  
此文件在 收到 城市規劃委員會  
以 表格第 S16-I 號 文件後才正式接收

31 OCT 2022

To: The Planning Board is received on  
The Planning Board will formally acknowledge  
the receipt of the application only upon receipt  
of all the required information and documents.



# 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](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](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

2202546 5/10 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-SK/337
	Date Received 收到日期	31 OCT 2022

- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

## 1. Name of Applicant 申請人姓名/名稱

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

天美農業科研有限公司 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)

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

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) 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)	元朗石崗水流田村丈量約份第 106 約地段第 1001 號 (部份)、第 1002 號 (部份) 及第 1006 號 (部份)、丈量約份第 112 約地段第 627 號 (部份)、第 629 號 B 分段 (部份) 及第 630 號 (部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 6,840 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,040 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" 「農業」
(f) Current use(s) 現時用途	現時是空置的  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

## 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 16/09/2022 (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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 19/09/2022 (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<sup>&</sup>

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

擬議臨時度假營連附屬設施  
 Proposed Temporary Holiday Camp with Ancillary Facilities

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
 申請的許可有效期

☒ year(s) 年 ..... 3  
☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	5,800	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,040	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	23		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,040	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,040	sq.m	<input checked="" type="checkbox"/> About 約

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

請參考附件的構築物清單

## 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	14
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
營運時間為每天上午9時至下午6時，包括公眾假期（通宵運作的露營活動除外）。			
(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)) 可從石崗機場路經由一條小路前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>不會砍伐樹木</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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

請參考附件的申請報告書及擬議發展的計劃細節

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



Ms Hermose Chong

Name in Block Letters  
姓名 (請以正楷填寫)

Manager

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 /

☐ HKIS 香港測量師學會 /

☐ HKILA 香港園境師學會 /

☐ RPP 註冊專業規劃師

Others 其他

☐ HKIA 香港建築師學會 /

☐ HKIE 香港工程師學會 /

☐ HKIUD 香港城市設計學會

on behalf of  
代表

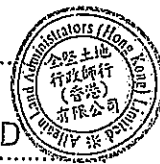
ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

19/09/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.  
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part) and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories 新界元朗石崗水流田村丈量約份第 106 約地段第 1001 號 (部份)、第 1002 號 (部份) 及第 1006 號 (部份)、丈量約份第 112 約地段第 627 號 (部份)、第 629 號 B 分段 (部份) 及第 630 號 (部份)
Site area 地盤面積	6,840 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9
Zoning 地帶	"Agriculture" 「農業」
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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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	擬議臨時度假營連附屬設施 Proposed Temporary Holiday Camp with Ancillary Facilities

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
		0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,040 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.152 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	23	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	15.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		14
	Private Car Parking Spaces 私家車車位		14
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		2個輕型貨車車位
	Medium Goods Vehicle Spaces 中型貨車車位		0
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Location Plan 位置圖, Site Plan 地盤平面圖</b>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗石崗水流田村丈量約份第 106 約地段第 1001 號(部份)、第 1002 號(部份)及第 1006 號(部份)、丈量約份第 112 約地段第 627 號(部份)、第 629 號 B 分段(部份)及第 630 號(部份)

擬議臨時度假營連附屬設施(為期 3 年)

申請報告書及擬議發展的計劃細節

## 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-5

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條,提交有關新界元朗石崗水流田村丈量約份第 106 約地段第 1001 號(部份)、第 1002 號(部份)及第 1006 號(部份);丈量約份第 112 約地段第 627 號(部份)、第 629 號 B 分段(部份)及第 630 號(部份)的規劃申請,擬在上述地段申請為期三年的臨時度假營連附屬設施。
2. 申請地點靠近石崗機場路,在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「農業」用途。
3. 申請地盤面積為約 6,840 平方米,上蓋總面積為 1,040 平方米,露天地方面積為 5,800 平方米。
4. 申請地點將設有 23 個構築物,總樓面面積合共約 1,040 平方米,詳情請看附表的構築物清單。
5. 擬議發展不涉及填土工程,構築物主要是用臨時貨櫃擺放在現有硬地面上。
6. 申請地點內的 5 個帳蓬,主要用木板作為底座,然後在上面安裝帳蓬,請參考附圖。
7. 擬議發展的度假營預計每天最多 5 名職員及 30 名訪客。
8. 申請地點亦涉及 14 個私家車泊車位,供職員和訪客使用,不對外開放。
9. 申請地點亦涉及 2 個輕型貨車上落貨位置,主要提供貨物補及。
10. 申請地點可從石崗機場路經地區小路前往。
11. 擬議發展的營運時間為每天上午 9 時至下午 6 時,包括公眾假期(通宵運作的露營活動除外)。

## 申請原因

1. 申請地點是農業地帶，擬議用途為臨時度假營連附屬設施，將空置的農田重新利用成為「度假營」，並以靜態康樂為其主要用途。
2. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向，與周邊環境及用途協調。
3. 由於申請土地多年來已沒有耕種用途，擬議的發展用途不會引致土地用途不協調等問題，反而可好好地利用空置農田，使被棄置的農耕地恢復原有的自然特徵和地貌。
4. 擬議發展涉及 3 個溫室（總面積約 3000 呎）作種植用途。
5. 擬議發展涉及 2 個遮雨蓬，四邊不會密封，主要用作乘涼遮蔭和歇腳用途。
6. 擬議發展不涉及填土工程，構築物主要是用臨時貨櫃擺放在現有硬地面上，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准以上地段作為期不超過三年的臨時度假營連附屬設施。

## 擬議發展計劃的各方面影響

### 1. 土地行政

申請地點涉及多個私家地段，不涉及任何政府土地。

擬議申請涉及 23 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

### 2. 擬議發展的度假營入口

申請地點可從石崗機場路前往，地區道路的闊度約 3 米，足夠讓私家車行駛。而農地的入口設有約 5-6 米闊的大閘讓車輛駛進申請地點。

### 3. 度假營內的交通安排

申請用途提供 14 個私家車的泊車位，有 4 個是給職員使用，另外 10 個車位是給訪客使用，也設 2 個輕型貨車或其他車輛的上落貨車位。

### 4. 公共交通工具

訪客可乘坐專線小巴或巴士，在錦上路公共巴士站下車後，慢慢步行到申請地點，步行時間約 6-8 分鐘。

### 5. 預計交通流量報告

時段		星期一至星期日，包括公眾假期		
		職員車輛（私家車）		
		進入(輛)	離開(輛)	合共(輛)
繁忙時間	09:00 - 10:00	4	0	4
	17:00 - 18:00	0	4	4

時段	星期一至星期日，包括公眾假期	
	訪客車輛（私家車）	
	進入(輛)	離開(輛)
09:00 – 10:00	0	0
10:00 – 11:00	0	0
11:00 – 12:00	0	0
12:00 – 13:00	1	0
13:00 – 14:00	2	0
14:00 – 15:00	3	0
15:00 – 16:00	2	0
16:00 – 17:00	2	6
17:00 – 18:00	0	4
合共(輛)	10	10

## 6. 環境方面

申請人會按照環保署對臨時露天度假營及上蓋的技術指引，將對周邊環境的影響減到最低。

## 7. 空氣方面

申請地點是一個臨時度假營，不會導致任何空氣污染。

## 8. 噪音方面

申請地點是一個臨時度假營，提供一個地點給市民享受田園樂趣，主要都是市民說話的聲音，不會導致噪音污染。

## 9. 排污方面

申請用途涉及洗手間，主要供職員及訪客使用，不會對外開放。申請人會按

照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

#### 10. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

#### 11. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

#### 12. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗石崗水流田村丈量約份第 106 約地段第 1001 號（部份）、第 1002 號（部份）及第 1006 號（部份）、丈量約份第 112 約地段第 627 號（部份）、第 629 號 B 分段（部份）及第 630 號（部份）作為期不超過三年的臨時度假營連附屬設施。

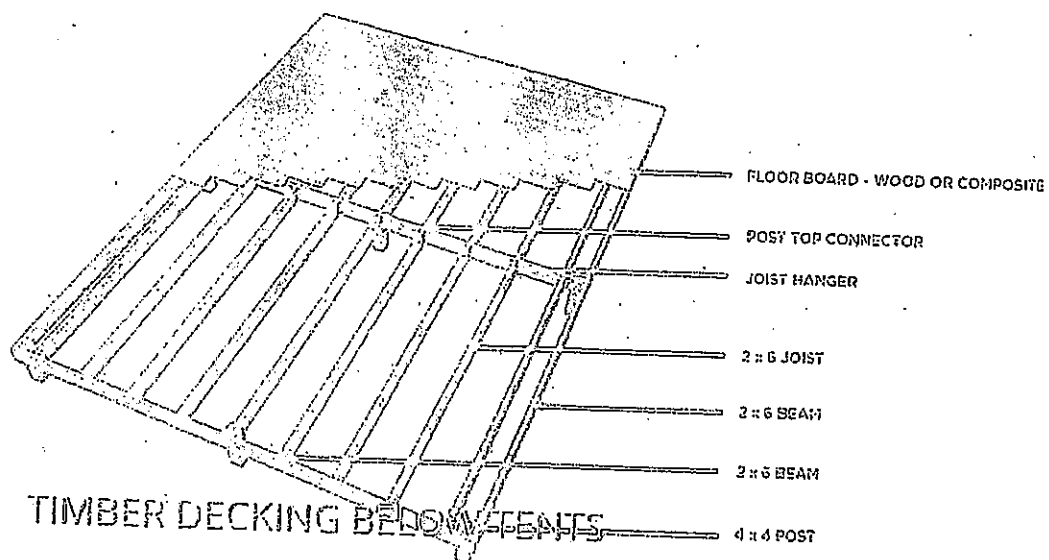
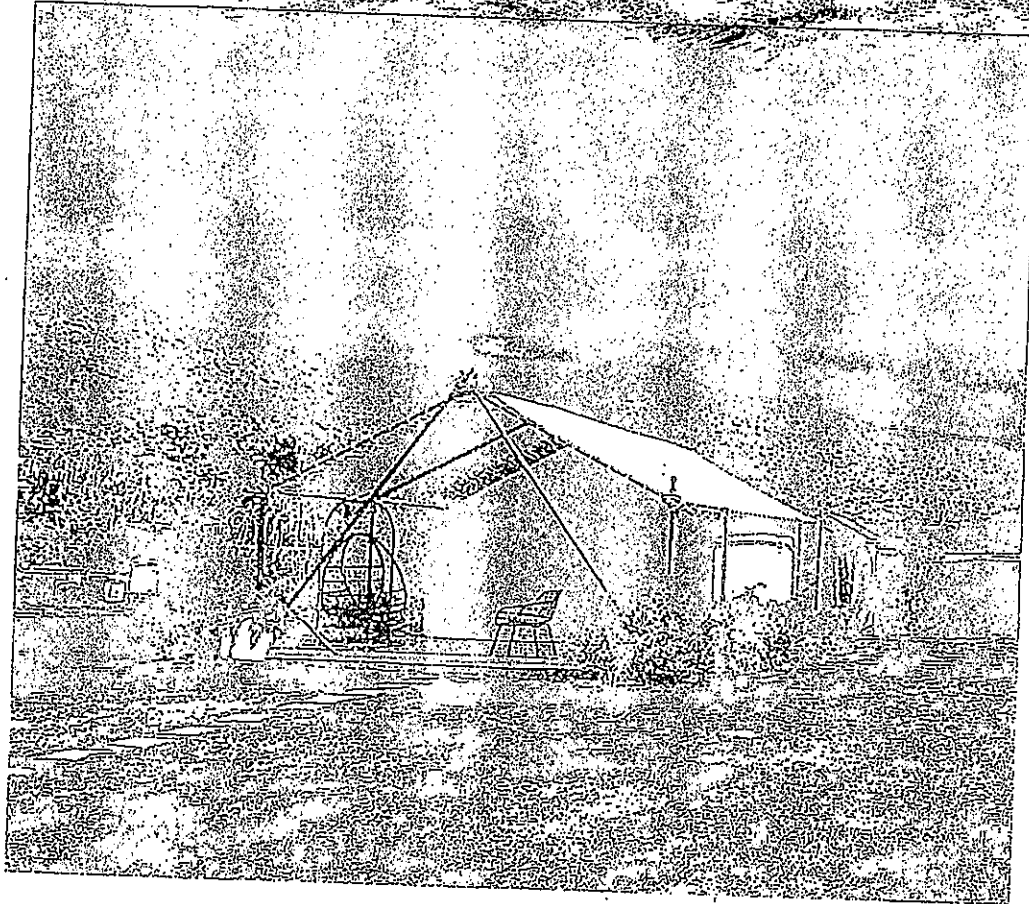
## List of Structure

