

2024年 5月 17日

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

This document is received on 17 MAY 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401142 7/5 b, 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/YL-SK/374
	Date Received 收到日期	17 MAY 2024

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

1. Name of Applicant 申請人姓名/名稱

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

陳耀榮 CHAN YIU WING

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗石崗丈量約份第112約地段 第453號A分段第3小分段(部份)及第453號A分段餘段(部份) lot 453 S.A ss.3 (part) and 453 S.A RP (part) in D.D.112, Shek Kong, 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 168sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 48sq.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 2024 年 1 月 11 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 18/04/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 03/05/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling

擬議臨時康體文娛場所（休閒農場）及填土工程

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	140sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	28sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	48sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	48sq.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)

..... 構築物1：流動洗手間；1層高，面積約4平方米，高度不多於3米。

..... 構築物2：辦公室、接待處及儲物室，2層高，每層面積約20平方米，總面積約40平方米，高度不多於6米。

..... 構築物3：電錶房；1層高，面積約4平方米，高度不多於3米。

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	0
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	0
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			
星期一至星期日 上午九時至下午六時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 48 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</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>

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

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Allgain Land Planning Limited

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

Date 日期

06/05/2024

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗石崗丈量約份第112約地段第453號A分段第3小分段(部份)及第453號A分段餘段(部份) lot 453 S.A ss.3 (part) and 453 S.A RP (part) in D.D.112, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	168 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling 擬議臨時康體文娛場所(休閒農場)及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.286 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	3	
(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)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	16.7 % <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		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan, Paved Ratio Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗石崗丈量約份第 112 約地段第 453 號 A 分段第 3 小分段(部份)

及第 453 號 A 分段餘段(部份)

擬議臨時康體文娛場所 (休閒農場)(為期 3 年) 及填土工程

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 休閒農莊的營運說明-----P.3
4. 擬議發展計劃的各方面影響-----P.4-5

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丈量約份第 112 約地段第 453 號 A 分段第 3 小分段(部份)及第 453 號 A 分段餘段(部份)規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所(休閒農場)及填土工程。
2. 申請地點位於元朗南慶西路附近，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. 申請地盤面積為約平方米 168，上蓋面積為 28 平方米，露天地方面積為 140 平方米，上蓋覆蓋率為 16.7%。
4. 申請地點將會進行填土工程，填土物料為泥凝土，厚度為 0.2 米，主要用作擺放構築物和行人路的用途。
5. 申請地點將設有 3 個構築物，用途及面積如下：
 - 構築物 1：流動洗手間；1 層高，面積約 4 平方米，高度不多於 3 米。
 - 構築物 2：辦公室、接待處及儲物室，2 層高，每層面積約 20 平方米，總面積約 40 平方米，高度不多於 6 米。
 - 構築物 3：電錶房；1 層高，面積約 4 平方米，高度不多於 3 米。
6. 申請地點不涉及任何上落貨車位和停車位。
7. 擬議發展的農場預計每天最多 2 名職員及 10 名訪客。
8. 申請地點可從從南慶西路經一條鄉村地區小徑前往。
9. 擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 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。
4. 擬議發展涉及部份填土範圍，用作固定構築物，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗石崗丈量約份第 112 約地段第 453 號 A 分段第 3 小分段(部份)及第 453 號 A 分段餘段(部份)作為期不超過三年的擬議臨時康體文娛場所（休閒農場）及填土工程。

休閒農莊的營運說明

1. 擬議休閒農莊是涉及商業營運和收費的。
2. 擬議休閒農莊的營運模式：把土地分成不同的「小農田」，然後租給不同的訪客，每月收取一個固定費用，讓他們在自己租用的「小農田」內進行耕種和農業活動，定期撒種子、淋水，施肥等，待農作物收成期時，他們可以取回自己的農作物，而他們主要是種植時令蔬菜及水果。
3. 擬議休閒農莊涉及少許填土工程。
4. 擬議休閒農莊的上蓋將會由臨時物料搭建。
5. 擬議休閒農莊預計每天最多 2 名職員及 10 名訪客。
6. 申請人預計訪客會從錦上路巴士站下車（黎屋村站），然後從南慶西路經地區小徑步行前來，訪客在前往農場時需預先致電預約，每天預計不會多於 10 名訪客，同一時段不會多於 6 名訪客。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 3 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. 擬議發展的入口

