

**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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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 請在適當的方格內加上「✓」號

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

- 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	
YANG Kerwan Christine (楊其韻)	(Ms. 女士)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 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）	Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D. D. 135, Pak Nai, 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 2319 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1443 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Agriculture" ("AGR")</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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 19/03/2025 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”[#].
根據土地註冊處截至 19/03/2025 (日/月/年)的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

☒ has obtained consent(s) of 1 “current land owner(s)”[#].

已取得 1 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)
1	Lot Nos. 60 S.C and 60 S.D in D. D. 135	26/03/2025

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

☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers[&] on (DD/MM/YYYY)
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on (DD/MM/YYYY)
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _ (DD/MM/YYYY)
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

.....

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(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)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <p>(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) (請用圖則顯示有關土地／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)</p>
(b) Intended use/development 有意進行的用途／發展	

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱／種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

- (b) Additional Information (if applicable)
附加資料 (如適用)

(v) *For Type (v) application* 供第(v)類申請

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities
for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	1443..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.62.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	62.2..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	51.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	6..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米 ☐ About 約

☐ hotel 酒店

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米 ☐ About 約

☐ shop and services

..... sq. m 平方米 ☐ About 約

商店及服務行業

☐ Government, institution or community facilities

(please specify the use(s) and concerned land

政府、機構或社區設施

area(s)/GFA(s) 請註明用途及有關的地面面積／

總樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

Refer to Plan 3

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

..... sq. m 平方米 ☐ Not less than 不

私人休憩用地

少於

☐ public open space

..... sq. m 平方米 ☐ Not less than 不

公眾休憩用地

少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	<u>Refer to Plan 3</u>

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Open agriculture area and vehicle manoeuvring space</p>		
<p>(e) Additional Information (if applicable) 附加資料（如適用）</p>		

<p>7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</p>
<p>Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月） (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份)</p> <p>July 2025</p> <p>.....</p>

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
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)) <u>Nim Wan Road</u>
	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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>1</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>1</u> 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) _____
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable)</p> <p>附加資料（如適用）</p>	
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9. 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。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
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<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	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 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div>
	No 否	<input checked="" type="checkbox"/>

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 type="checkbox"/>	
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)			

10. 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。

Refer to Planning Statement at Appendix I

11. 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

Signed with recognised
e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

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

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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：
 - 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
 - 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories		
Site area 地盤面積	2319 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 Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1443 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.62 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	51	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	62.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) 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		1
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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）		
<u>Location Plan, Lot Index Plan, Swept Path Analysis, Plan showing nearest public transport services</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Executive Summary

1. The application site (the Site) is on Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories.
2. The site area is about 2,319 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 51 single-storey temporary structures are proposed on site for indoor agricultural rooms, temperature-controlled facilities, meter rooms and other ancillary uses. The gross floor area is about 1,443 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

行政摘要

1. 申請地點位於新界元朗白泥丈量約份第 135 約地段第 60 號 C 分段（部份）及第 60 號 D 分段（部份）。
2. 申請地點的面積為大約 2,319 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《上白泥及下白泥分區計劃大綱核准圖編號 S/YL-PN/9》上劃為「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所（休閒農場）連附屬設施」（為期 5 年）。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 51 個單層臨時構築物作室內種植、恆溫設備、電錶房及其他附屬用途，總樓面面積為大約 1,443 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展提供工作機會及作靜態康樂場地，並可促進地區農業活動。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Ms. YANG Kerwan Christine (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years (“the Proposed Development”) at Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2,319 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone 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.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses		Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Open shed for agriculture		225	225	6	1
	1a	Meter room	under structure 1	under structure 1		
	1b, 1d	Covered seating area				
	1c	Pantry				
	1e	Temperature-controlled storage of seeds & flowers				
	1f-1h	Indoor agricultural room				
2	Open shed for agriculture		225	225		
	2a	Temperature-controlled germination room	under structure 2	under structure 2		
	2b	Temperature-controlled storage of seeds & flowers				
	2c-2d	Indoor agricultural room				
3	Open Shed for agriculture		225	225		
	3a-3c	Indoor agricultural room	under structure 3	under structure 3		
	3d	Storage of agricultural tools				
4	Open Shed for agriculture		219	219		
	4a-4c	Indoor agricultural room	under structure 4	under structure 4		
	4d-4e	Temperature-controlled germination room				
	4f	Farmer resting room				
	4g	Meter room				
5	Open Shed for agriculture		222	222		
	5a-5i	Indoor agricultural room	under structure 5	under structure 5		
6	Open Shed for agriculture		222	222		
	6a-6f	Indoor agricultural room	under structure 6	under structure 6		
	6g-6h	Temperature-controlled germination room				
7	Open Shed		80	80		
	7a	Transformer room	under structure 7	under structure 7		
	7b	Transformer room				
8	Open Shed		25	25		
	8a	Meter room	under structure 8	under structure 8		
Total			<u>1,443</u>	<u>1,443</u>		
			Plot Ratio	Site Coverage		
			0.62	62.2%		

9. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. They are usually families, and other institutions. Visitors are required to make prior appointment before visiting the Site. A maximum of 10 visitors per day during weekends and public holiday are expected.
10. The Proposed Development allows space for the cultivation of agricultural produce such as ginger, orchids and other houseplants.
11. Solar panels ancillary to the agricultural use are proposed to be installed above the proposed structures to generate electricity for agricultural use only. Large amounts of electricity are required for the daily operation of the Proposed Development, including the use of artificial lighting to provide suitable indoor growing environment for plants; the use of ventilation fan to maintain proper ventilation of the indoor growing process; the use of temperature-controlled facilities for seed germination and storage of seeds and flowers etc.
12. The hard paving within the Site had existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7.
13. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 2 to 3 nos. of staff will station at the Site to maintain the agricultural works.
14. 1 no. of parking space for light goods vehicle (LGV) and 1 no. of parking space for private car are proposed for the daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
15. Visitors are required to make prior appointment before visiting the Site. Parking space will be reserved for customers who have given prior notification.