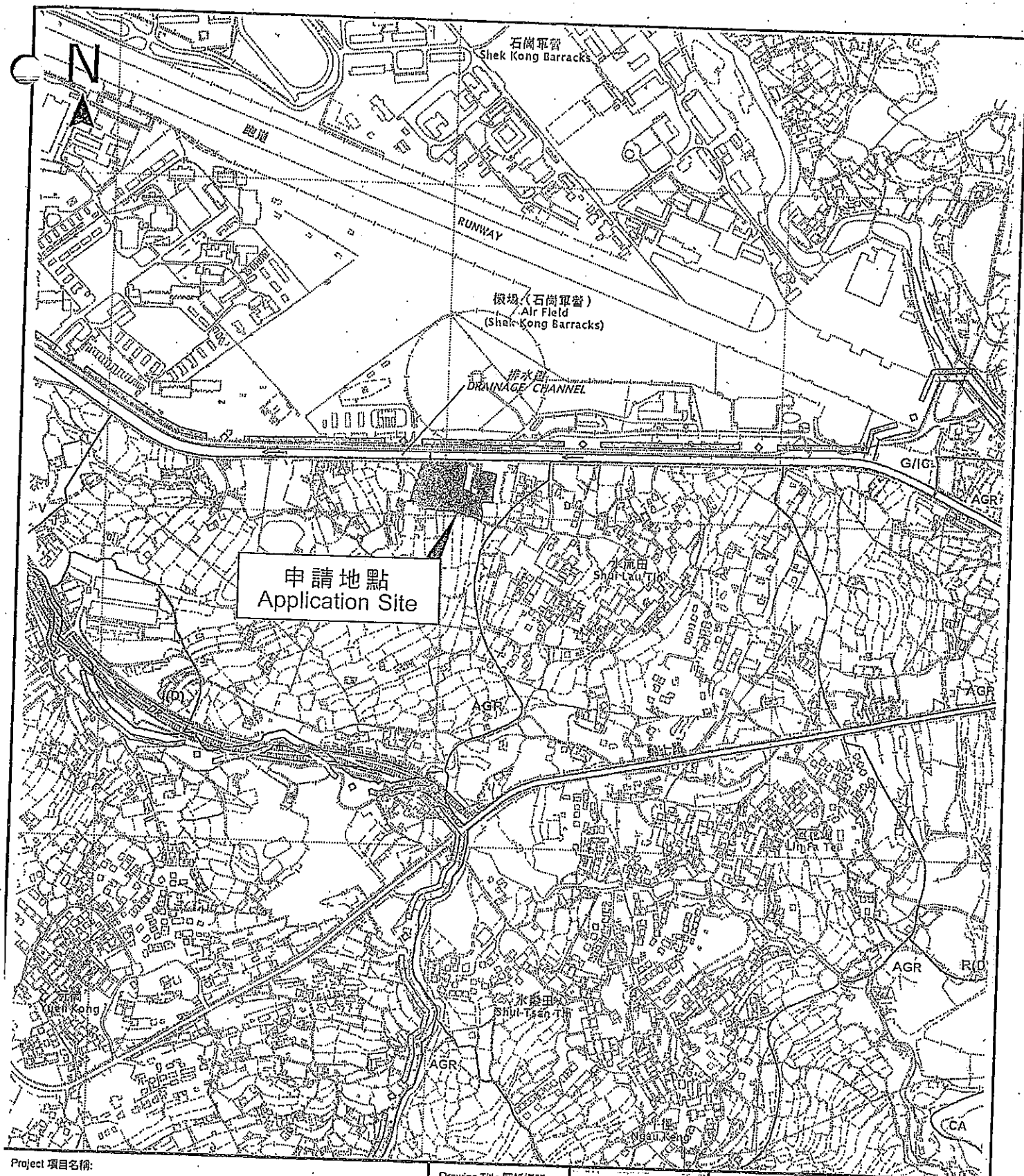
Structure	Usage	Covered Area(m <sup>2</sup> )	No. of Storey	Height (m)
1	Reception	About 40 m <sup>2</sup>	1	3
2	Meter Room	About 10 m <sup>2</sup>	1	3
3	Teaching Centre	About 20 m <sup>2</sup>	1	3
4	Training Centre	About 20 m <sup>2</sup>	1	3
5	Washroom	About 10 m <sup>2</sup>	1	3
6	Washroom	About 10 m <sup>2</sup>	1	3
7	Washroom	About 10 m <sup>2</sup>	1	3
8	Changing Room	About 20 m <sup>2</sup>	1	3
9	Staff Office	About 20 m <sup>2</sup>	1	3
10	Temporary Tent 1	About 40 m <sup>2</sup>	1	4
11	Temporary Tent 2	About 40 m <sup>2</sup>	1	4
12	Temporary Tent 3	About 40 m <sup>2</sup>	1	4
13	Temporary Tent 4	About 40 m <sup>2</sup>	1	4
14	Temporary Tent 5	About 40 m <sup>2</sup>	1	4
15	Ancillary Storage	About 20 m <sup>2</sup>	1	3
16	Ancillary Storage	About 20 m <sup>2</sup>	1	3
17	Ancillary Storage	About 20 m <sup>2</sup>	1	3
18	Canteen	About 80 m <sup>2</sup>	1	3
19	Greenhouse 1	About 100 m <sup>2</sup>	1	4
20	Greenhouse 2	About 100 m <sup>2</sup>	1	4
21	Greenhouse 3	About 100 m <sup>2</sup>	1	4
22	Shelter 1	About 120 m <sup>2</sup>	1	6
23	Shelter 2	About 120 m <sup>2</sup>	1	6

Total GFA :     About 1,040 m<sup>2</sup>



## Sample of Tent





Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part) and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories.

Drawing Title 圖紙標題:

Location Plan



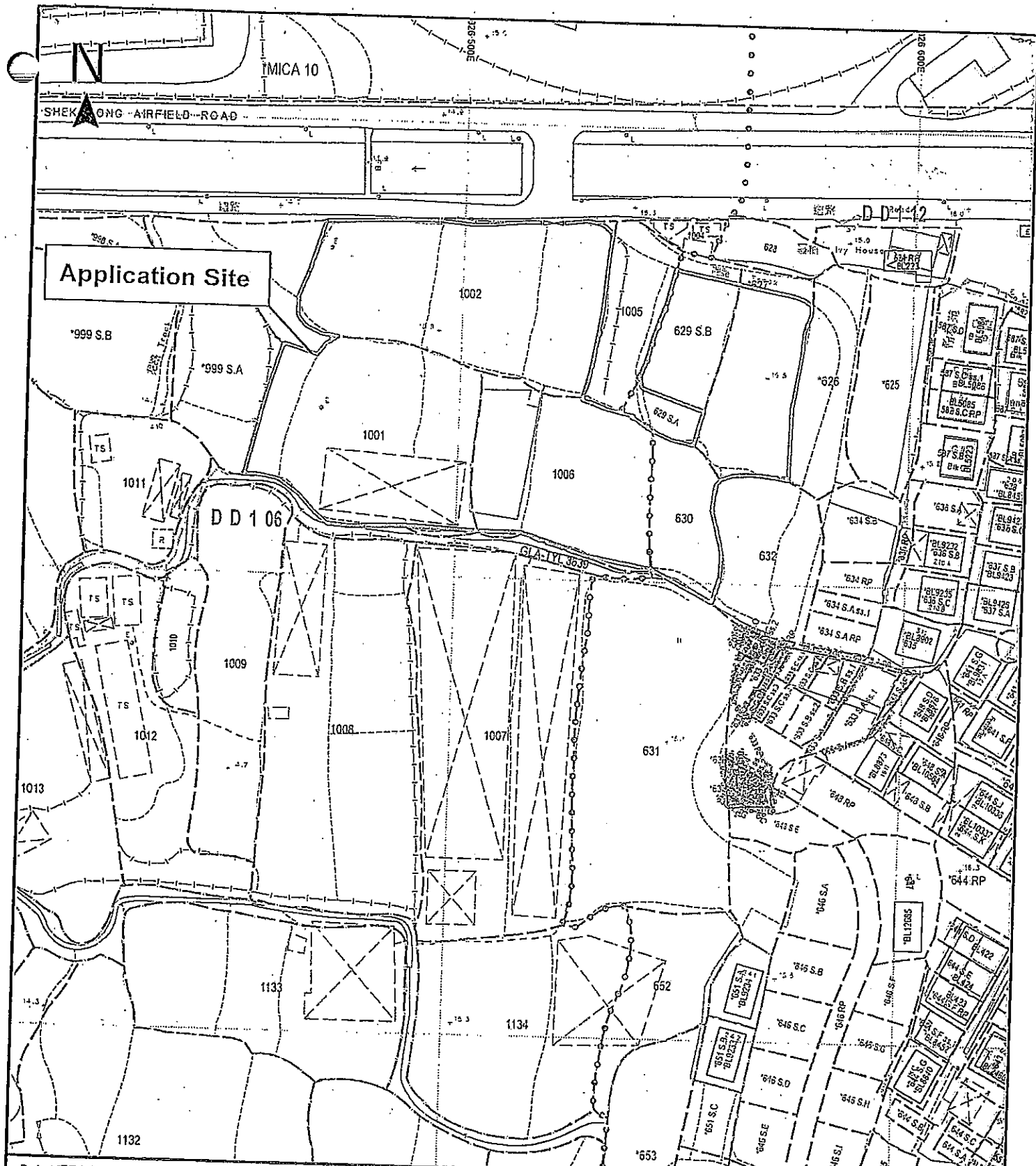
全堅土地行政師行

Drawing No. 圖號:

20220912

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part) and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

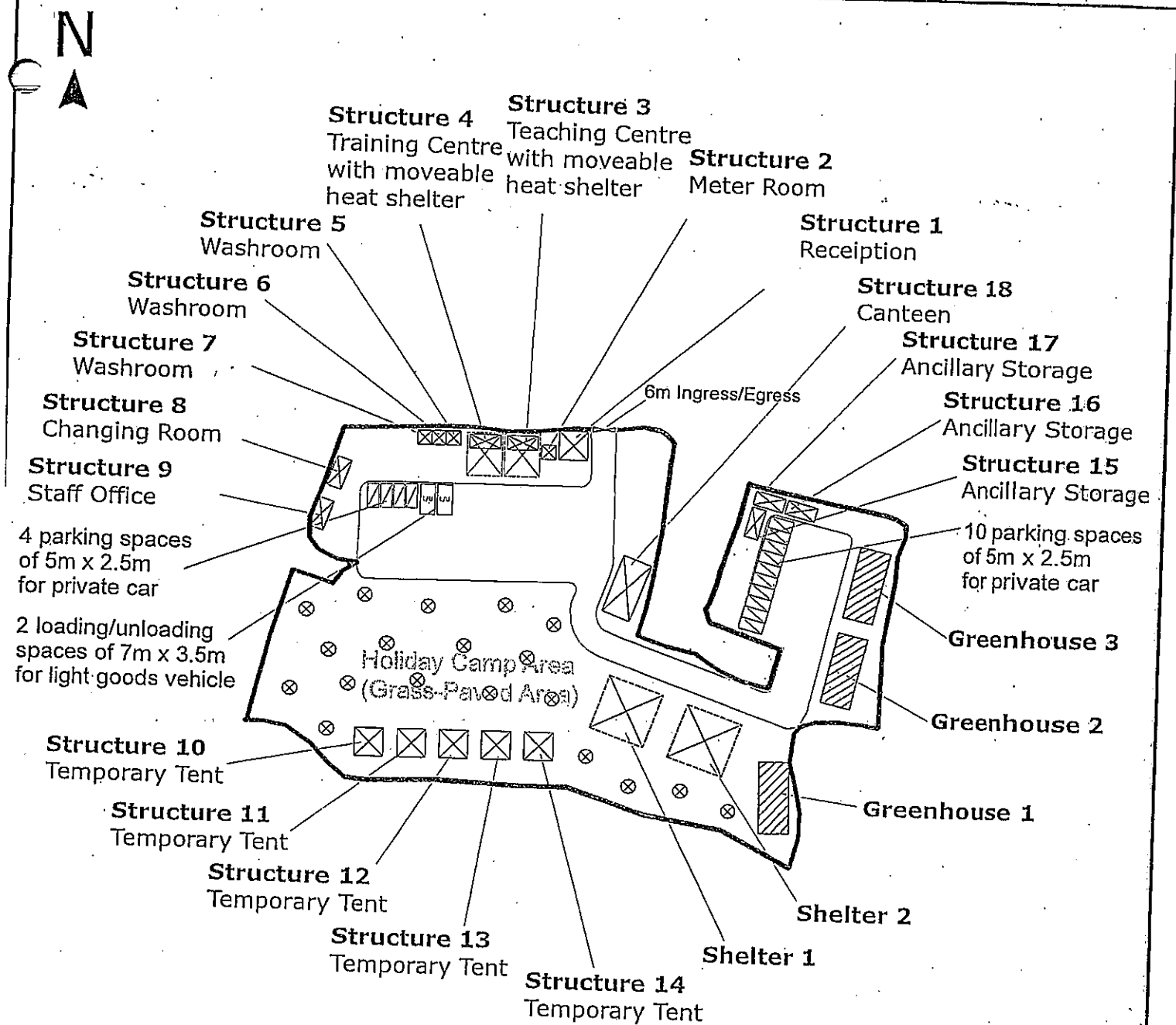
20220912



全堅土地行政師行

Remarks 備註:

Scale 比例:



Structure	Usage	Covered Area(m <sup>2</sup> )	No. of Storey	Height (m)
1	Reception	About 40 m <sup>2</sup>	1	3
2	Meter Room	About 10 m <sup>2</sup>	1	3
3	Teaching Centre	About 20 m <sup>2</sup>	1	3
4	Training Centre	About 20 m <sup>2</sup>	1	3
5	Washroom	About 10 m <sup>2</sup>	1	3
6	Washroom	About 10 m <sup>2</sup>	1	3
7	Washroom	About 10 m <sup>2</sup>	1	3
8	Changing Room	About 20 m <sup>2</sup>	1	3
9	Staff Office	About 20 m <sup>2</sup>	1	3
10	Temporary Tent 1	About 40 m <sup>2</sup>	1	4
11	Temporary Tent 2	About 40 m <sup>2</sup>	1	4