申請地點可從從南慶西路經地區小徑前往，入口設有約 3 米闊的大閘讓訪客步行到農場。

3. 擬議發展的交通安排

申請地點車輛不能到達，沒有任何上落貨/停車位。

4. 環境方面

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

5. 空氣方面

申請地點是臨時休閒農場，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時休閒農場，不會有重大的噪音影響。

7. 排污方面

申請用途涉及臨時洗手間，申請人會租用流動洗手間，並定期找清潔公司來清理。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

9. 消防方面

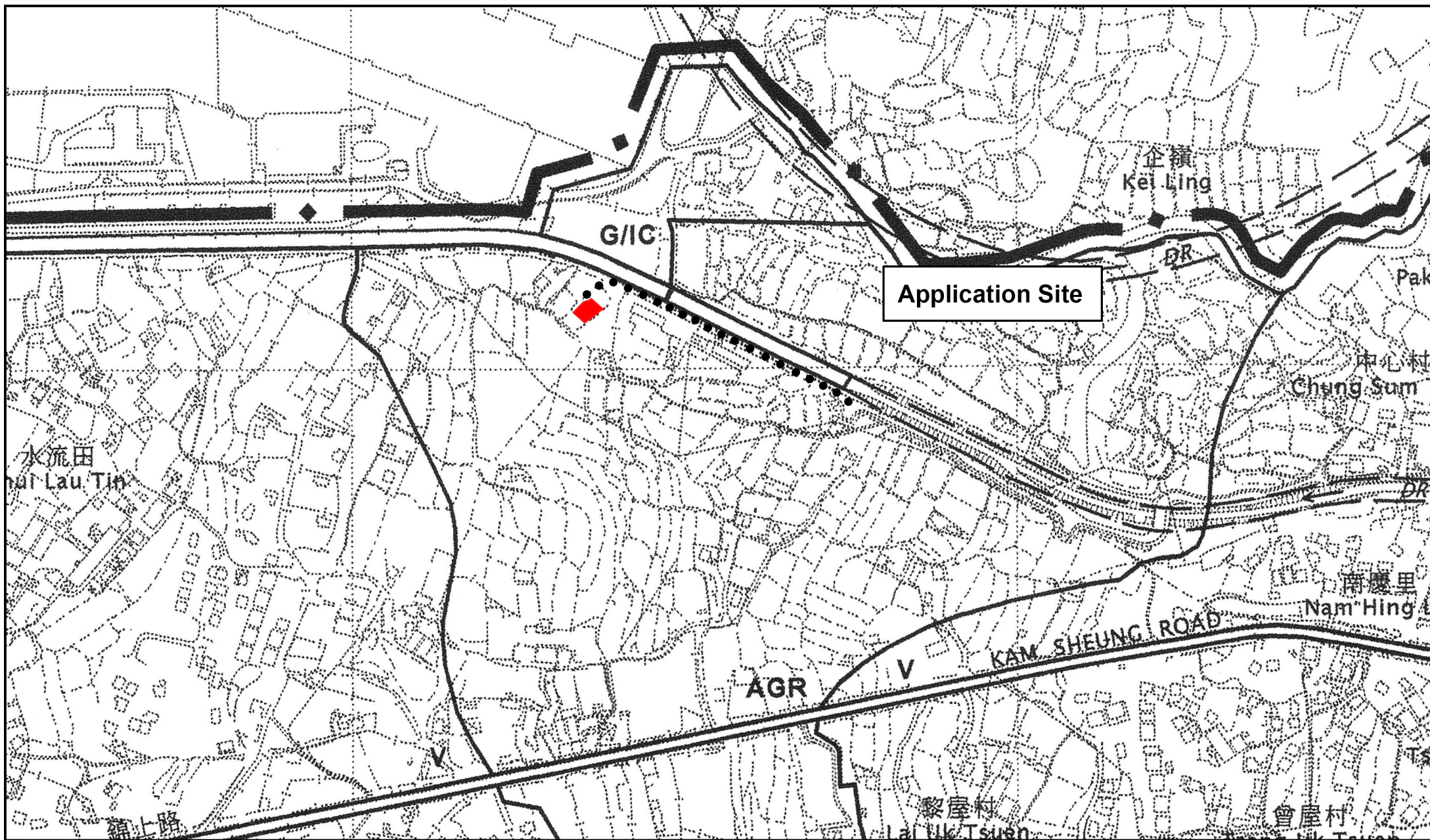
申請人會將按照消防處的指引和要求放置消防裝置。

10. 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丈量約份第 112 約地段第 453 號 A 分段第 3 小分段(部份)及第 453 號 A 分段餘段(部份)作為期不超過三年的臨時康體文娛場所（休閒農場）及填土工程。