No Adverse Impacts to the Surroundings

Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, open storage yards, shop and services, fish ponds and residential structures/dwellings.
17. No vegetation clearance and tree felling would be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

18. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	0	0	0	1
12:00 – 13:00	0	1	0	0
13:00 – 14:00	0	0	1	0
14:00 – 15:00	0	0	0	0
15:00 – 16:00	1	0	1	1
16:00 – 17:00	0	1	0	1
17:00 – 18:00	0	0	0	0
Total Trips	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. The Site is accessible from Nim Wan Road. 1 no. of parking space for LGV and 1 no. of parking space for private car are proposed for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering, and leaving the Site. No parking, reversing, or turning of vehicles on public road is expected (**Plan 4**).
21. Prior booking will be required for visitors coming to the Site. Parking space will be reserved for customers who have given prior notification.
22. Visitors are encouraged to get access to the Proposed Development by public transport. Green minibus (GMB) service is available at a distance of about 350 m to the northeast of the Site. The walking time to the nearest GMB stop (Sheung Pak Nai) is about 4 minutes (**Plan 5**).

Environment

23. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

25. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

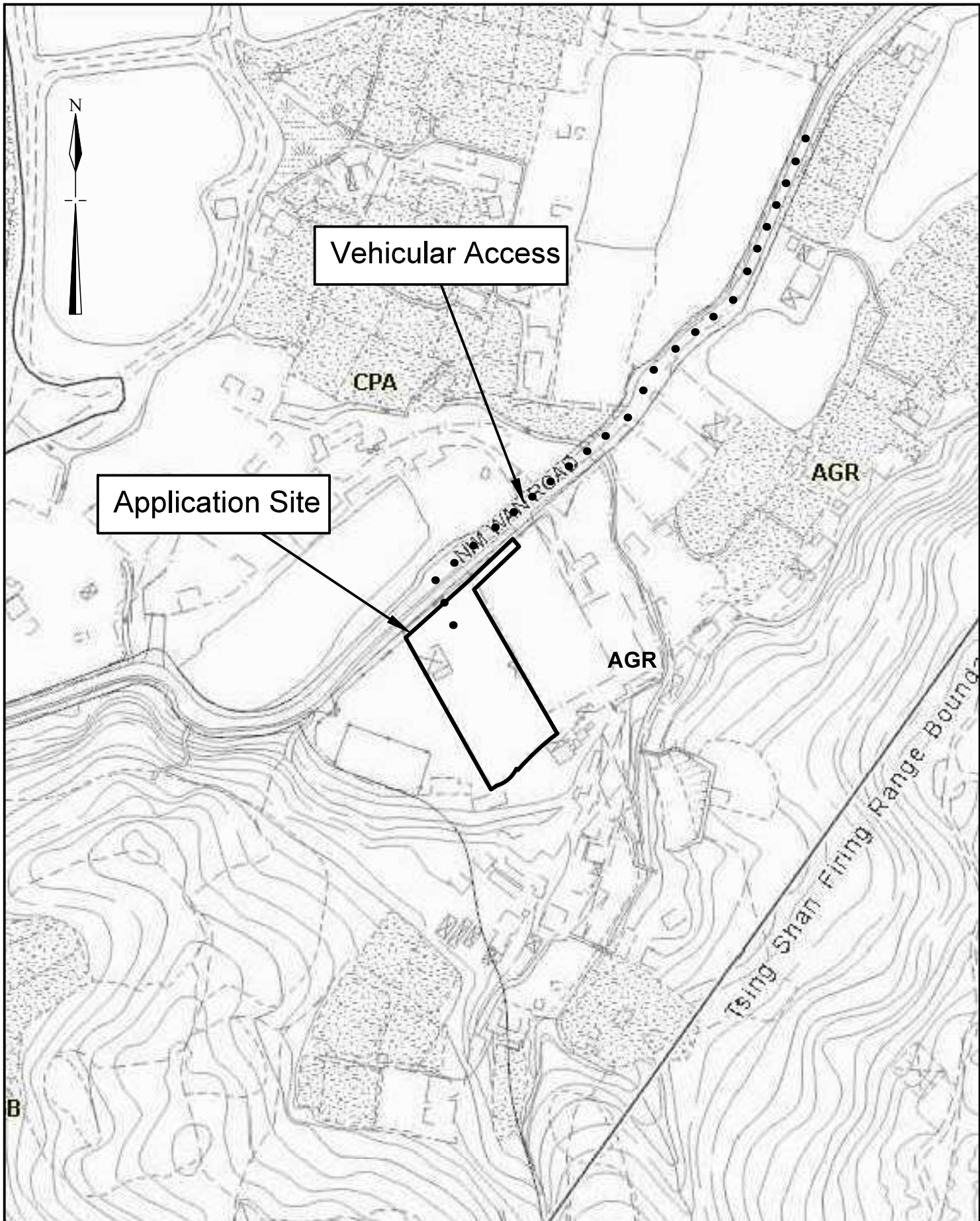
Fire Safety

26. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Planning Gain

27. The Proposed Development provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

- End -



Extracted from Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9

N.T.S

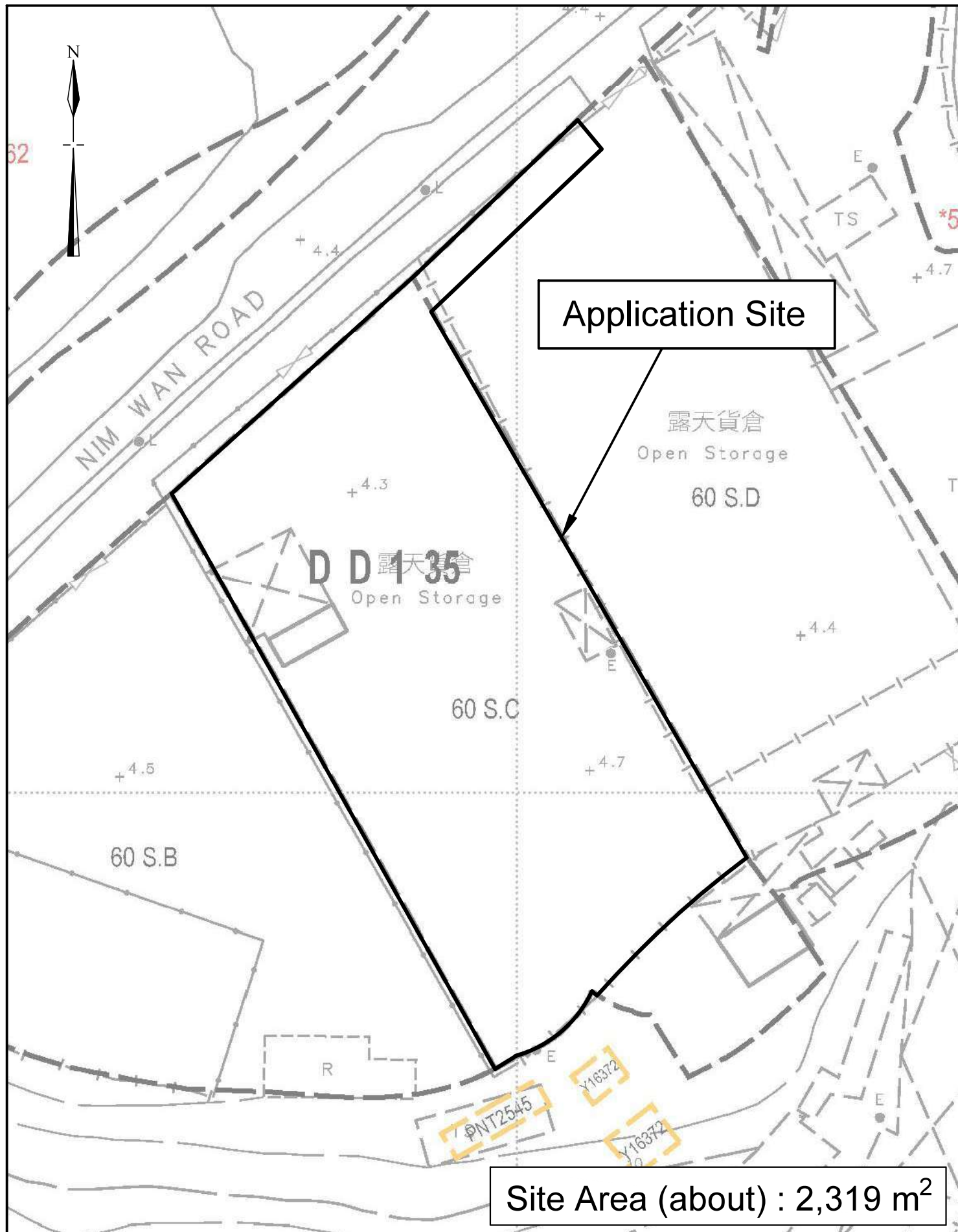
Location Plan

Goldrich Planners &
Surveyors Ltd.