Structure	Usage	Covered Area(m <sup>2</sup> )	No. of Storey	Height (m)
12	Temporary Tent 3	About 40 m <sup>2</sup>	1	4
13	Temporary Tent 4	About 40 m <sup>2</sup>	1	4
14	Temporary Tent 5	About 40 m <sup>2</sup>	1	4
15	Ancillary Storage	About 20 m <sup>2</sup>	1	3
16	Ancillary Storage	About 20 m <sup>2</sup>	1	3
17	Ancillary Storage	About 20 m <sup>2</sup>	1	3
18	Canteen	About 80 m <sup>2</sup>	1	3
19	Greenhouse 1	About 100 m <sup>2</sup>	1	4
20	Greenhouse 2	About 100 m <sup>2</sup>	1	4
21	Greenhouse 3	About 100 m <sup>2</sup>	1	4
22	Shelter 1	About 120 m <sup>2</sup>	1	6
23	Shelter 2	About 120 m <sup>2</sup>	1	6

Project 項目名稱:

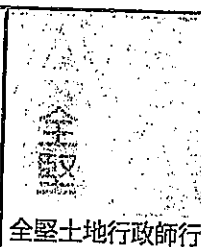
Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part) and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

20220920



Remarks 備註:

- ☒ Structure
- ☒ Shelter
- ▨ Greenhouse
- ⊗ Tent
- ☐ Private Car
- ☐ Loading/unloading for light goods vehicle

Scale 比例:

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

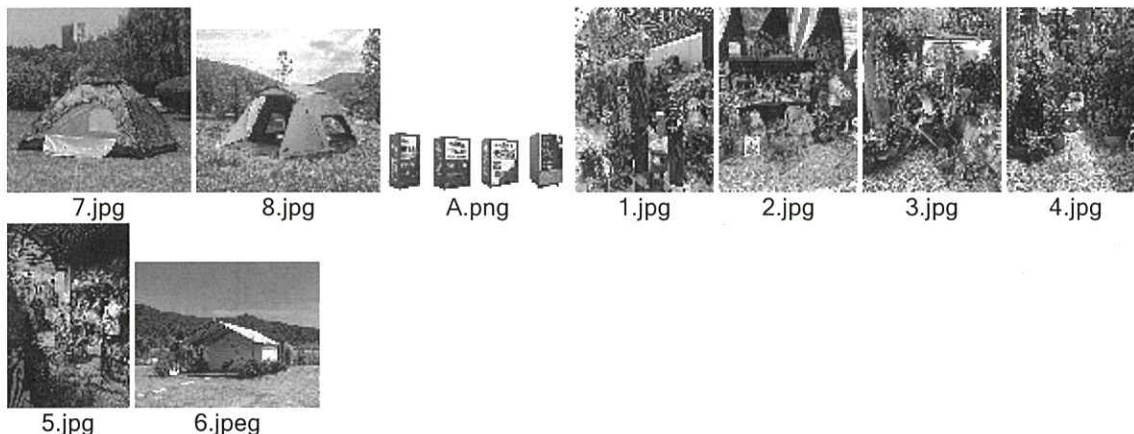
Bcc:

Subject: 回覆: planning application no. A/YL-SK/337

From: Chong Hermose

- Wednesday 09/11/2022 20:19

9 attachments



致 規劃處尹生：

有關規劃申請A/YL-SK/337，現附上申請人的回覆：

**1. Details on the treatment of sewage generated on the site**

申請人在場內將會設置3個洗手間，並會按規定興建足夠容量的化糞池，也會安排清潔公司定期來吸糞。

**2. Food: will the guests of the proposed temporary holiday camp bring their own food/drinks, or will these be provided on-site**

客人會自攜食物及飲品，申請人不會提供食物，只會提供飲品售賣機及零食售賣機（杯麵或零食）以備客人不時之需，而Canteen就是客人進食的地方。（請看附圖A）

**3. Will the staff leave after the working hours (9 a.m. to 6 p.m. daily, including public holidays), thus only leaving the guests staying there overnight**

職員不會在營業時間以外逗留在申請地點，只會在早上9時至晚上6時上班，替客人辦理入住事宜，只有客人會通宵留在申請地點進行露營活動。

**4. Greenhouses 1 to 3:**

a. please clarify the details of their mode of operation, including who will participate in the farming activities within, treatment of the agricultural products, etc.

申請人會把溫室1-3，用作「植物陳列室」，陳列各種不同類型的綠色盆栽，推廣綠色大自然生活及植物藝術創作，讓客人了解各種不同的植物，為客人提供「打卡點」，類似大埔林村的綠色空間Botanic Union（請看附圖1-5）。

b. will the guests of the proposed holiday camp participate in the farming activities?

不會。這個溫室主要是用作植物陳列室，給客人參觀及拍照打卡，並非用作耕種用



途。申請人會定期打理植物，為他們澆水及更換泥土等。

c. any relationship between the operation of the greenhouses and the operation of the proposed temporary holiday camp? If not, please explain why the greenhouses are included in the application Site.

申請人希望客人來露營時，可以一併遊覽同參觀這3個植物陳列室，並成為這個露營場地的主力「打卡位」，透過參觀各式種類的植物盆栽，令到訪的客人（大部份是市區人）融入綠色生活和大自然。由於露營行為競爭非常大，市面上也有很多營地，申請人希望利用這3個植物陳列室「打卡位」來吸引客人。

5. Please explain what are some of the overnight activities that will take place

通宵活動主要是客人自己安排的，不是由申請人或營運方安排，通宵活動主要以靜態活動為主，主要是觀星、冥想、瑜伽及睡覺等活動。

6. With reference to the layout plan, please clarify the difference between the temporary tent (structures 10 to 14) and the circles indicated as 'tent'

構築物10-14是用木板固定在地上的豪華營，是由申請人搭建的蒙古包帳篷，請看附圖6。

而「Tent」則是客人簡單在草地上用釘固定的帳篷，第二日就會拆除的，請看附圖7-8（帳篷可由客人自備或向申請人租用）。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong





FORGED  
OTHERHOOD  
Social Club  
MET MAKE  
LET O HAN  
27































































☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: 回覆: application no. A/YL-SK/337, departmental comments

From: Chong Hermose

Friday 09/12/2022 15:40

4 attachments



Attachment 1.pdf Attachment 2.pdf Attachment 3.pdf Responses to Departmental Comments\_12.7.pdf

城規會/規劃處：

有關規劃申請：A/YL-SK/337，現附上回覆部門的意見。

請查收。

謝謝。

Ms Chong

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## Planning Application No. A/YL-SK/337

Table A: Responses to Departmental Comments (dated 7.12.2022)

	Departmental Comments	Responses
(1)	the applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Shek Kong Airfield Road and the local access;	Please refer to Attachment 1.
(2)	the applicant should demonstrate the smooth manoeuvring of vehicles to/from Shek Kong Airfield Road, along the local access and within the Site;	Please refer to Attachment 2.
(3)	the applicant should provide nearest public transport services and indicate on the layout plan; and	Please refer to Attachment 3. It takes around 10 minutes walking from the bus stop to application site.
(4)	the applicant should note the local access between Shek Kong Airfield Road and the site is not managed by the Transport Department.	Noted.

## Clarification

1. The light goods vehicles will be less than 5.5 tonnes.
2. The general and food waste will be collected by a huge rubbish bin (please refer to the following picture) and will be collected by Waste Management Company regularly.

OTTO 660升垃圾桶

品牌: OTTO



**\$1,485.00**

狀態: 有現貨

- 1260 (W) x 775 (D) x H1175 (H) mm
- 270kg承重量
- 綠色 / 灰色
- 符合EN840標準
- 四個車輪 (其中兩個有煞車掣)
- 泰國製造

查詢報價

產品類別: 商用產品, 垃圾桶

## 規劃許可： A/YL-SK/337

### 預計汽車交通流量報告

時段		星期一至星期日，包括公眾假期		
		職員車輛（私家車）		
		進入(輛)	離開(輛)	合共(輛)
繁忙時間	09:00 – 10:00	4	0	4
	17:00 – 18:00	0	4	4

時段		星期一至星期日，包括公眾假期	
		訪客車輛（私家車）	
		進入(輛)	離開(輛)
09:00 – 10:00		0	0
10:00 – 11:00		0	0
11:00 – 12:00		0	0
12:00 – 13:00		1	0
13:00 – 14:00		2	0
14:00 – 15:00		3	0
15:00 – 16:00		2	0
16:00 – 17:00		2	6
17:00 – 18:00		0	4
合共(輛)		10	10

規劃許可： A/YL-SK/337

預計汽車交通流量報告

時段	星期一至星期日，包括公眾假期	
	臨時上落貨車輛（不多於 5.5 噸）	
	進入(輛)	離開(輛)
09:00 – 10:00	1	0
10:00 – 11:00	1	1
11:00 – 12:00	0	1
12:00 – 13:00	0	0
13:00 – 14:00	0	0
14:00 – 15:00	0	0
15:00 – 16:00	0	0
16:00 – 17:00	0	0
17:00 – 18:00	0	0
合共(輛)	2	2

## 規劃許可： A/YL-SK/337

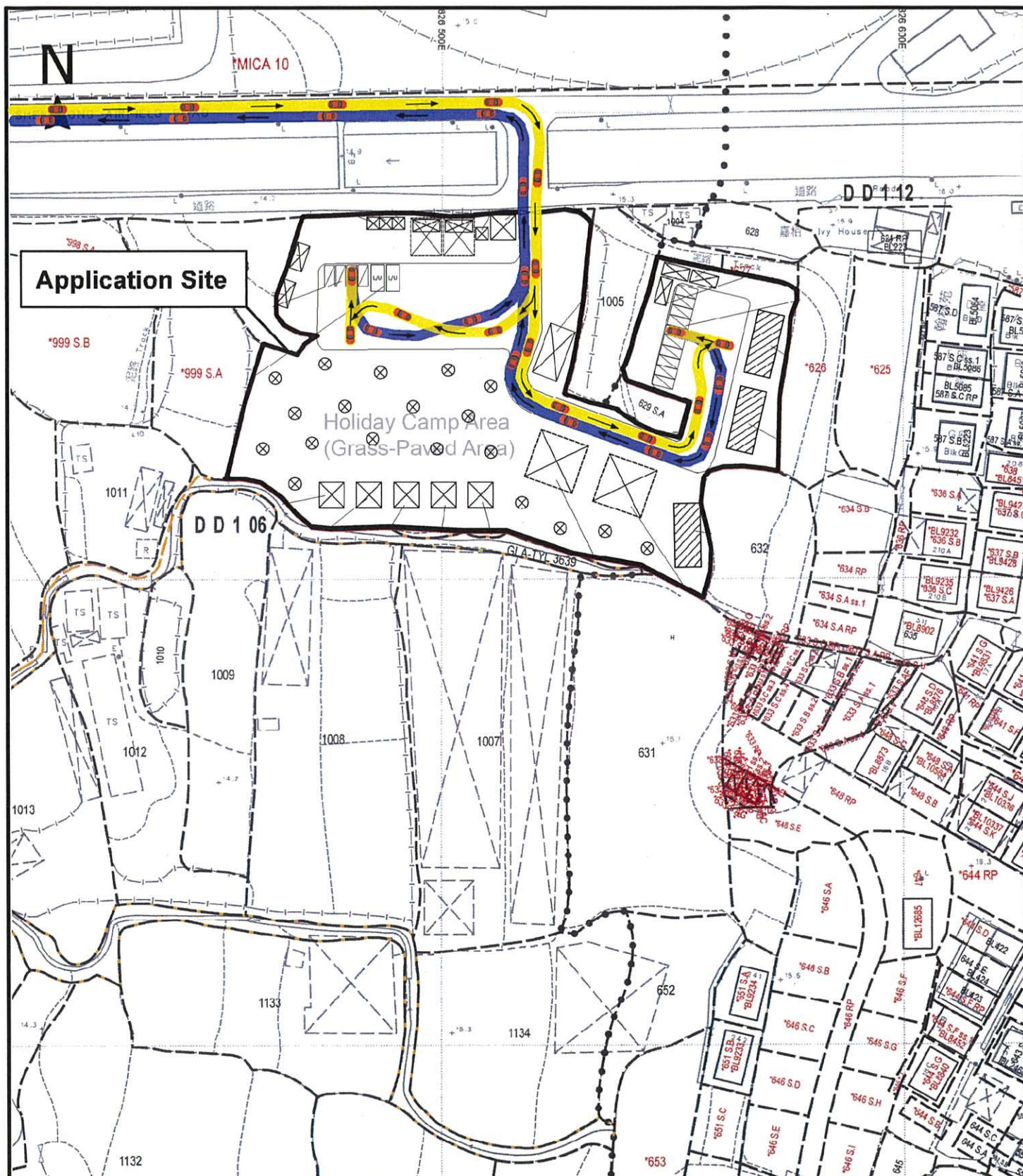
### 交通評估

申請地點內有足夠的空地和位置供車輛調頭，擬議發展只涉及 14 個車輛，其中 4 個還是職員車位，在固定時間進入及離開申請地點；臨時上落貨車輛不會超過 5.5 噸，而且會選擇在非繁忙時間在申請地點內進行臨時上落貨，不會對申請地點周邊的交通造成負面影響。

申請地點的入口十分闊，車輛進出時會看清楚外面有沒有車才駛出申請地點，而申請地點門口的路寬闊，足夠雙線行車，所以申請人認為擬議發展不會為周邊交通帶來負面影響。







Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part) and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Swept Path Analysis