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling at lot 453 S.A ss.3 (part) and 453 S.A RP (part) in D.D.112, Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

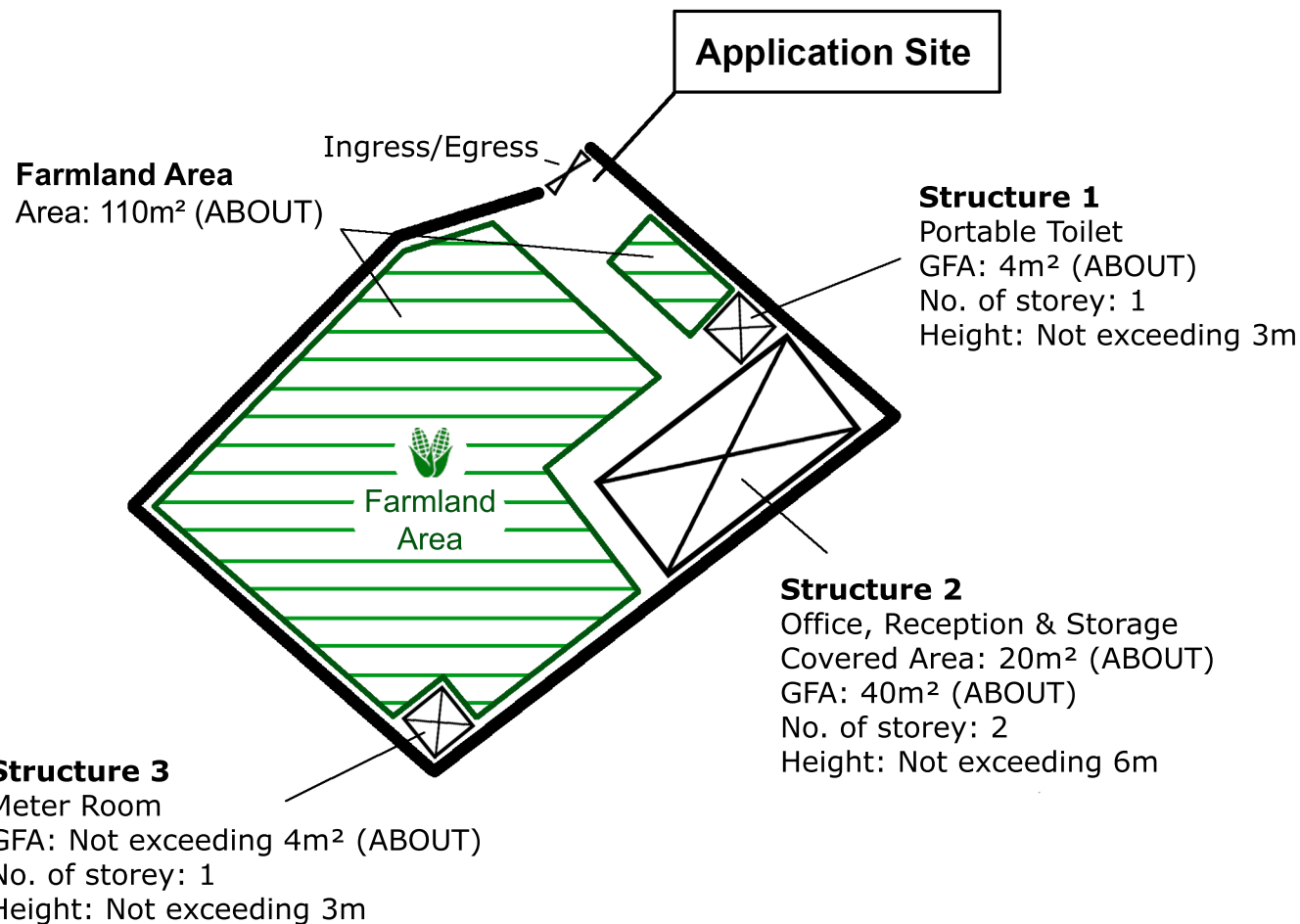
Location Plan

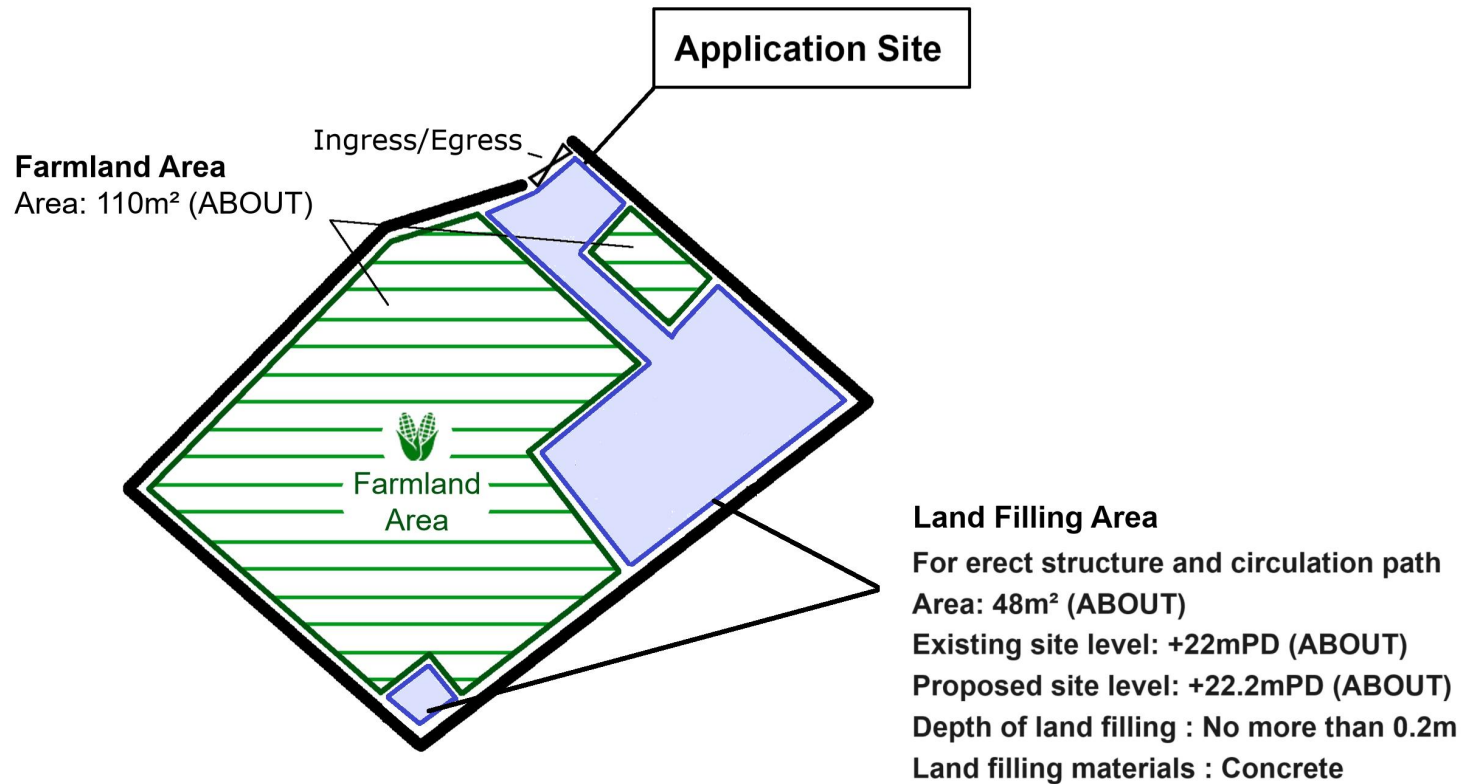
Drawing No. 圖號:

20240502

Remarks 備註:

●●● Walking access leading from Nam Hing West Road





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

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年06月21日星期五 8:59
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND
主旨: A/YL-SK/374 - 回應部門意見
附件: 回應部門意見.pdf

類別: Internet Email

城規會/規劃處：

有關規劃申請： A/YL-SK/374 ，現附上回應部門的意見，請查收。

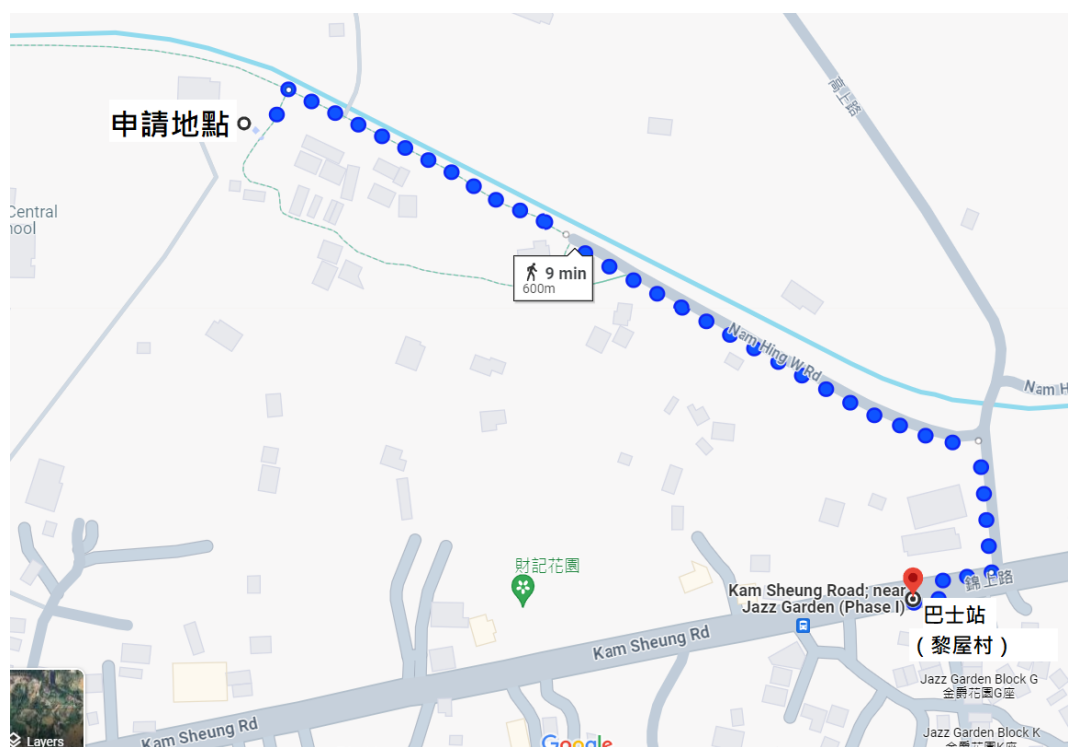
Thanks!

Ms Chong
([REDACTED])

Planning Application No. A/YL-SK/374

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Transport Department	
(1)	The applicant should justify the proposed no parking and loading / unloading considering the commute of staff / visitors and logistics;	擬議申請是休閒農莊，類近錦上路，所以職員和訪客可以乘坐交通工具前往，十分方便。至於上落貨的情況，由於農莊主要是耕種用途，訪客可自行帶走農作物，沒有上落貨物的需求，不需要上落貨位置。
(2)	The applicant should provide nearest public transport services and indicate on the layout plan;	從錦上路巴士站（黎屋村）到申請地點，步行距離約 9 分鐘，請看下圖。
(3)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	申請人知悉。



	Departmental Comments	Responses
	Environmental Protection Department	
(1)	Please clarify whether public announcement system, portable loudspeaker, or any form of audio amplification system will be used at the Site.	申請人不會在申請地點使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。

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

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年06月27日星期四 15:28
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND
主旨: A/YL-SK/374 - 補充說明
附件: 20240627-FI.pdf

類別: Internet Email

城規會/規劃處：

有關規劃申請： A/YL-SK/374 ，現附上回應部門的意見，請查收。

Thanks!