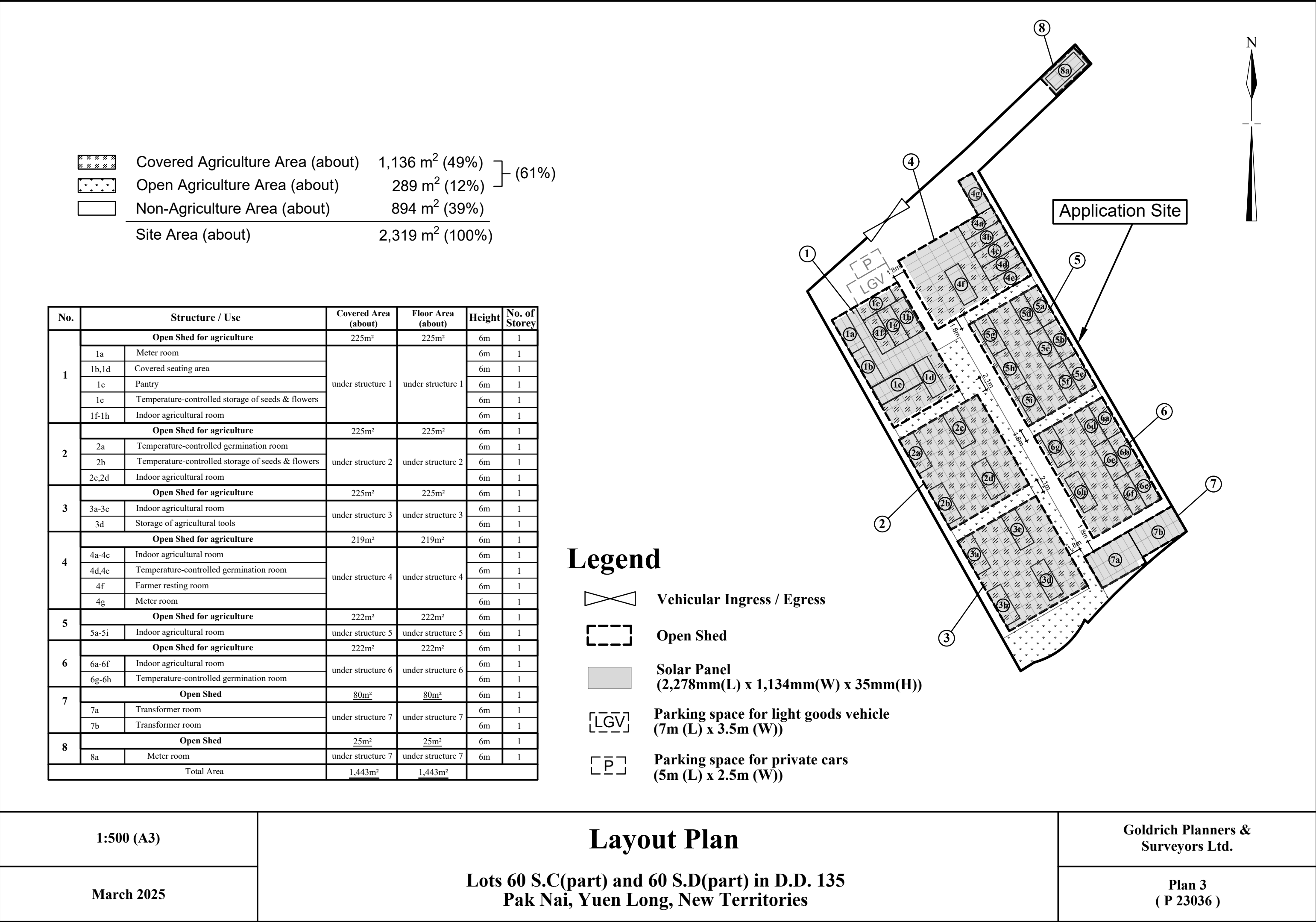
March 2025

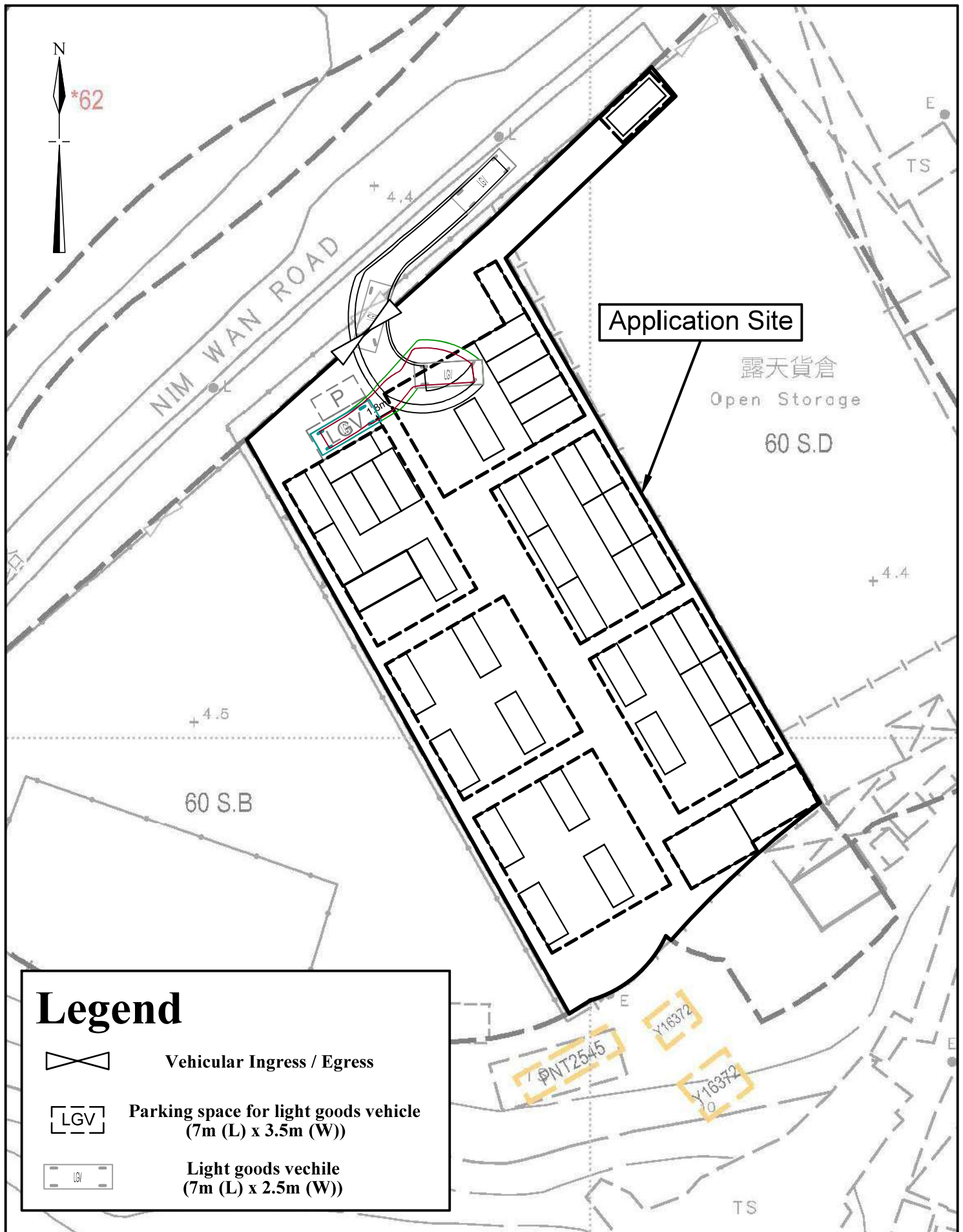
Lots 60 S.C(part) and 60 S.D(part) in D.D. 135
Pak Nai, Yuen Long, New Territories

Plan 1
(P 23036)