Drawing No. 圖號:

20221208

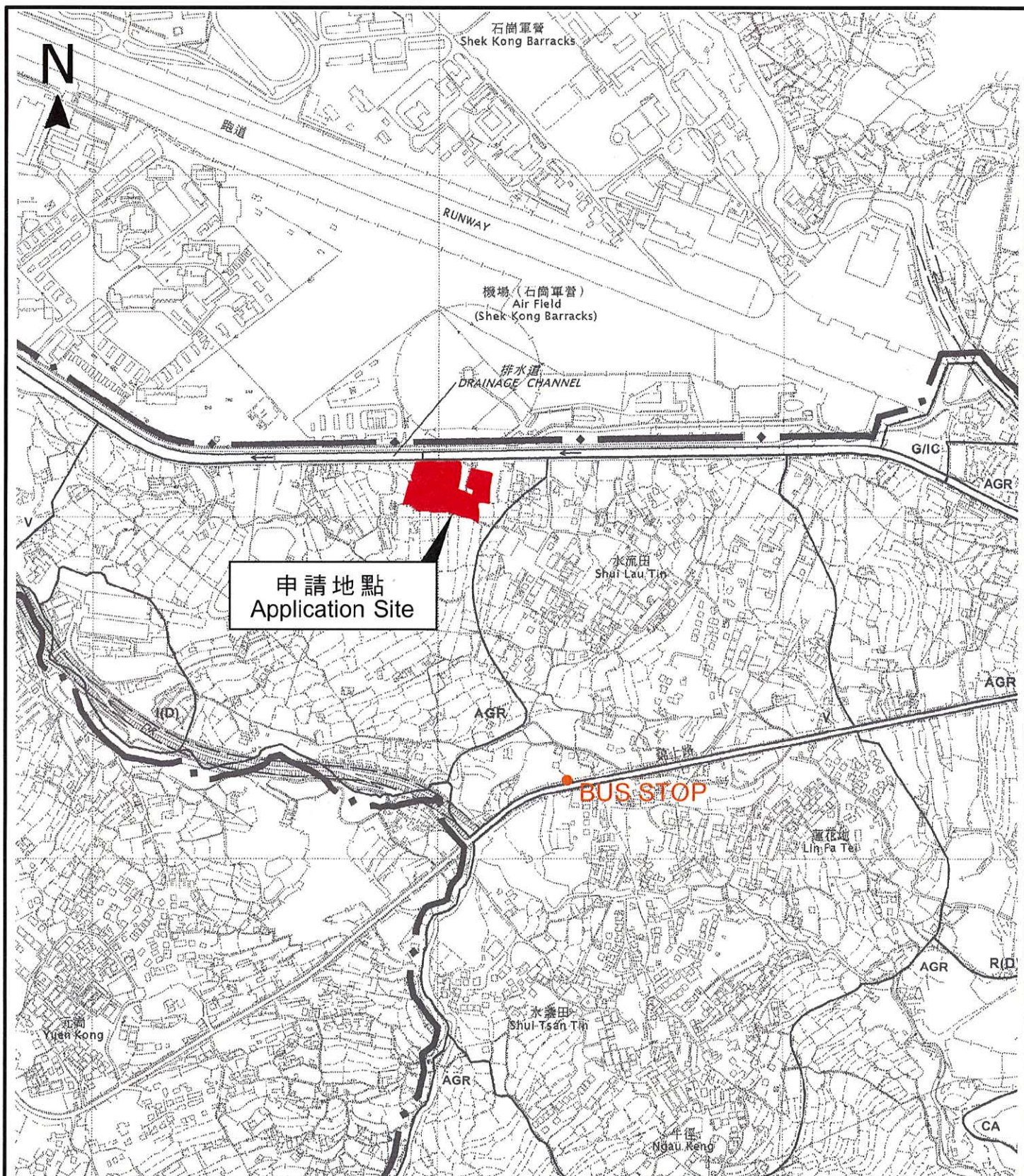


Remarks 備註:

- In
- ← Out
- 🚗 Private car

Scale 比例:





Project 項目名稱:

Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years at Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part) and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



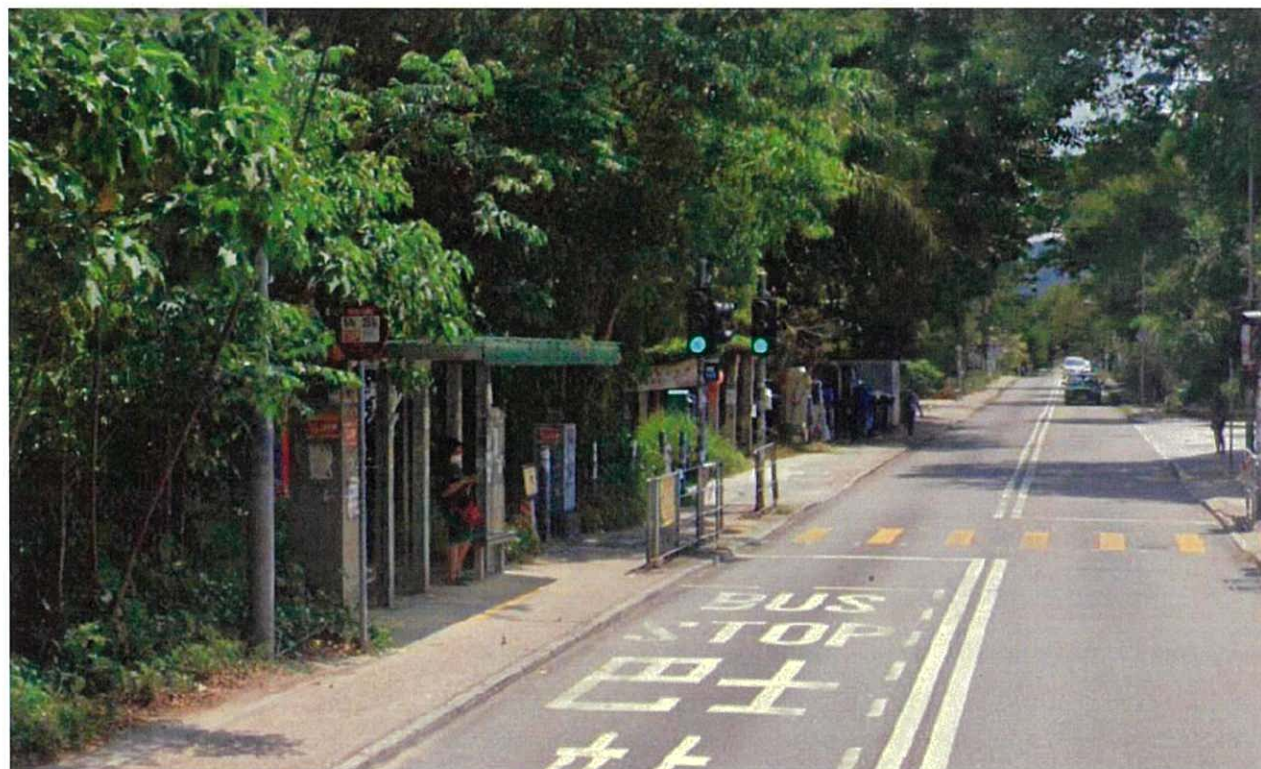
Drawing No. 圖號:

20220912

Remarks 備註:

Scale 比例:





巴士站



Buses

64K

251A

E36P



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



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

Cc:

Bcc:

Subject: 回覆: planning application no. A/YL-SK/337, comments from DLO/YL of LandsD

From: Chong Hermose

- Sunday 18/12/2022 23:24

History: This message has been replied to and forwarded.

2 attachments



Responses to Lands Dept\_2022.12.16.pdf附件1: Lot 1001 & 1006 to Lands District Office\_27Jan2022.pdf

規劃處：

尹生，您好。

現附上回覆地政處的意見。

一般而言，在農地上興建臨時構築物，如在沒有規劃許可的情況下，地政處是不會批出任何waiver的。

參考其他個案，很多規劃申請的申請地點在未批出前都有違例構築物，然後在批出後才按照機制向地政處申請上蓋物的「規範化申請」。

本公司亦做過幾個類似申請，亦能獲地政成功批出waiver。（A/YL-SK/324, A/YL-NSW/296, A/YL-MP/324, A/YL-LFS/410, etc....）

而 A/YL-SK/337也是同樣的情況，只是之前因需處理其他部門的意見而拖延了規劃申請的上會時間，導致地政有這個負面意見。

如要把構築物移除，等批出後再興建（可能是1-2個月內），實在不符合經濟效益，亦會產生大量泥頭垃圾，破壞和影響附近的村民、交通和周邊環境。

我明白如有部門有負面意見，城規會委員可能會有問題，但這個負面意見屬minor的，而且該構築物沒有即時危險，並可以透過附帶件處理。

申請人以性命保證一定會向地政處進行規範化申請，貴處能夠把這個列入「附帶條件」，並在最短限期內執行。

希望您能和上司溝通這個情況，酌情處理這個負面意見，申請人之前申請已無法上會，希望是次申請在星期五能如期上會，萬分感謝。

如有什麼問題，請隨時聯絡我，謝謝。

Ms Chong

## Planning Application No. A/YL-SK/337

Table A: Responses to Lands Departmental Comments (dated 16.12.2022)

	Departmental Comments	Responses
(1)	The application 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.	申請人知悉，如獲批後會向地政處申請上蓋的短期豁免書。
(2)	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot Nos. 1001, 1002 and 1006 in D.D. 106 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	申請人知悉以上 3 個地段有未經批准的構築物，之前申請人一直透過顧問公司向城規會申請規劃許可（其後便會就立即向地政處規範化申請上蓋），唯一一直未能成功批出，所以延誤至今仍未處理該違契事宜。申請人深感歉意，並非對該管制行動坐視不理，前顧問公司在 2022 年 1 月曾去信貴處，告知以上地段正在申請規劃許可，希望能得到寬免暫時不用拆除該等違例構築物，請看附件 1。 與此同時申請人亦努力處理規劃申請的程序，希望能早日獲批。
(3)	Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to this office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by Lands Department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the Lands Department.	今次申請人委托另一間顧問公司重新在 2022 年 9 月入規劃申請，並已處理大部份負面意見（只欠貴處的），希望這次能順利批出。 如有幸獲城規會批出臨時的規劃許可，申請人承諾和保證會按照批准的平面圖向地政處申請所有違例構築物的規範化申請，為了加強申請人的執行力，城規會可以把這項規範化申請列入附帶條件之一，並以最短的 3 個月期限要求申請人執行，申請人亦承諾會承擔所有規範化申請的罰款（如有）和短期豁免書的全部費用，懇請地政處能諒解申請人的情況，並非對貴處的命令坐視不理，只是之前的申請方案未能成功上會，而這次申請人終於處理那些部門的意見。 最後，申請人希望地政處能考慮是次個別情況，原諒和寬限是次違例情況，申請人會盡快糾正的。

Our Ref: HK/NT/LD/004/L1  
LD Ref: (30) in DLOYL 56/YLE/2021

27 January 2022

District Lands Office, Yuen Long  
7/F & 9/F. – 11/F., Yuen Long Government Offices,  
No.2 Kiu Lok Square, Yuen Long, N.T.

**By Mail**

Attn: Mr. Tseng

Dear Sir/Madam,

**Re: Lot No. 1001 & 1006 in D.D. No. 106 (Yuen Long, New Territories)**

We are the architect appointed by the owner to handle the captioned advice letter.

We refer to your letter dated 26 October 2021 regarding Structure erected on the said properties without your approval. On behalf of the owners, I would like to apply for exemption of removal of the said structure to the captioned premises, due to we are applying for Section 16 of town planning ordinance to change to use from "agriculture" to "temporary tent camping ground" and "recreational facilities", which includes the said structures. Please consider our request.

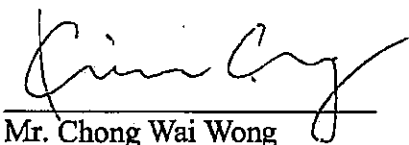
Please also note that there is no imminent danger of the subject structures at the moment in according to my recent inspection.

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

**Similar Applications within the same concerned “AGR” Zone**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/YL-SK/317	Proposed Temporary Tent Camping Ground for a Period of 3 Years	29.10.2021
A/YL-SK/324	Proposed Temporary Holiday Camp and Ancillary Teaching Centre and Office for a Period of 3 Years	1.6.2022



**Government Departments' Comments**

**1. Land Administration**

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

- the application site (the Site) comprises an Old Schedule Agricultural Lot 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;
- LandsD has grave concerns that given there are unauthorized building works and/or uses on Lot Nos. 1001, 1002 and 1006 in D.D. 106 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD; and
- should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective;
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient maneuvering space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.

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

- the access arrangement to the Site should be commented by TD;
- HyD does not and will not maintain any access roads connecting the Site with Shek Kong Airfield Road; and



- adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

### 3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was one miscellaneous substantiated complaint received in 2021 concerning the Site in the past three years. The complainant claimed that the subject premises was used illegally for entertainment/leisure purposes (camping and BBQ site), and suspected that the wastewater treatment system may be improper. Four inspections were carried out in total, and during the inspections, it was found that the sinks of the camping site were connected to the rain water channel and into the nearby nullah, but no ongoing discharge was detected. The person in-charge was advised to rectify the problem, and per the final inspection, the sinks were correctly connected to the septic tank instead. No prosecution action was initiated.

