For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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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)

Hong Kong Arts and Culture Youth Association 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)

Maxtop Sky 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）	Lots 1219 (Part), 1222, 1223, 1226, 1228, 1230, 1242, 1243 and 1244 in D.D. 96 and adjoining Government Land, Shun Yee San Tsuen, Ma Tso Lung, 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	☑Site area 地盤面積 8066 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 1349 sq.m 平方米 ☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	2730 sq.m 平方米 ☑About 約

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 and Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land (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	6717 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	1349 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	14
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1349 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	1349 sq.m ☑About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTER	209 m^2 (ABOUT)	209 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B2	WASH ROOM	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3 m (ABOUT) (1-STOREY)
B3	STORE ROOM	13 m^2 (ABOUT)	13 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 1	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 2	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 3	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 4	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 5	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 6	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 7	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 8	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 9	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 10	GREENHOUSE	90 m^2 (ABOUT)	90 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B5	AGRICULTURAL EDUCATION CENTER	209 m^2 (ABOUT)	209 m^2 (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)

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	1 space of 5m x 2.5m
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)	Light Bus: 1 space of 8m x 3m

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

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

Proposed operating hours 擬議營運時間
The opening hours of the proposed use is restricted to 9:00 to 19:00, from Monday to Sunday, including public holiday.
……
……

(d)	Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from a local track leading to Ma Tso Lung Road …… ☐ 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）
		No 否	☐

(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	☐ Please provide details 請提供詳情 …… …… ……
		No 否	☑
(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	☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 …… sq.m 平方米 ☐About 約 Depth of filling 填塘深度 …… m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 8066 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 0.1 to 1.2 m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積…… sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ……m 米 ☐About 約
		No 否	☐
(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 ☐ No 不會 ☑
		On traffic 對交通	Yes 會 ☐ No 不會 ☑
		On water supply 對供水	Yes 會 ☐ No 不會 ☑
		On drainage 對排水	Yes 會 ☐ No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
		Others (Please Specify) 其他 (請列明) _____ _____	Yes 會 ☐ No 不會 ☑

Gist of Application 申請摘要

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(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)
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Site area 地盤面積	8066 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 2730 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No. S/NE-MTL/3
Zoning 地帶	Agriculture
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land

(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	N/A	☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	1349	☑ About 約 ☐ Not more than 不多於	0.17 ☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A		
	Non-domestic 非住用	14		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A		m 米 ☐ (Not more than 不多於)
		N/A		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	4.5		m 米 ☑ (Not more than 不多於)
		1		Storeys(s) 層 ☑ (Not more than 不多於)
(iv) Site coverage 上蓋面積		17 %		☑ 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			2
	Private Car Parking Spaces 私家車車位			1
	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) Light Bus			1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			
	Taxi Spaces 的士車位			
	Coach Spaces 旅遊巴車位			
	Light Goods Vehicle Spaces 輕型貨車車位			
	Medium Goods Vehicle Spaces 中型貨車位			
	Heavy Goods Vehicle Spaces 重型貨車車位			
	Others (Please Specify) 其他 (請列明)			

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

Cheryl Tsz Man TSANG/PLAND

寄件者: [redacted]
寄件日期: 2025年03月05日星期三 17:41
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND
主旨: Submission of Further Information (3) for Planning Application No. A/NE-MTL/11
附件: A_NE-MTL_11_FI(3)_Application_Form.pdf; A_NE-MTL_11_FI(3)_Planning Statement.pdf

類別: Internet Email

Your Ref.: TPB/A/NE-MTL/11

Date: 5 MAR 2024

Dear Sir/Madam,

I refer to the tele-conversation with Ms Cheryl Tsang this afternoon, regarding the proposed setback effects on private lot parcels.

We are pleased to submit herewith replacement pages of Planning Statement (Appendix I) and Application Form (Appendix II) for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board (TPB) to approve the subject S.16 Planning Application.

Should you have any queries, please contact the undersigned. Thank you.

Best regards,

Luke Yip
For and on behalf of
Maxtop Sky Limited
[redacted]

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Hong Kong Arts and Culture Youth Association Limited

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