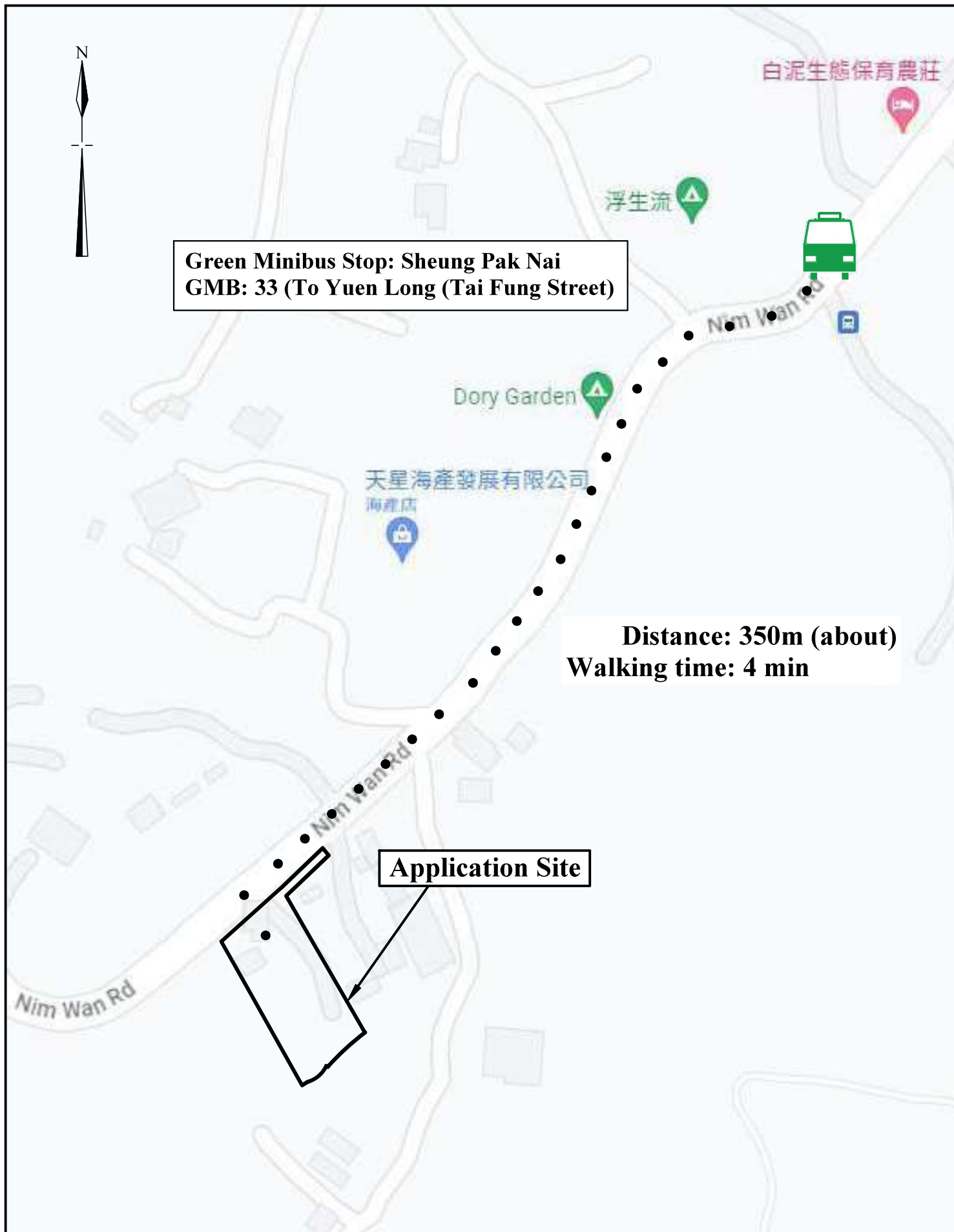


1:500	Lot Index Plan Lots 60 S.C(part) and 60 S.D(part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
March 2025		Plan 2 (P 23036)





1:500	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
March 2025	Lots 60 S.C(part) and 60 S.D(part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Plan 4 (P 23036)



N.T.S	Plan Showing Nearest Public Transport Services	Goldrich Planners & Surveyors Ltd.
March 2025	Lots 60 S.C(part) and 60 S.D(part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Plan 5 (P 23036)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PN/85

Our Ref.: P23036/TL25122

10 April 2025

The Secretary

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,

Submission of Supplementary Information

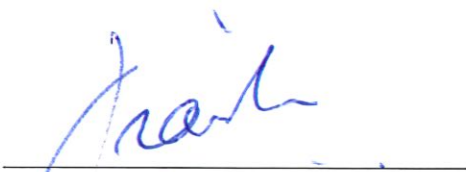
**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities for a Period of 5 Years in "Agriculture" Zone,
Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135,
Pak Nai, Yuen Long, New Territories
(Application No. A/YL-PN/85)**

We would like to submit supplementary information in response to comments from the Planning Department regarding the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

(Attn.: Mr. Wilfred CHU)

Supplementary Information for Planning Application No. A/YL-PN/85**Response-to-Comment****Comments from the Planning Department**

Contact person: Mr. Wilfred CHU (Tel.: 2158 6290)

I.	Comment	Response
1.	The Site falls within Sheung Pak Nai Site of Archaeological Interest. Please advise whether the proposed development (including the construction of structures shown in the layout plan) would involve any ground excavation works.	The proposed development including the construction of temporary structures as shown on the Layout Plan does not involve any ground excavation works.

- END -

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PN/85

Our Ref.: P23036/TL25136

23 April 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities for a Period of 5 Years in "Agriculture" Zone,
Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135,
Pak Nai, Yuen Long, New Territories**

We write to submit FI in response to comments from the Planning Department for the captioned application. We would also like to rectify the site boundary of the application, where Lot No. 60 S.D (Part) in D.D. 135 will be excluded. Compared with the previous scheme, the changes are as follows:

	Previous scheme (a)	Revised scheme (b)	Difference (b) – (a)	Difference (%)
Site area (m ²)	2,319	2,228	-91	-3.9%
Total GFA (m ²)	1,443	1,418	-25	-1.7%

In view of the amendments made in the FI, we enclose the revised pages of Form No. S16-I, Executive Summary, pages 1 & 2 of Planning Statement (**Appendix I**) and a set of updated plans (**Plans 1a to 5a**) for your perusal.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Wilfred CHU)

By E-mail only

Further Information for Planning Application No. A/YL-PN/85**Response-to-Comments****Comments from the Planning Department**

Contact person: Mr. Wilfred CHU (Tel.: 2158 6290)

I.	Comments	Responses
1.	Please provide justifications on why the proposed hobby farm involves a substantial amount of structures (51)	Most of the structures are container-converted indoor agricultural rooms. These container-converted structures could control the indoor growing environment for plants.
2.	Please clarify on the operation and design of the indoor agricultural rooms with illustration. Are they greenhouses or containers or other designs?	The indoor agricultural rooms are converted from containers. They will be equipped with bean sprouting machines/LED grow lights etc. for photosynthesis in order to grow crops in a controlled environment. By providing a controlled environment, it decreases the need for chemical pesticides and herbicides. This supports organic and sustainable farming practices, resulting in healthier produce. For illustration of the indoor agricultural rooms, please refer to Annex I.
3.	What species of agricultural produce would be cultivated at the indoor agricultural rooms? Please provide examples and illustration to demonstrate the suitability of those agricultural produce being cultivated at indoor agricultural rooms.	Agricultural produce such as ginger, sprouts, tomatoes, herbs, tulip etc. would be cultivated at the indoor agricultural rooms. The indoor agricultural rooms allow the operator to control factors such as temperature, humidity, and light.
4.	Please elaborate more on the need for large amounts of electricity for the farm operation – i.e. storage of seeds and flowers and seed germination. Please provide examples and illustration.	Large amounts of electricity are required for the indoor controlled environment, including the use of artificial lighting to provide suitable indoor growing environment for plants; the use of ventilation fan to maintain proper ventilation of the indoor growing process; the use of temperature-controlled facilities for seed germination and storage of seeds and flowers etc. Most of the container-converted structures require large amounts of electricity to provide a controlled environment for seed germination/growing crops with suitable temperature, humidity, and light.