### 4. Landscape

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in an area of rural landscape character comprising of farmlands, vacant lands, village houses, temporary structures, airfield and scattered-tree groups. The proposed development is not incompatible to the surrounding landscape character;
- according to sites photos taken in November 2022, the Site is partly covered by lawn, partly hard paved with some temporary structure and holiday camp is in operation. Some existing trees were observed within the site boundary. According to the application form, no tree felling is involved. Significant adverse impact on landscape resources within the site arising from the proposed use is not anticipated; and
- the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works.

### 5. Agriculture and Conservation

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

- the Site falls within an area zoned “AGR” and is generally vacant. Agricultural activities are found in the vicinity and agricultural infrastructures such as water source and road are available. Therefore the Site is suitable for agricultural rehabilitation for various types of agricultural activities such as open field cultivation, plant nurseries, greenhouses etc. The proposed development is not supported from agricultural

perspective; and

- he has no comment on the application from nature conservation perspective. Should the application be approved, the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation.

## 6. **Drainage**

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

- no objection in-principle to the proposed development from public drainage point of view; and
- should the Town Planning Board consider that the application is acceptable, conditions should be stipulated requiring the applicant to submit a drainage proposal, and implement and maintain the drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## 7. **Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction. This includes compliance with planning approval conditions involving the submission and implementation of FSIs to the satisfaction of the D of FS or of the Town Planning Board.

## 8. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- he has no particular comment from regulatory services perspective.

## 9. **District Officer's Comments**

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

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

## 10. **Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Director of Food and Environmental Hygiene (DFEH);

- Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- Project Manager(West), Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner of Police (C of P); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the application site (the Site) comprises an Old Schedule Agricultural Lot 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;
  - LandsD has grave concerns that given there are unauthorized building works and/or uses on Lot Nos. 1001, 1002 and 1006 in D.D. 106 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD; and
  - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient maneuvering space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.
- (c) to note the comments of Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD does not and will not maintain any access roads connecting the Site with Shek Kong Airfield Road; and
  - adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to:
    - follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
    - to avoid the use of public announcement system or any form of audio



amplification system on the Site to minimise the potential noise nuisance to the surrounding residential use;

- 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 EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
  - to meet the statutory requirements under relevant pollution control ordinances.
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that 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 requirement, if any, will be formulated upon receipt of formal application via relevant licensing authority.
- (f) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works.
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant is reminded to avoid polluting or disturbing the adjacent watercourse during operation.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)Rs] respectively;
  - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on

leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
  - 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
  - detailed checking under the BO will be carried out at building plan submission stage.
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;
  - in accordance with the Food Business Regulation, Cap 132X, any person who intends to sell non-bottled drinks, frozen confections, milk, food sold by means of vending machine or other restricted foods at any premises must obtain a permit relevant to the type of the proposed business before commencement of such business. If a permit is granted by FEHD for a machine selling an item of restricted food, the permit will cover the permission to sell that item of restricted food and the permit will be endorsed to this effect. At present, a permit is not required if the machine is used for selling:-



- (a) drinks and sterilized milk in original sealed bottles or containers; and/or
  - (b) cakes, biscuits, confections or food of the like nature in original sealed wrappers or containers.
- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
  - if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.





有關申請編號: A/YL-SK/337  
致:城市規劃委員會

敬啟者:

本人反對上述申請編號: A/YL-SK/337 擬建之項目, 本人認為所申請地段範圍接近民居會造成滋擾, 並且此地段正位於行人及車輛出入過橋通道, 到時車流人流增加將會嚴重影響居民及車輛出入引起非必要之危險。

況且此申請地段範圍由年多前已開始違規違法建設, 並且非法無牌經營取酬至今。此地段現時仍在不斷非法建設中, 為何地政處及規劃處並沒有嚴正執法禁止此等非法行為, 還接受此等違規者之申請, 是否存在包庇縱容。

水流田居民  
黃太

2022 年 12 月 2 日

致：城市規劃委員會

有關：申請編號：A/YL-SK/337

日期：2022年11月21日

敬啟者：



本人是水流田村居民，就上述申請提出反對及投訴，此宗申請之地段正處於水流田村居民及其他外車輛、校車等之出入要塞過橋通道。如批准渡假營設施，定會引致人流車流增加，大大影響居民出入，由於那處並沒有行人路設施，到時人車爭路造成危險，並會引致不必要之爭執。況且那地段接近民居，每逢節日、週末及公眾假期定必人流車流增加往來聚集那處燒烤露營集會，人流複雜，相當嘈吵喧嘩，製造噪音影響鄉村寧靜環境，另外還會產生相當多垃圾而違規棄置，大大增加政府收集垃圾之工作量，浪費公帑。故此本人提出反對並認為此地段並不適合申請作為渡假營設施或其他商業用途。此地段為農地，應歸為農業用途，並不可作為商業遊樂設施賺取金錢之用途。希望貴委員會基於以上提出之反對理由，不予批准此項申請。

另投訴：上述申請之地段年多前至現時<sup>仍不斷</sup>處於違規填地建設並非法經營中，地段內放置大量貨櫃並改裝成可以居住之樣子。本人每次經過該地段都見多部私家車停泊在內，並見多人在內遊玩燒烤。此地段之違規經營者一邊申請一邊非法經營，為何會這樣？我本人聽本村其他村民知道有村民曾作此等投訴，為何規劃處及地政處並沒有作出行動去嚴正處理？此地段違規情況已有年多了，還不斷非法建設中。此致

水流田村居民：蔡小姐



致城市規劃委員會

申請編號 A/YL-SK/337



敬啟者

本人反對有關在以上申請地段之農地改變有關用途，反對原因理由如下：

以上農地改變作為以上用途不合適因為民居，道路路口。有不知名外來人事作樂不適齡影響當地村民日常生活，影響治安，增加人口壓力，增加垃圾影響民生清潔，影響消防，影響居民平靜生活也影響環保問題等等。

首先申請單位，已在農地上先破壞已建築在農地上已作業，停泊車輛，在未批准土地上非法取西州，放置大量違規貨櫃及違章建築物，未經政府有關部門批准而作業及居住，已不合法。



②  
另小疏田村道路不足而申請單位在路口，而  
有道橋 N1027，只能給 7m 以下車輛使用方便居民  
出入，而日常用還可，所以不適合車長七米車如旅  
遊車及長貨車出入。但經常已有違規車輛出入  
已令橋負荷過量，所以以上地段已不適作旅  
遊要樂，燒烤露營停車場之用途。

而有關申請單位，現已違規使用之役農地，  
而产生大量垃圾影响居民日常生活增加  
政府資源處理垃圾，另重要的事就  
有關申請單位之農場~~地~~地已發生衝突事件  
也會另警方增加巡邏，這是不必要另加警  
力之日常運作加強，保護村民。

小疏田居民

鄧小姐

2/12/2022

致：城市規劃委員會

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日期：2022 年 12 月 5 日



有關：申請編號 A/YL-SK/337 擬議臨時度假營連  
附屬設施（下稱「申請編號」）

本人是水流田村的居民，就申請編號提出反對  
意見及投訴，要點如下：-

1. 水流田村的居民出入，或及車輛出入主要是  
用連接於石崗機場路的一度大鐵橋。而該度  
大鐵橋的出入口就與申請編號的距離太接近。  
同時，有很多居民在該段路跑步，散步，騎  
單車等。〔附圖 A 及 B〕所描述的就是水流  
田村的居民，或及車輛都會在圖表上箭嘴所  
示的位置通往至上述的大鐵橋作交通往來。  
因此，如興建度假營的話，這樣會增加車輛  
及人群往來，會形成令路面超重的壓力及人



# 附圖A

車輛出入的路口

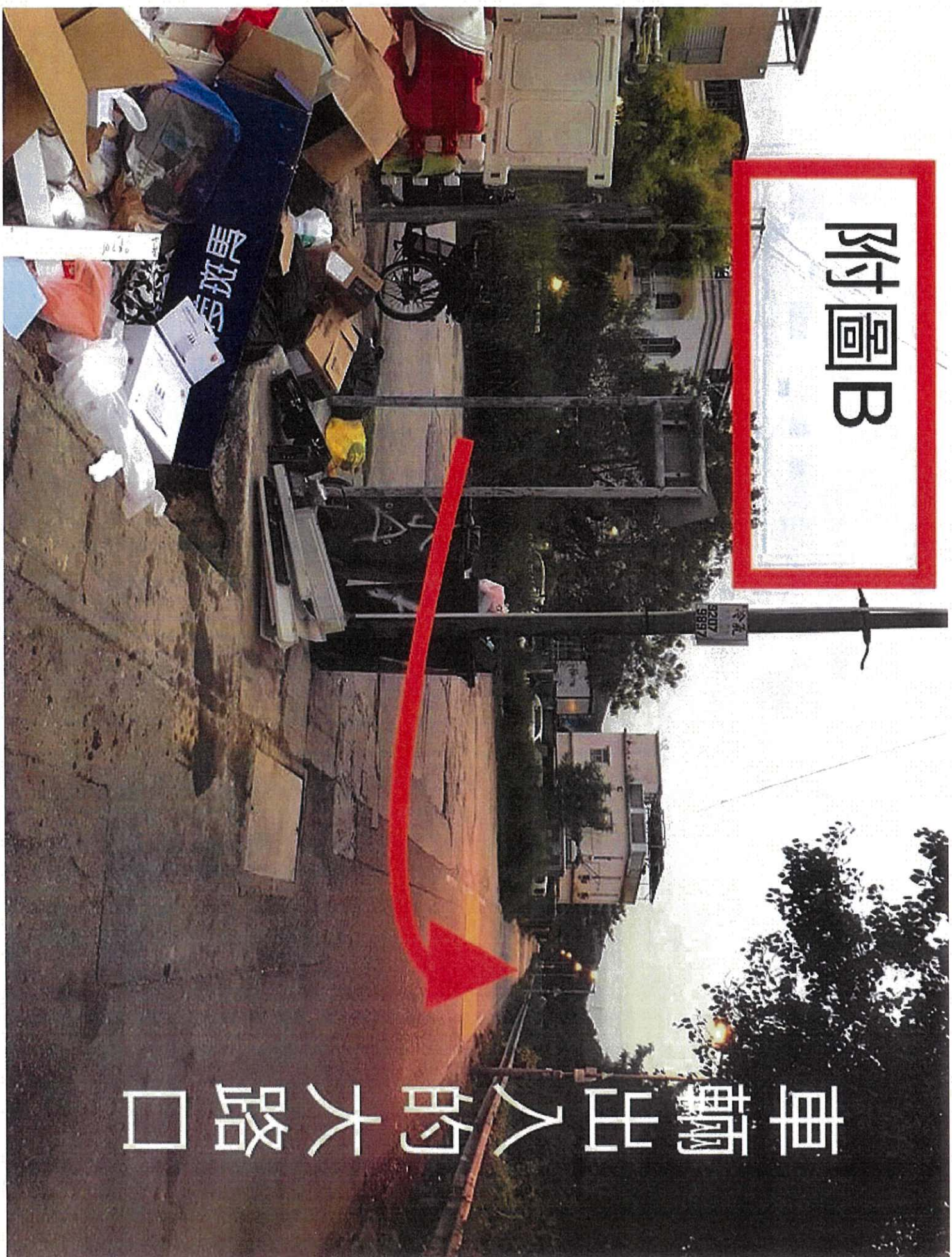
旁邊是  
垃圾堆  
積如山  
的地方





附圖B

車輛出入的大路口





群增加，就會產生車輛擠塞及人流量，危害居民及意外都會發生的。事實上，水流田村至今從未有將路面劃分成附設有行人路徑、單車路徑及避車處的設施等。就這點已大大影響及危害居民的安全，及不適宜興建臨時度假營連附屬設施。

2. 根據本人所知已有一個名叫白泥部落（Pastoral Glamping）（疑似是無牌經營）的度假營位於鄰近申請編號的，而該度假營至今仍在經營及營業中。皆因如此，該度假營亦帶給水流田村有很多居民的投訴及不滿，大大嚴重影響整個水流田村的環境衛生、環境心態及居民的日常生活等，這些都會令居民擔心會有危害自身及家人安全的負面情緒產生。
3. 基本上，水流田村是沒有一個完整的由政府興建的垃圾站。所有居民的屋企內外之垃圾，會把它棄置於附近的垃圾桶處。所見及描述的垃圾點是位於〔附圖 A〕圓圈箭嘴所指的路口旁邊，所以有些居民會將他們的垃圾棄

掉在此垃圾點。（在上述有垃圾桶，亦不是每個家庭門前會放置的）。有見及此，上述的度假營與上述的垃圾點的距離相近，因此該營地的工作人員經常在日間及深夜，用小型運貨車將營地的垃圾一袋一袋用黑色膠袋包紮完，棄掉在上述垃圾點上〔附圖 C 箭嘴所指〕。雖然圖片上的黑色垃圾袋數目不多，因當日正是平日，在假日及週末會堆積如山的（數目有 50 包以上）。雖然垃圾有膠袋包紮好，因上述垃圾點經常有狗隻在此處尋找食物，會很容易將膠袋撕爛，令裡面些垃圾流出，及慢慢傳出惡臭異味！就這點已證明了上述度假營是不顧及居民的健康及感受。除了環境衛生惡劣之外，上述度假營經常有營友在營內大聲喧嘩！戴歌戴舞！非常嘈吵！令週圍的居民無法入睡及難以清靜下來，這點是很嚴重影響居民的日常工作情緒的。