Ms Chong
([REDACTED])

Planning Application No. A/YL-SK/374

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Transport Department	
(1)	The applicant shall confirm whether loading / unloading activities would be involved in day to day operation.	申請人確定擬議發展不需要臨時上落貨車位，由於農莊規模很小，現場已經擺放一些農具，訪客來到只需要用申請地點上的農具即可，有需要訪客會自行帶走他們的農作物，並不涉及任何銷售。
(2)	The walking distance from the site to the nearest public transport is large than 500m which may attract visitors come by private car. The applicant shall taken this into consideration and seek for parking space near / within the site.	申請地點位於鄉郊地方，訪客都是熱愛種植和鄉村地方才會前來農莊進行耕種活動，新界大部份農莊都不是位於巴士站或地鐵站旁邊，10分鐘的步行距離在鄉村地方來說是十分合理，而且算方便的，很多住村屋的人是10分鐘也未必能步行回家，因此申請人認為這個步行距離對於農莊的是可以接受。 而且訪客不需要自行攜帶農具，如有需要，他們是可以使用申請地點內的工具。

Similar s.16 Application

Approved Applications

	<u>Application No.</u>	<u>Uses/Developments</u>	<u>Date of Consideration</u>
1	A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	8.1.2021
2	A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
3	A/YL-SK/306	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	11.6.2021
4	A/YL-SK/356	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	22.12.2023

Rejected Applications

	<u>Application No.</u>	<u>Uses/Developments</u>	<u>Date of Consideration</u>	<u>Rejection Reason(s)</u>
1	A/YL-SK/314	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	24.9.2021	(a)
2	A/YL-SK/322	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.2.2023 [Rejected on review]	(a)

- (a) The application site was located in close proximity to the Shek Kong Barracks. Approval of the application might result in security concerns.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises Lot Nos. 453 S.A ss.3 and 453 S.A RP in D.D. 112 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.

2. Traffic

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

- no adverse comment from traffic engineering perspective.

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

- no adverse comment on the application from highway maintenance perspective.

3. Agriculture and Nature Conservation

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

- the Site falls within the “Agriculture” (“AGR”) zone and possesses potential for agricultural rehabilitation. He has no strong view against the application for the proposed use from agricultural perspective on the understanding that agricultural activities are involved in the proposed use. Nonetheless, the Site should be reinstated upon the expiry of the planning permission; and
- no comment on the planning application from nature conservation perspective.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

5. Landscape

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a rural inland plains landscape character comprising of village houses, active farmlands, vacant lands, scattered temporary structure and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character in the proximity; and
- based on site photos taken in May 2023, the Site is fenced off, partly hard paved with some temporary structures. Some pot plants and shrubs are observed within the site. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

6. Drainage

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

- no objection in-principle to the proposed application from a drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

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 being provided to his satisfaction.

8. Building Matters

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

- no objection to the application.

9. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- Chief Highway Engineer/ Railway Development Division 1-1, Highways Department.

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with other concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the application, the lots owner(s) will need to apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - 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 construed as an acceptance of any existing building works or UBW on the application site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Nam Hing West Road; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, 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 applicant is advised on the following:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services

requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Director of Electrical and Mechanical Services that:
 - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (i) 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 latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the EPD to minimize any potential environmental nuisances;
 - the applicant is advised to avoid the use of public announcement system or any form of audio amplification system on the site to minimize the potential noise nuisance on the surrounding area;
 - the applicant is advised 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 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; and
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
 - existing raw water mains will be affected. A Waterworks Reserve of the water mains shown in the enclosed plan shall be provided to WSD. It is noted that a structure is proposed at the east side of the Site. No structure shall be

erected over this Waterworks Reserve and the applicant shall revise the layout accordingly. Such area shall also not be used for storage of car-parking purpose;

- the Water Authority and his officer and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority;
- no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan;
- the developer shall bear the cost of any necessary diversion works affected by the proposed development;
- if any of the above conditions are not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- 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.