5.	Please clarify on the operation and design of the covered agriculture area at the open sheds with illustration. Would the hard paving be removed? Would there be planters?	There would be planters in the covered agriculture area under the open sheds. The hard paving would not be removed. For illustration of the covered agriculture area at the open sheds, please refer to Annex I.
6.	What species of agricultural produce would be cultivated at the covered agriculture area under the open sheds covered by solar panels? Please provide examples and illustration to demonstrate the suitability of those agricultural produce being cultivated at the open sheds covered by solar panels.	Agricultural produce such as Dypsis, Zamiodulcas zamiifolia, Narcissus, orchid, Aloe Vera, Hydrangea, Chinese ixora etc. would be cultivated at the covered agriculture area under the open sheds. Their seeds will be germinated in the covered agriculture area under the open sheds with low level of sunlight. The seedlings will then be transplanted to the covered agriculture area or open agriculture area with more exposure to sunlight for growth and reproduction.
7.	Please demonstrate whether the separation widths between the open sheds are sufficient for sunlight penetration for the covered agriculture area under the open sheds. Please provide section drawings to illustrate.	Some of the covered agriculture areas under the open sheds (with low level of sunlight) would be used for seed germination as majority of seeds grow most effectively in the dark.
8.	Please clarify on the operation and design of the open agriculture area with illustration. Would the hard paving be removed? What species of agricultural produce would be cultivated?	Planters will be placed on the open agriculture area. The hard paving would not be removed. Agricultural produce such as Dypsis, Zamiodulcas zamiifolia, Narcissus, orchid, Aloe Vera, Hydrangea, Chinese ixora etc. would be cultivated at the open agriculture area. For illustration of the open agriculture area, please refer to Annex I.
9.	What kinds of agricultural activities would the visitors do at the hobby farm? Will the visitors participate in agricultural activities across the indoor agricultural room, covered and open agriculture area?	Visitors could experience organic farming activities and learn about the benefits of organic farming at the hobby farm. Basic farming knowledge and technique would be taught and they could learn about the health benefits of different vegetable crops. Educational workshops for schools and organizations will also be provided.

Illustration of indoor agricultural room



Illustration of covered agriculture area at the open sheds



Illustration of open agriculture area



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

- 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	
YANG Kerwan Christine (楊其韻)	(Ms. 女士)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 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）	Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, 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 2228 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1418 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 <input type="checkbox"/> About 約

(v) *For Type (v) application* 供第(v)類申請

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities
for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	1418..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.64.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	63.6..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	49.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	6..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories		
Site area 地盤面積	2228 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 Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 1418 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.64
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	49	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			63.6 % <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) 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		1
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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)		

Executive Summary

1. The application site (the Site) is on Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories.
2. The site area is about 2,228 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 49 single-storey temporary structures are proposed on site for indoor agricultural rooms, temperature-controlled facilities, meter rooms and other ancillary uses. The gross floor area is about 1,418 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

行政摘要

1. 申請地點位於新界元朗白泥丈量約份第 135 約地段第 60 號 C 分段（部份）。
2. 申請地點的面積為大約 2,228 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《上白泥及下白泥分區計劃大綱核准圖編號 S/YL-PN/9》上劃為「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所（休閒農場）連附屬設施」（為期 5 年）。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 49 個單層臨時構築物作室內種植、恆溫設備、電錶房及其他附屬用途，總樓面面積為大約 1,418 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展提供工作機會及作靜態康樂場地，並可促進地區農業活動。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Ms. YANG Kerwan Christine (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities’ for a period of 5 years (“the Proposed Development”) at Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 60 S.C (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road leading to the ingress to its north.
3. The site area is about 2,228 m². No Government Land is involved.