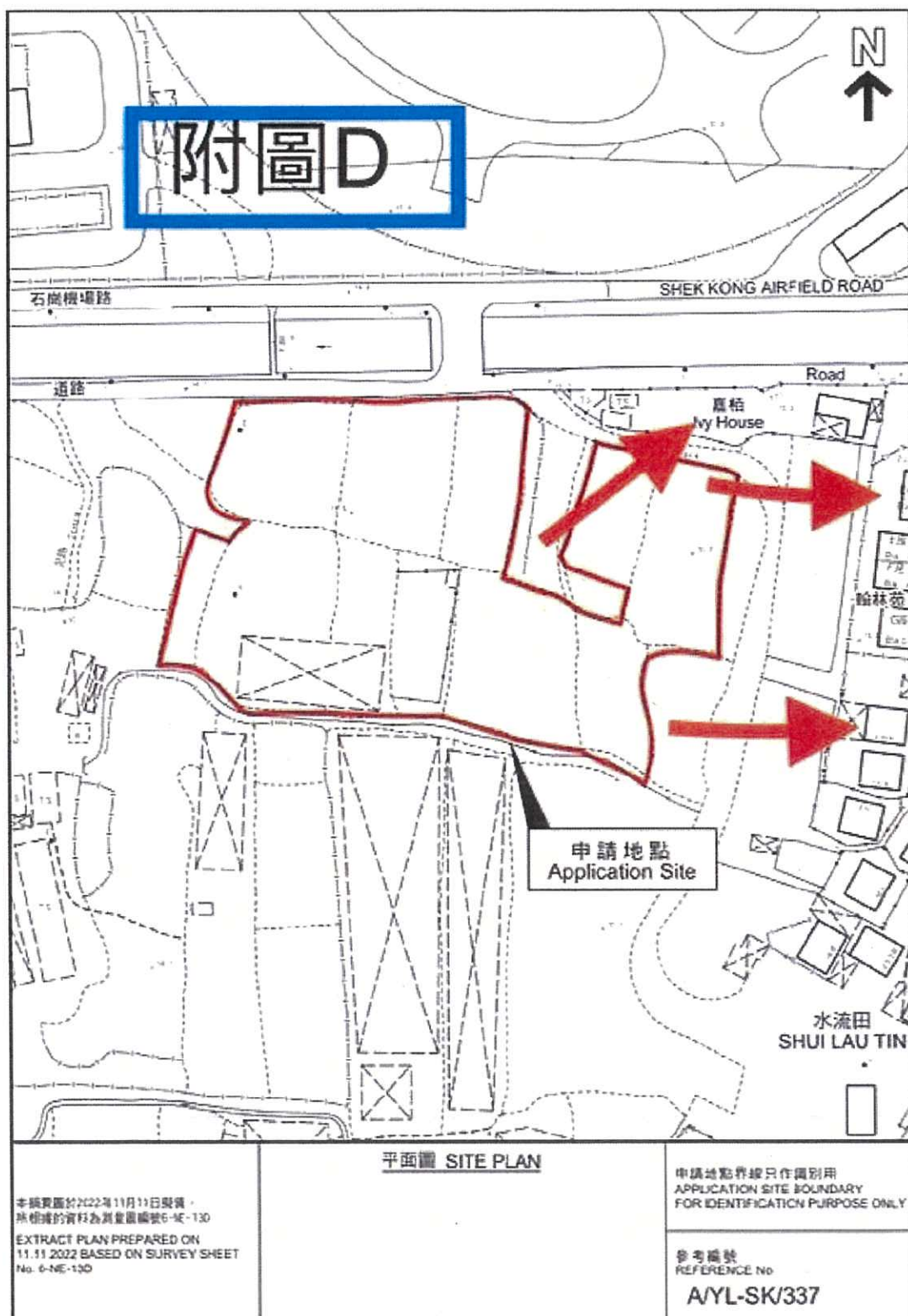
4. [附圖 D] 箭嘴所指的是申請編號 之申請地點，整個範圍太接近居民，確實地不適宜規劃出興建臨時度假營連附屬設施的。這點是非常嚴重地影響及危害居民的健康和安全。





附圖C





申請編號 Application No. : A/YL-SK/337

備註 Remarks

5. [附圖 E]圓圈所示的就申請編號文件上已劃分了兩個位置是用作停車之用，既然有停車的位置，必然會有照明系統，燈光四射，這點亦是非常嚴重影響及危害居民的健康及安全。

規劃委員會

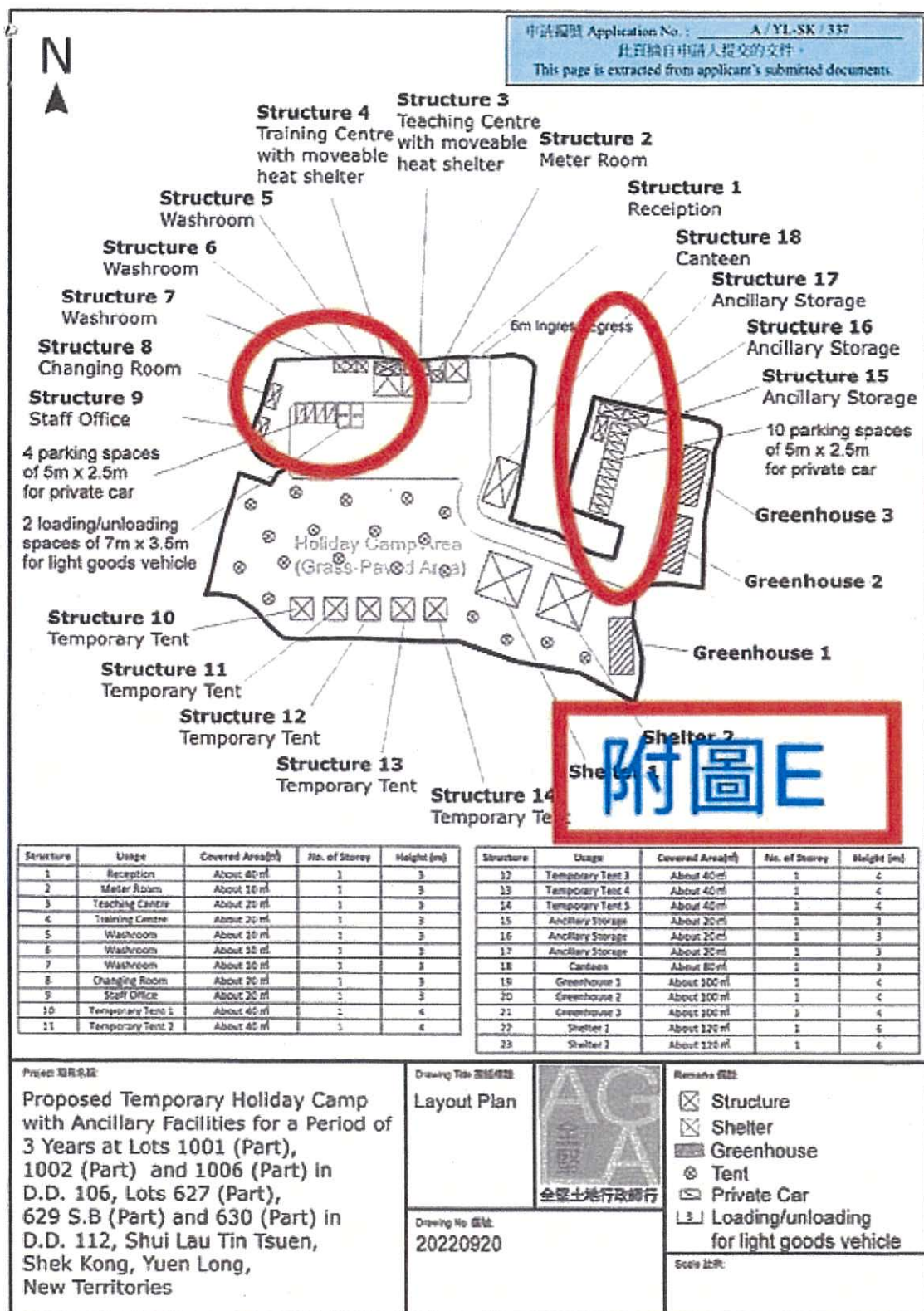
就上述以上要點的描述，謹請城市各委員，將申請編號的申請用途/發展發出不獲批准，理由就本人已經在上述要點很嚴重地描述了，在水流田村內外或鄰近都不適宜興建臨時度假營連附屬設施等。

同時，本人邀請了在水流田村的居民有 15 戶家庭（不記名的），參予及支持本人向城市委員會作出，對申請編號的提出意見及投訴。

以下是上述 15 戶家庭的發表對申請編號的不滿意見：-

- (1) 鄭先生 - 非常反對興建度假營，因會令環境污染，人流量增加，從而產生意外發生。





- (2) 張小姐 - 帶狗隻散跑步經過垃圾站，時常聞到一股惡臭味及路面有很多垃圾及十幾隻大蒼蠅飛來飛去。原來係一袋袋黑色膠袋內的垃圾被狗隻咬爛及拖出路邊，令整條路滿布垃圾及蒼蠅飛來飛去。
- (3) 李太 - 反對興建度假營，因會有很多陌生人入村，令村內的治安不好。
- (4) 陳先生 - 反對興建臨時度假營連附屬設施。
- (5) 江先生 - 是一個環保主義者。度假營應該選擇離居民遠一些，而不是靠近居民，反對興建臨時度假營連附屬設施。
- (6) 蔡女士 - 反對興建臨時度假營連附屬設施。
- (7) 石先生 - 曾任政府土地部門，極力反對水流田村內興建度假營。度假營應該在遠離民居的。
- (8) 趙太 - 反對興建臨時度假營連附屬設施。

- (9) 李小姐 - 反對興建臨時度假營連附屬設施
- (10) 郭先生 - 反對興建臨時度假營連附設施
- (11) 蔡先生 - 反對興建臨時度假營連附屬設施。
- (12) 李太 - 反對興建臨時度假營連附屬設施
- (13) 許小姐 - 反對興建臨時度假營連附屬設施。
- (14) 林先生 - 反對興建臨時度假營連附屬設施。
- (15) 劉先生 - 反對興建臨時度假營連附屬設施。

- 完畢 -

葉先生



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**KFBG's comments on two planning applications**

05/12/2022 10:46

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

2 attachments



221205 s16 FTA 220c.pdf 221205 s16 SK 337.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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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](mailto:tpbpd@pland.gov.hk))

5th December, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years**  
**(A/YL-SK/337)**

1. We refer to the captioned.
2. We urge the Board to reject this application as the proposed use is not in line with the planning intention of the Agriculture (AGR) zone. We also urge the Board to consider the potential cumulative impact on the AGR zone of concern of approving this application as the approval would set a precedent for similar applications.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden


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**Fwd: A/YL-SK/332 DD 106 and 112 Shek Kong TENT CITY**

05/12/2022 03:14

From:

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

File Ref:

1 attachment



Shek Kong Barracks - Google Maps.pdf

A/YL-SK/337

Lots 1001 (Part), 1002 (Part) and 1006 (Part) in D.D. 106, Lots 627 (Part), 629 S.B (Part), and 630 (Part) in D.D. 112, Shui Lau Tin Tsuen, Shek Kong

Site area: About 6,840sq.m

Zoning: "Agriculture"

Applied use : 24 Tents / Canteen / 3 Greenhouses / 16 Vehicle Parking / **Filling of Land ??? sq.m**

Dear TPB Members,

So 332 was withdrawn and its back with an even more ambitious plan that appears to involve the filling in of the entire site.

No details provided with regard to the extent of land filling.

No data on expected number of temporary inhabitants.

No details with regard to the canteen and what appear to be BBQ sites

No information with regard to sewerage, drainage, disposal of garbage, etc.

How can government depts. And TPB members consider a plan that provides nothing more than a sketchy lay out plan?

This application must be rejected and PlanD questioned re enforcement action with regard to the excavation on the site without approval.

Mary Mulvihill



**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 3 June 2022 2:27 AM CST  
**Subject:** A/YL-SK/332 DD 106 and 112 Shek Kong TENT CITY

A/YL-SK/332

Lots 1001, 1002 and 1006 in D.D. 106 and Lot 627 and 630 in D.D.112, Shek Kong

Site area : About 6,366.46sq.m

Zoning : "Agriculture"

Applied use : 28 Tents / Eating Place / 69 Vehicle Parking / **Filling of Land**  
**2,328sq.m**

Dear TPB Members,

Application 304 was withdrawn and now a larger footprint and more ambitious plan. Hobby Farm abandoned and now it's the latest kid on the block, Holiday Camp.

Strong objections.

The proposal to cover over 6,000sq.m of agricultural land at a time that a severe food shortage is being predicted is nothing short of shocking. Hong Kong is dependent on imports for most of its produce, and this will place the city in a very negative position. A smart government would already have a task force in place to find solutions and patriotic land owners would be busy preparing arable land for crop production.

Then there is the issue of National Security. The site is adjacent to the Shek Kong airfield. Certainly not an ideal location as it could allow the terrorists we are constantly been advised are circulating in our community to spy on and perhaps mount an attack on the airfield. Preposterous? Not if you listen to the daily warnings from the police and our Secretary for Security.

As for the plan itself. 28 tents but 69 vehicle parking. So how large would the tents be? 3,500+sq.m works out at around 120sq.mts per tent.

No mention of showering facilities, drainage, disposal of grey water, etc

The a 4 container eating place, again no mention of hygiene, how they would be powered, drainage, dishwashing, etc. No mention of the considerable garbage

that would be generated. We are now in post Covid, nothing less than the most stringent standards can be acceptable for eateries.