八鄉蓮花地村

敬啟者：

反對在新界元朗石崗 DD112 Lot453A s. 3 & RP 擬議臨時康體文娛場所(為期 3 年)
(申請編號：A/YL-SK/374)

元朗民政處檔案：(47)in HAD YL C&D 17-45/45/15/206

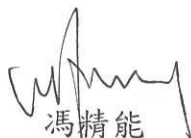
有關在上述地點申請之申請吾等提出反對，理由如下：

- (1) 有損公眾利益：此地點已用坑鐵板圍封有一段頗長日子，圍封內部設施則可見，涉嫌非法僭建。圍封地界近大路，一邊原本有一道一呎闊一呎半深引水渠，此渠過往用作引水農耕及疏導上游積水，現在已經被填平及淤塞，公眾關注此地本來及未來用途，被人圍封後而消失，無形中將公眾用地收窄，有損公眾利益，
- (2) 影響交通問題：此地點交通是利用一單線行車路由水流田村進出。如果車輛次數用路增加，對附近村民帶來爭路，預見有爭執情況出現。
- (3) 東北一邊構近東江水大水管，已被圍封，當水管需要維修時，工程人員不容易進入水管兩旁，有涉嫌圍封佔用官地。
- (4) 申請人用康體文娛場所(休閒農場)申請，以過往經驗所得，這只不過是一個巧立名目的申請。

基於上述反對理由，懇請長官否決申請。

此致

城市規劃署署長
元朗民政事務專員


馮精能

八鄉蓮花地 原居民村代表 謹呈

副本：八鄉鄉事委員會主席
八鄉南區議員

日期：2024 年 6 月 10 日

信寄：城市規劃署署長(香港北角渣華道 333 號，北角政府合署 15 樓)
元朗民政事務專員





元朗區議會
YUEN LONG DISTRICT COUNCIL

郭永昌當然議員 2
KWOK WING CHEONG OF EX OFFICIO MEMBER

辦事處地址:

Office Address:

電話:

傳真:

電郵:

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

本處檔號: KWC-2024-0406

(傳真:2877 0245 及 電郵:tpbpd@pland.gov.hk)

**反對新界元朗石崗丈量約份第 112 約
地段第 453 號 A 分段第 3 小分段(部分)及第 453 號 A 分段餘段(部分)
擬議臨時康體文娛場所(休閒農場)(為期 3 年)及填土工程
(申請編號: A/YL-SK/374)**

執事先生/女士:

本辦事處接獲多位八鄉蓮花地村居民的投訴及求助, 就上述申請作強烈反對。

申請項目毗鄰錦田河防洪渠八鄉段(上村經蓮花地往水流田), 出入必須依賴防洪渠側的「行人泥路」, 「行人泥路」東邊接連上村南慶西路的盡頭, 西邊通往八鄉中心小學側的水流田村錦田河河邊的一條鄉村道路。

投訴及求助人指出, 近年申請項目周邊的多個地段(包括申請項目)向城市規劃委員會申請改變「農業」用途, 錦田河防洪渠的「行人泥路」遭人刻意非法擴闊, 汽車可從上述東邊及西邊出入, 對錦田河防洪渠的結構造成不可挽救的損害! 錦田河防洪渠的「行人泥路」絕大部分是政府土地, 非法破壞政府產業的行徑是不能容許的!

申請項目更接連水務署輸港東江水大水管, 由於須進行填土工程, 大型運輸將嚴重威脅輸港東江水大水管的「安全」, 有關政府部門須正視和嚴肅跟進!

本辦事處懇請城市規劃委員會正視發展項目對錦田河防洪渠及輸港東江水大水管的負面影響, 否決相關申請, 遏止非法破壞政府產業的歪風!

副本呈:

渠務署 高級工程師陳卓宗先生

(傳真:2770 4761 及 電郵:ccchan04@dsd.gov.hk)

水務署 總工程師李潔威先生

(傳真:2789 4680 及 電郵:stephen_kw_catlin@wsd.gov.hk)

民政事務總署 高級政務主任高倬煒先生

(傳真:2474 7261 及 電郵:hubertcruz@had.gov.hk)

送遞方式: 傳真及電郵



元朗區議會郭永昌議員 謹啟

2024 年 6 月 18 日

3

八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

本處檔號：060/PHRC/2024/27/02

城市規劃委員會秘書

(傳真 2877 0245 及 電郵 tpbpd@pland.gov.hk)