Planning Context

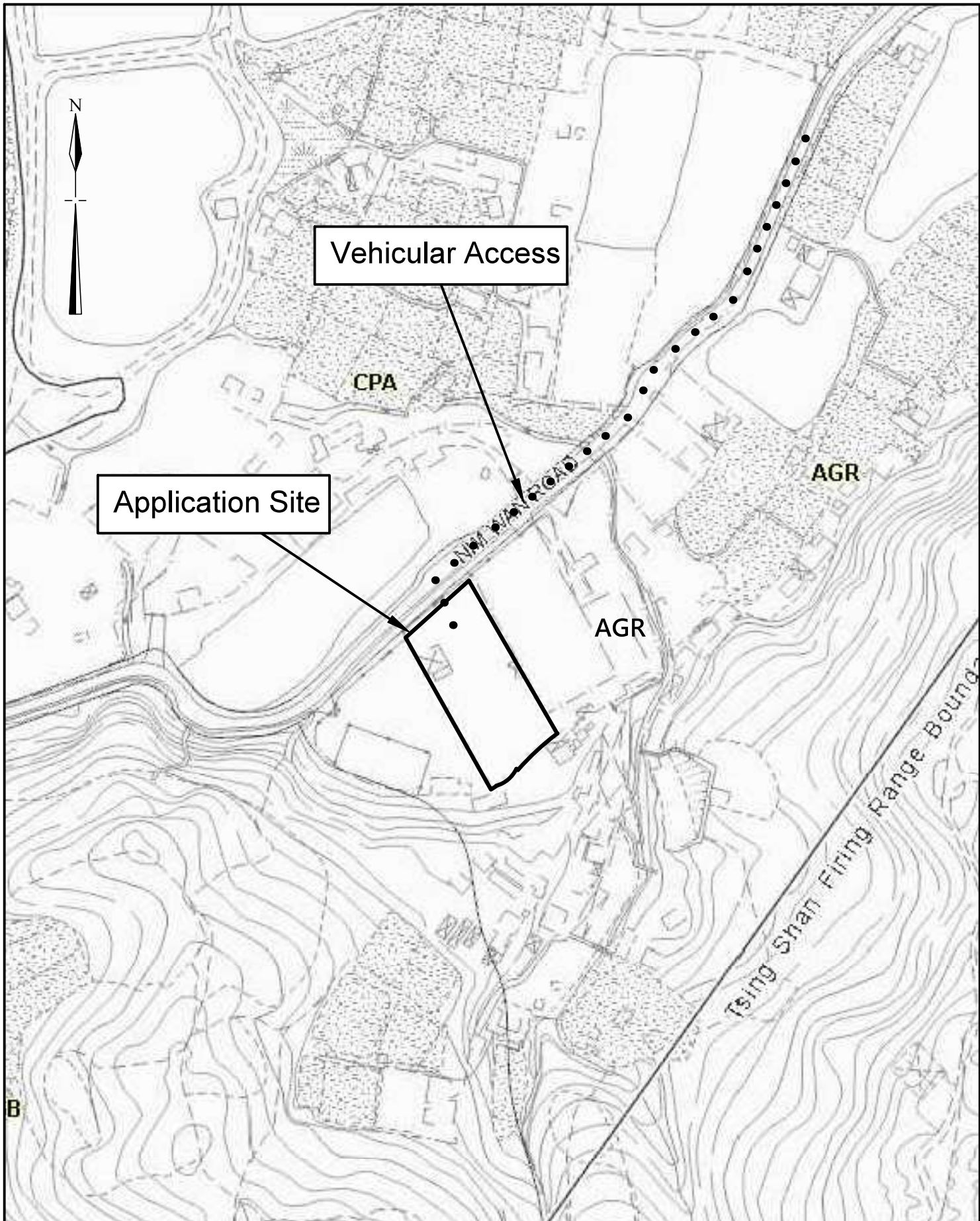
4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (the “OZP”) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

Appendix I

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Open shed for agriculture		225	225	6	1
	1a	Meter room	under structure 1	under structure 1		
	1b, 1d	Covered seating area				
	1c	Pantry				
	1e	Temperature-controlled storage of seeds & flowers				
	1f-1h	Indoor agricultural room				
2	Open shed for agriculture		225	225		
	2a	Temperature-controlled germination room	under structure 2	under structure 2		
	2b	Temperature-controlled storage of seeds & flowers				
	2c-2d	Indoor agricultural room				
3	Open Shed for agriculture		225	225		
	3a-3c	Indoor agricultural room	under structure 3	under structure 3		
	3d	Storage of agricultural tools				
4	Open Shed for agriculture		219	219		
	4a-4c	Indoor agricultural room	under structure 4	under structure 4		
	4d-4e	Temperature-controlled germination room				
	4f	Farmer resting room				
	4g	Meter room				
5	Open Shed for agriculture		222	222		
	5a-5i	Indoor agricultural room	under structure 5	under structure 5		
6	Open Shed for agriculture		222	222		
	6a-6f	Indoor agricultural room	under structure 6	under structure 6		
	6g-6h	Temperature-controlled germination room				
7	Open Shed		80	80		
	7a	Transformer room	under structure 7	under structure 7		
	7b	Transformer room				
Total			<u>1,418</u>	<u>1,418</u>		
			Plot Ratio	Site Coverage		
			0.64	63.6%		