2,300+sq.m of the site to be filled in but Applicant warbles on about the "greenery area".

The prime intention would appear to be in fact to provide a parking facility and some ramshackle food counters along the main road.

Destroy to build indeed. Members should ask if any enforcement action has been taken with regard to the damage already inflicted on the site.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 28 April 2021 3:58 AM CST  
**Subject:** A/YL-SK/304 DD 106 and 112 Shek Kong

A/YL-SK/304

Lots 1001, 1002 and 1006 in D.D. 106 and Lot 630 in D.D.112, Shek Kong

Site area : About 5,544.18sq.m

Zoning : "Agriculture"

Applied use : BBQ, Picnic Area and Hobby Farm / 40 Vehicle Parking

Dear TPB Members,

Strong objections, this is clearly a "Destroy to Build" application. Although there is no history of approvals, the site has been trashed. There is ongoing agricultural activity close by indication that the land was equally fertile.

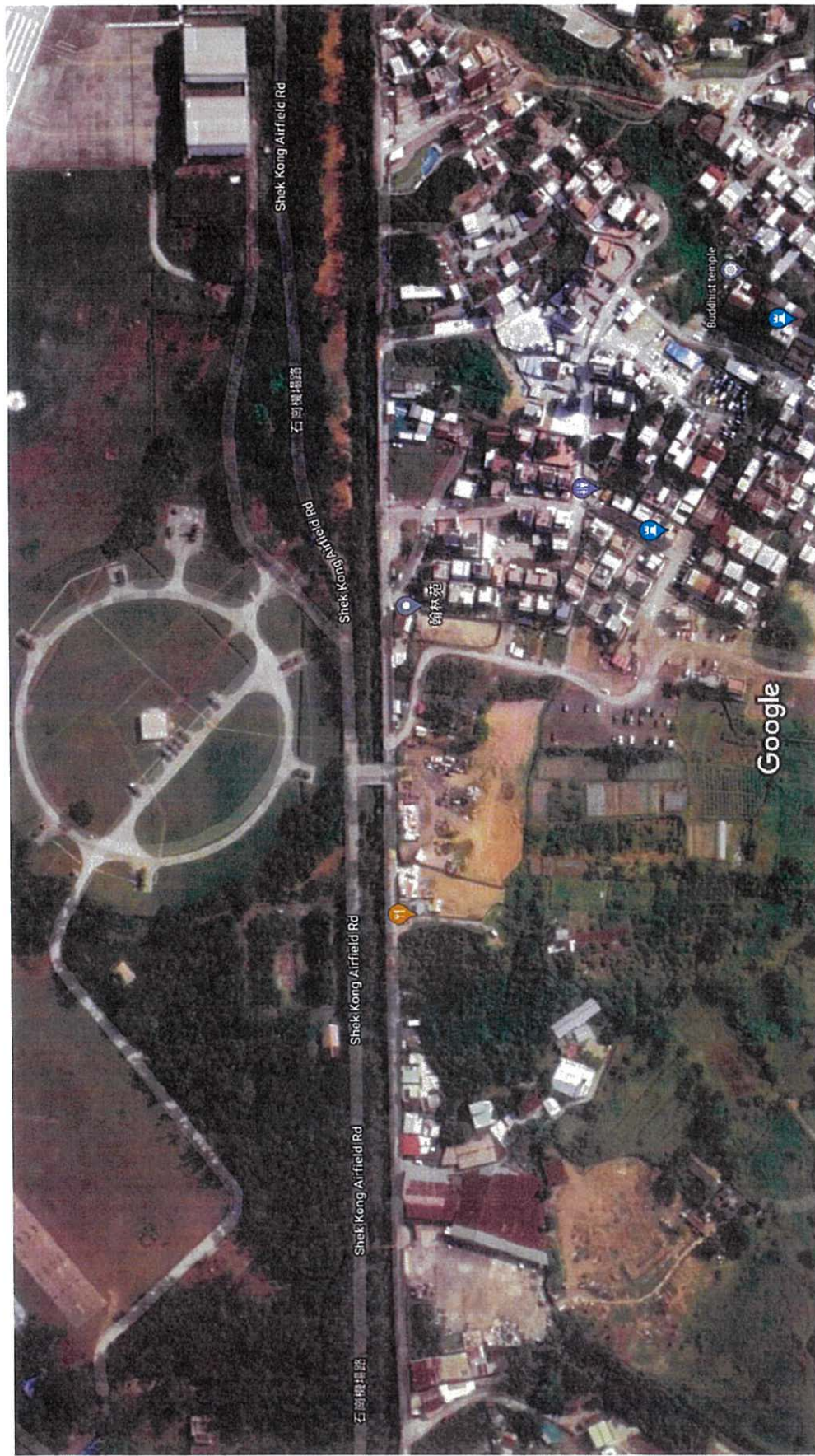
The Hobby Farm has been thrown in to gain some brownie points.

Members must reject this application.

Mary Mulvihill



# Google Maps Shek Kong Barracks



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021

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**Comments on the Section 16 Application No. A/YL-SL/337**

06/12/2022 18:34

A/YL-SK/337

From: "Kristy CHOW"  
To: <tpbpd@pland.gov.hk>  
Cc: "Roy Ng" <roy@cahk.org.hk>  
File Ref:

1 attachment



TPB20221206(SK337).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,  
Chow Oi Chuen (Ms.)  
Campaign Officer  
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社 Since 1968

The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port  
Road, Kwai Chung, New Territories, H.K.  
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
電子郵件 E-mail: cahk@cahk.org.hk

6<sup>th</sup> December 2022

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-SL/337

The Conservancy Association (CA) OBJECTS to the captioned application.

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

According to the approved Shek Kong Outline Zoning Plan No. S/YL-SK/9, the planning intention of agriculture 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”*. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 15.2% of paved area with 23 one-storey structures. We do not think such plan is in line with the planning intention.

**2. Adverse environmental impact**

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

- No plans on land recovery: Various structures/uses, including site reception, storage, toilet, changing room and rain shelter uses, and so on, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Sewerage impacts: According to the application, we cannot see any details of the proposed washroom, such as design; collection, treatment and disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems.
- Lacking details of drainage design: The application fails to demonstrate that filling of land would not cause adverse drainage and environmental impacts on the



長春社 Since 1968

**The Conservancy Association**

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Road, Kwai Chung, New Territories, H.K.  
網址 Website: [www.cahk.org.hk](http://www.cahk.org.hk)

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

surrounding farmland.

- Light and noise pollution: The application mentioned that the proposed site will be opened 24 hours daily including public holiday. Therefore, light and noise pollution generated from various activities would be highly inevitable. Unfortunately, no attempts have been proposed to tackle such disturbance.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.
- 

### **3. Undesirable precedent for similar applications**

This site has been subject to land formation and vegetation clearance (Figure 1-4) since 2019. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that *“the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”*. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association



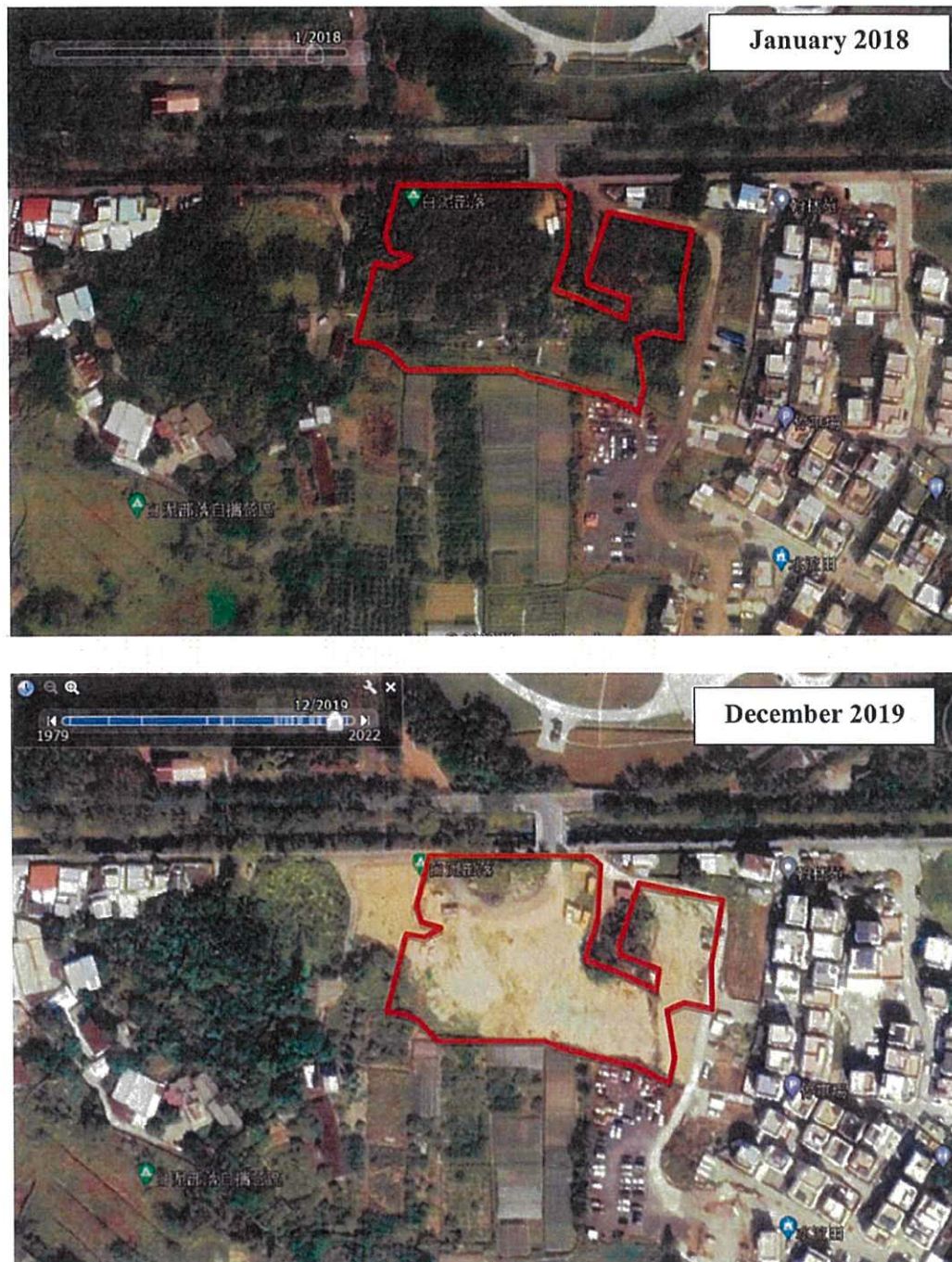


# 長春社 Since 1968 The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室  
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**Figure 1-4** According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since 2019. It is suspected that this is a case of “destroy first, build later”







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The Conservancy Association

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**A/YL-SK/337**  
02/12/2022 13:10

From: "Cynthia Tung (Conservation)"  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>  
File Ref:

1 attachment



s16 A\_YL-SK\_337 20221202\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.

See attached file:

s16 A\_YL-SK\_337 20221202\_WWF.pdf

Thank you for your attention.

Yours faithfully,  
Cynthia Tung

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)





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世界自然基金會  
香港分會

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萬泰中心 15 樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

WWF-Hong Kong

電話 Tel: +852 2526 1011  
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wwf@wwf.org.hk  
wwf.org.hk

1 December 2022

**Chairman and members**  
**Town Planning Board**  
15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years in "Agriculture" in Shek Kong in Yuen Long (A/YL-SK/337)**

WWF would like to lodge an objection to the captioned proposal.

**Suspected unauthorised development and illegal land use**

By comparing the location plan and site plan in the gist of the captioned application with satellite images retrieved from Google Earth, it seems likely that the affected areas detailed below match with the boundary of the application site.

Until at least December 2002, the application site was covered with vegetation and partially used for agriculture (Fig 1). By August 2011, about half of the application site had been devegetated leading to massive habitat destruction and a structure had been erected at the south-west corner of the application site (Fig 2). By October 2014, parts of the application site had been re-vegetated and the structure removed (Fig 3) and by January 2017, the application site had been repopulated with mature trees (Fig 4). However, by November 2019, the application site had been completely devegetated once more (Fig 5). By July 2021, the application site had been partially revegetated but a portion appears covered by concrete and used for vehicle parking (Fig 6). The latest available satellite image, taken in March 2022, shows a similar situation (Fig 7).

Throughout the years, the application site has been in various states of degradation. It

**together possible™**

贊助人：中華人民共和國  
香港特別行政區行政長官  
李家超先生，大紫荊勳賢，SBS, PDSM  
主席：白丹尼先生  
行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM  
The Chief Executive, Hong Kong Special Administrative Region  
People's Republic of China  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

does not appear to have been used for any of the uses under Column 1 for “AGR” zoning nor are we able to find any approved applications for the application site to be used for any of the uses under Column 2 for “AGR” zoning. In fact, from an internet search of the area, it appears the application site is currently being used as a campsite, trading under the name “天美生態渡假營” (Fig 8) which is operated through a Facebook page entitled “天美 Sky Beauty” (Fig 9). According to Facebook posts by “天美 Sky Beauty”, the campsite is available as a venue for parties, weddings or filming and is equipped with toilet and shower facilities and air-conditioned dressing rooms and changing rooms (Figs 10 and 11).

We suspect a “destroy first, build later” approach has been adopted by degrading vegetation in order to obtain planning permission. We also query whether the applicant of the captioned proposal is connected in any way to existing campsite “天美生態渡假營” operated through the Facebook page “天美 Sky Beauty”. If so, the Town Planning Board should not be seen to “legitimise” illegal structures or land use by approving the captioned proposal.