香港北角渣華道 333 號北角政府合署 15 樓

反對新界元朗石崗丈量約份第 112 約
地段第 453 號 A 分段第 3 小分段(部分)及第 453 號 A 分段餘段(部分)
擬議臨時康體文娛場所(休閒農場)(為期 3 年)及填土工程
(申請編號：A/YL-SK/374)

執事先生/女士：

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申請項目毗鄰錦田河防洪渠八鄉段(上村經蓮花地往水流田)，出入必須依賴防洪渠側的「行人泥路」，「行人泥路」東邊接連上村南慶西路的盡頭，西邊通往八鄉中心小學側的水流田村錦田河河邊的一條鄉村道路。

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申請項目更接連水務署輸港東江水大水管，由於須進行填土工程，大型運輸將嚴重威脅輸港東江水大水管的「安全」，有關政府部門須正視和嚴肅跟進！

本會懇請城市規劃委員會正視發展項目對錦田河防洪渠及輸港東江水大水管的負面影響，否決相關申請，遏止非法破壞政府產業的歪風！

副本呈：

渠務署 高級工程師陳卓宗先生

(傳真:2770 4761 及 電郵:ccchan04@dsd.gov.hk)

水務署 總工程師李潔威先生

(傳真:2789 4680 及 電郵:stephen_kw_catlin@wsd.gov.hk)

民政事務總署 高級政務主任高倬煒先生

(傳真:2474 7261 及 電郵:hubertcruz@had.gov.hk)

送遞方式：傳真及電郵



八鄉鄉事委員會主席：郭永昌

副主席：鄧志光

：黎永添

2024 年 6 月 18 日

From: [REDACTED]
Sent: 2024-06-20 星期四 01:02:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/374 DD 112 Shek Kong

A/YL-SK/374
Lot 453 S.A ss. 3 in D.D. 112, Shek Kong
Site area: About 168sq.m
Zoning: "Agriculture"
Applied use: Hobby Farm / **Filling of Land**

Dear TPB Members,

357 withdrawn and back with the more easy peasy option, the good old HOBBY FARM.

Are TPB members that naive? Clearly the intention is brownfield. A hobby farm of this size would not be commercially viable.

Application should be rejected as Destroy to Nuild.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 January 2024 3:19 AM HKT
Subject: A/YL-SK/357 DD 112 Shek Kong

A/YL-SK/357
Lot 453 S.A ss. 3 in D.D. 112, Shek Kong
Site area: About 167.2sq.m
Zoning: "Agriculture"
Applied use: Rural Workshop (Metalware) / **Filling of Land**

Dear TPB Members,

Strong Objections. No history of approvals. Metalwork is polluting and would render it unfit for farming activity.

The intention is obviously to acquire approval for filling in the lot.

Application should be rejected.

Mary Mulvihill

5
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-06-19 星期三 18:01:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: RE:申請編號：A/YL-SK/374
Attachment: 20240619(1).pdf; 20240619(2).pdf

致規劃署粉嶺、上水及元朗東規劃專員
司徒慧思女士

李靜儀區議員提交反對意見書。

李靜儀區議員辦事處
義務助理劉先生
聯絡電話: [REDACTED]

致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-SK/374

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本辦事處收到村民來函, 對在上述地點擬建臨時康體文娛場所 (休閒農場) 提出反對要求, 理由如下:

(1) 有損公眾利益: 目前上述地段已被坑鐵板圍封, 圍封地界近大路一側本來有一條引水渠 (約為一呎闊、一呎半深), 用作引水灌溉及疏導上游積水所用, 現卻淤塞甚至被填平, 令積水難以疏導, 導致長期水浸。村民質疑申請人填平水渠有侵犯公眾土地之嫌, 有損公眾利益。其次, 東北一側鄰近東江水輸水管卻被圍封, 村民質疑申請人非法圍佔官地, 令工程人員難以進入水管兩旁維修。

(2) 交通負荷問題: 該地段只有一條單線行車路進出水坑田村, 如果修建康體文娛場所交通將難以負荷車流量提升, 導致有人車爭路、爭執事件出現。

(3) 非法僭建: 從圍封外所見, 該地段內建築有非法僭建之嫌。

基於上述原因, 懇請貴署否決申請! 感謝!

「提意見人」姓名/名稱 Name of person/company making this comment 李靜儀區議員

簽署 Signature  日期 Date 19-6-2024