As we do not have knowledge of the current environmental situation at the application site, we would ask the Town Planning Board to request for relevant government authorities to check whether the captioned proposal is linked with unauthorised development and illegal land use since at least 2011. If so, we would ask the Town Planning Board to proactively deter such “destroy first, build later” planning applications so as to be consistent with the Government press release on 4 July 2011 which states that *“the [Town Planning] Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”*<sup>1</sup>.

### **Planning intention of “Agriculture” (“AGR”) zoning**

The application site of the captioned proposal falls within an area zoned “Agriculture” (“AGR”) under Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9, the planning intention of which is *“primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*

---

<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

The captioned proposal is not in line with the planning intention of "AGR" zoning.

**Undesirable precedent**

Approval of this proposal would set an undesirable precedent for other similar applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,

Cynthia Tung

Policy Analyst, WWF-Hong Kong



Fig 1 Aerial view of application site and vicinity as of 30 December 2002

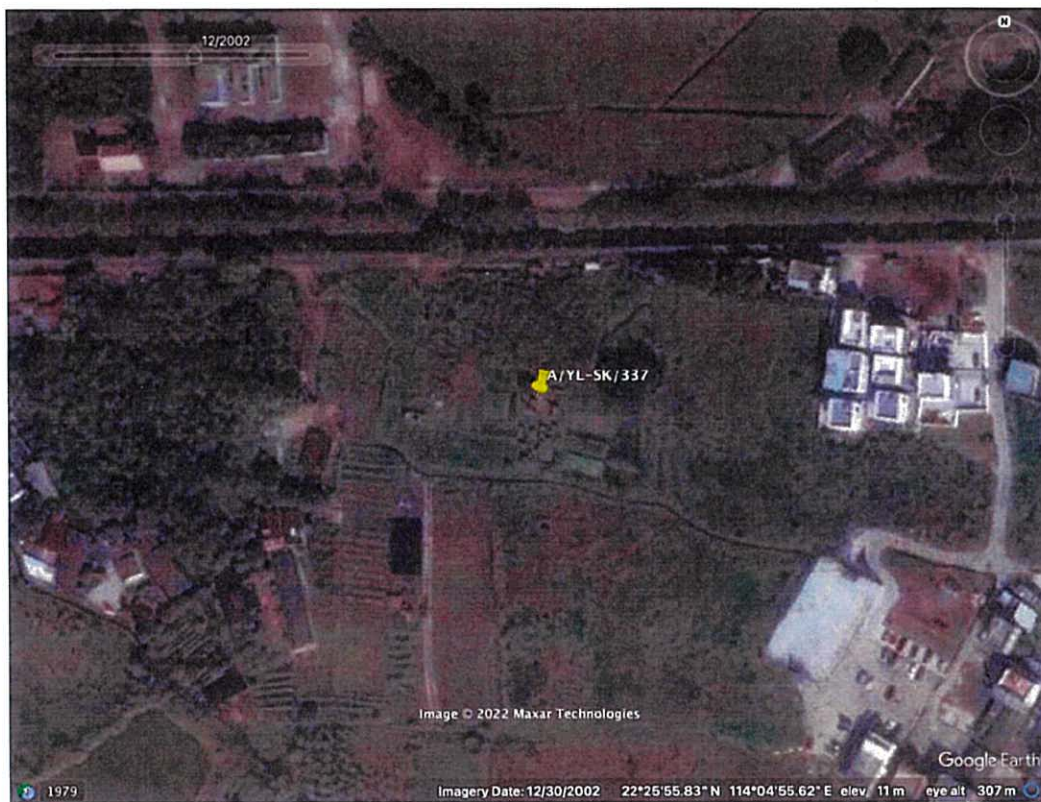


Image source: Google Earth (Accessed on 30 November 2022)

Fig 2 Aerial view of application site and vicinity as of 31 August 2011



Image source: Google Earth (Accessed on 30 November 2022)



Fig 3 Aerial view of application site and vicinity as of 12 October 2014

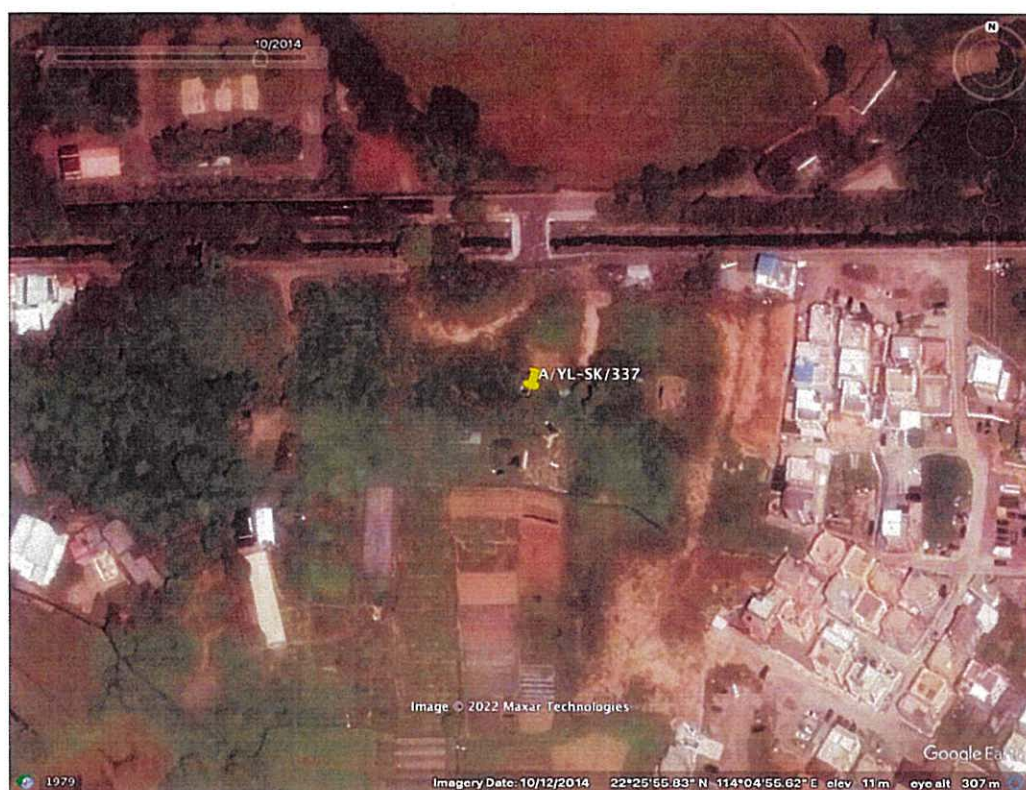


Image source: Google Earth (Accessed on 30 November 2022)

Fig 4 Aerial view of application site and vicinity as of 2 January 2017

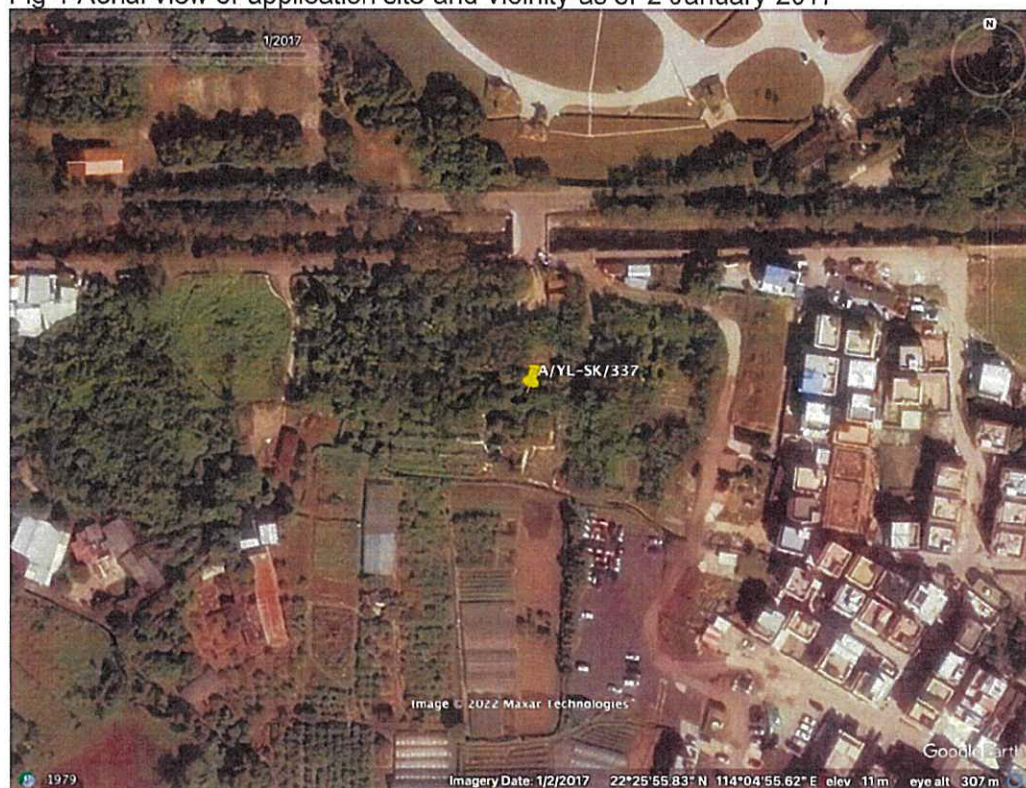


Image source: Google Earth (Accessed on 30 November 2022)



Fig 5 Aerial view of application site and vicinity as of 28 November 2019



Image source: Google Earth (Accessed on 30 November 2022)

Fig 6 Aerial view of application site and vicinity as of 22 July 2021



Image source: Google Earth (Accessed on 30 November 2022)



Fig 7 Aerial view of application site and vicinity as of 2 March 2022



Image source: Google Earth (Accessed on 30 November 2022)

Fig 8 Google listing showing location of “天美生態渡假營” at the application site

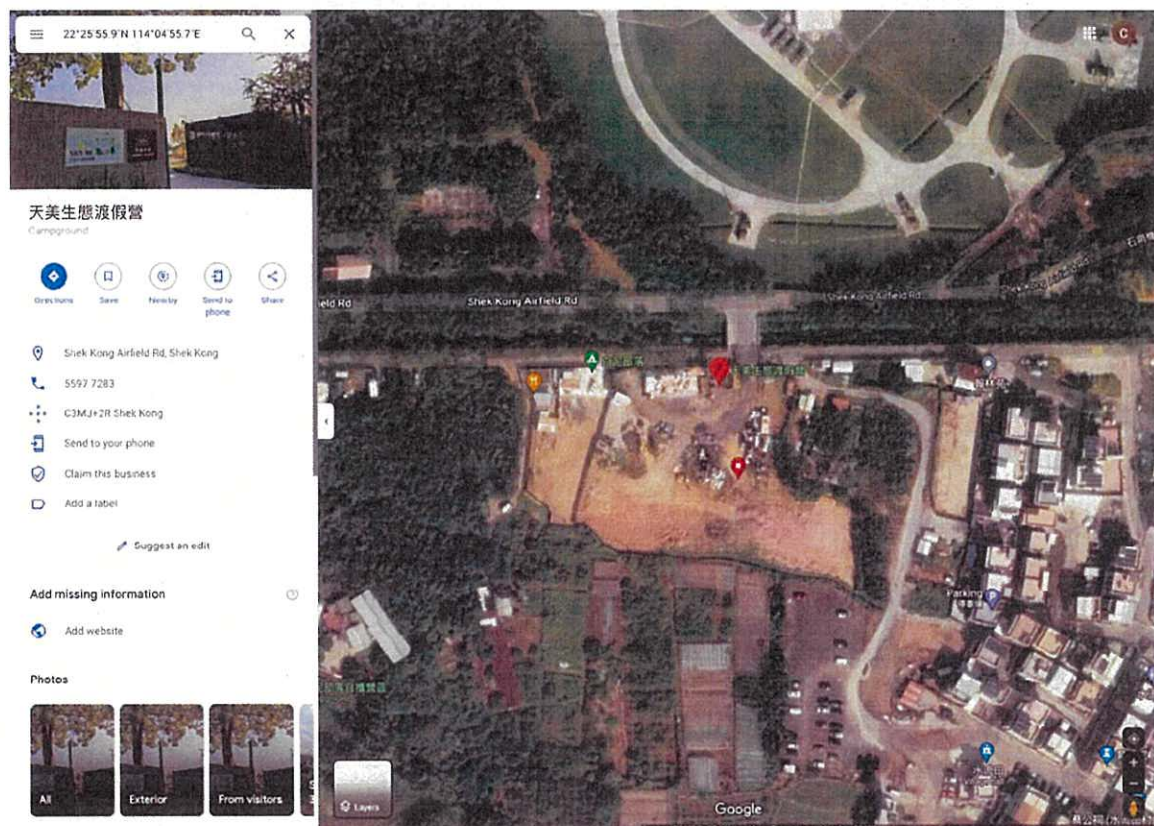


Image source: Google Maps (Accessed on 30 November 2022)

Fig 9 Facebook page of "天美 Sky Beauty"



Image source:

(Accessed on 30 November 2022)



Fig 10 Post by “天美 Sky Beauty” advertising campsite



Image source: \_\_\_\_\_ (Accessed on 30 November 2022)



Fig 11 Post by “天美 Sky Beauty” advertising campsite facilities



Image source:

(Accessed on 30 November 2022)