Extracted from Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9

N.T.S

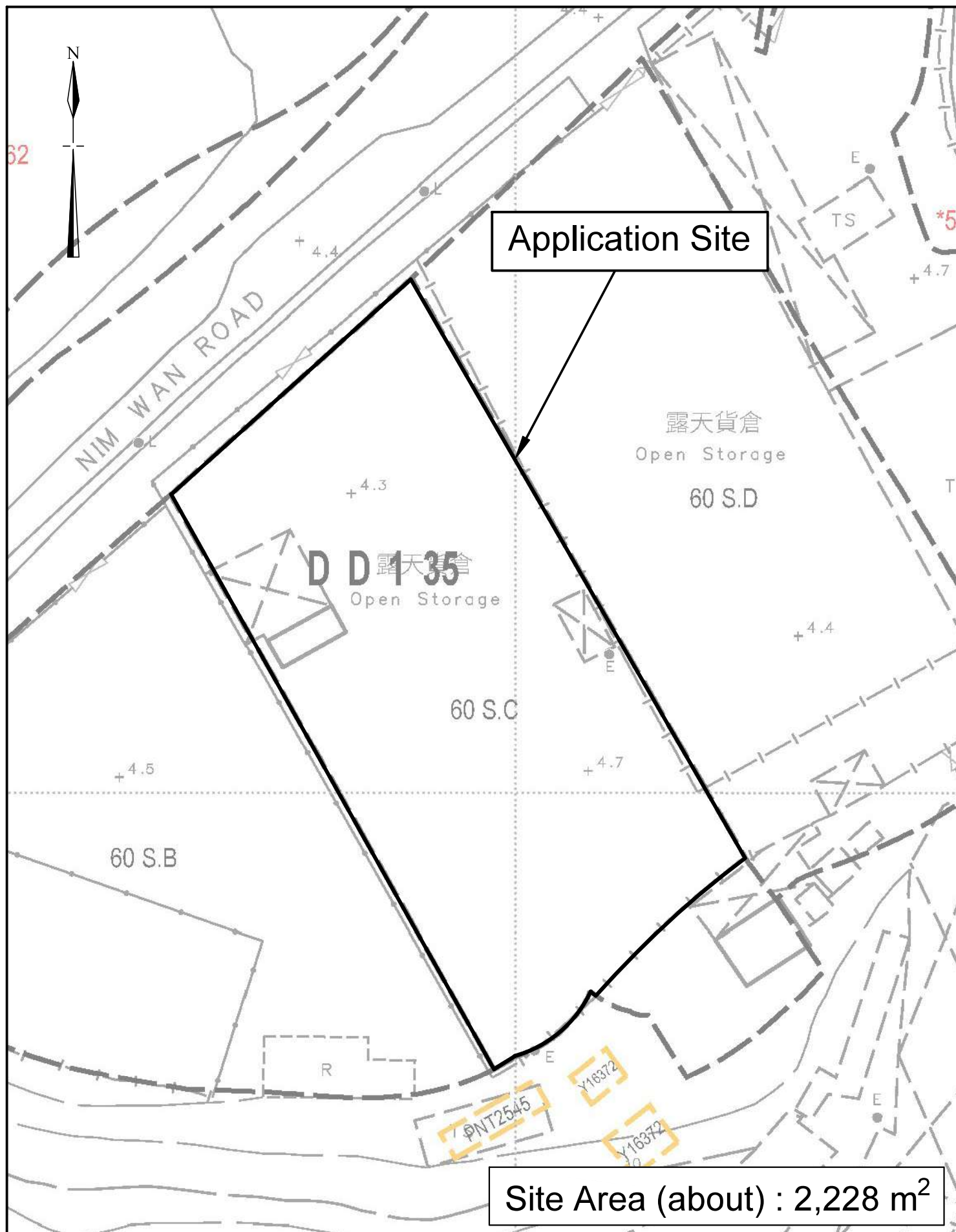
Location Plan

Goldrich Planners &
Surveyors Ltd.




April 2025

Lot 60 S.C(part) in D.D. 135
Pak Nai, Yuen Long, New Territories

Plan 1a
(P 23036)


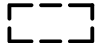





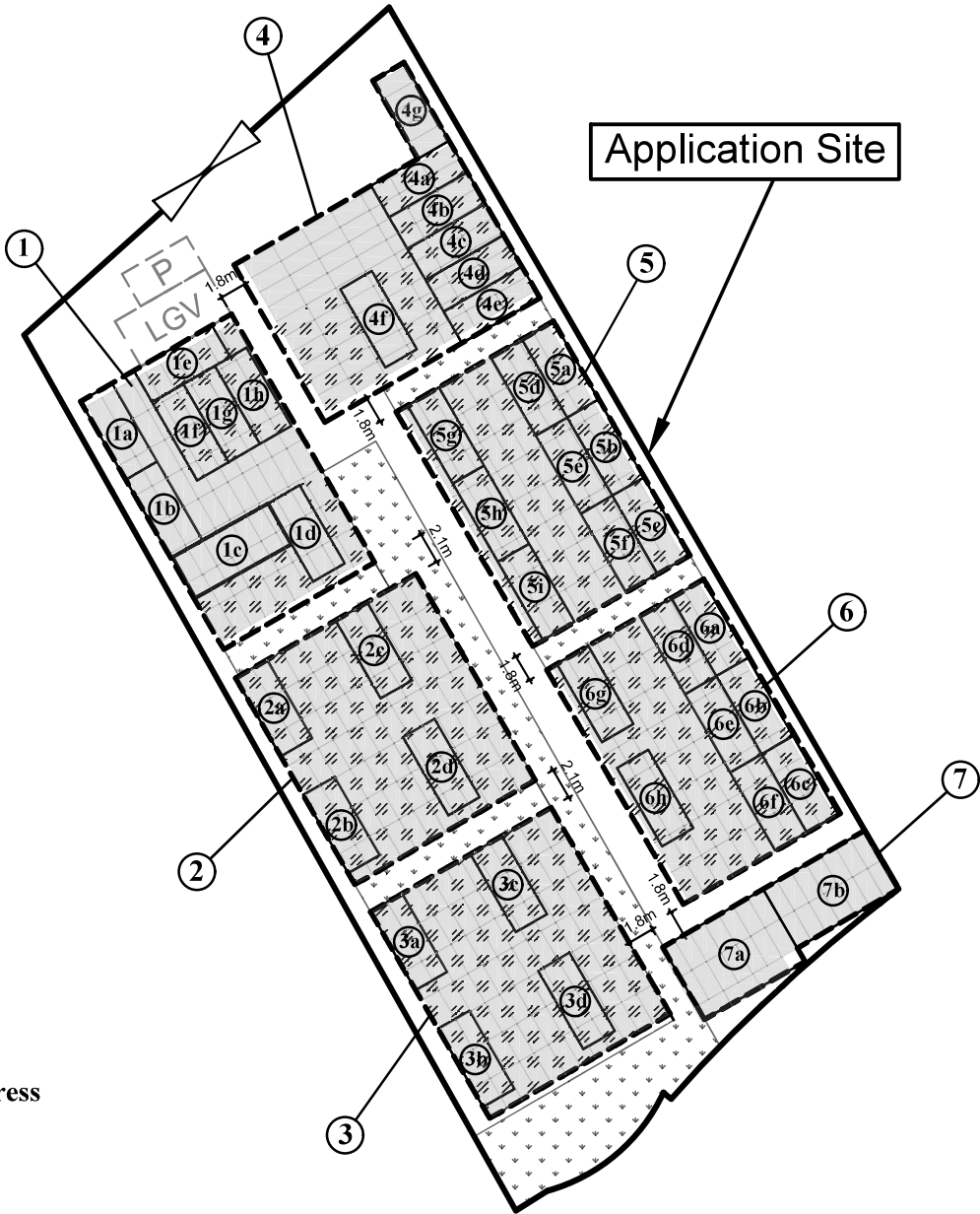
1:500	Lot Index Plan Lot 60 S.C(part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 2a (P 23036)

	Covered Agriculture Area (about)	1,136 m ² (51%)	} (64%)
	Open Agriculture Area (about)	289 m ² (13%)	
	Non-Agriculture Area (about)	803 m ² (36%)	
Site Area (about)		2,228 m ² (100%)	

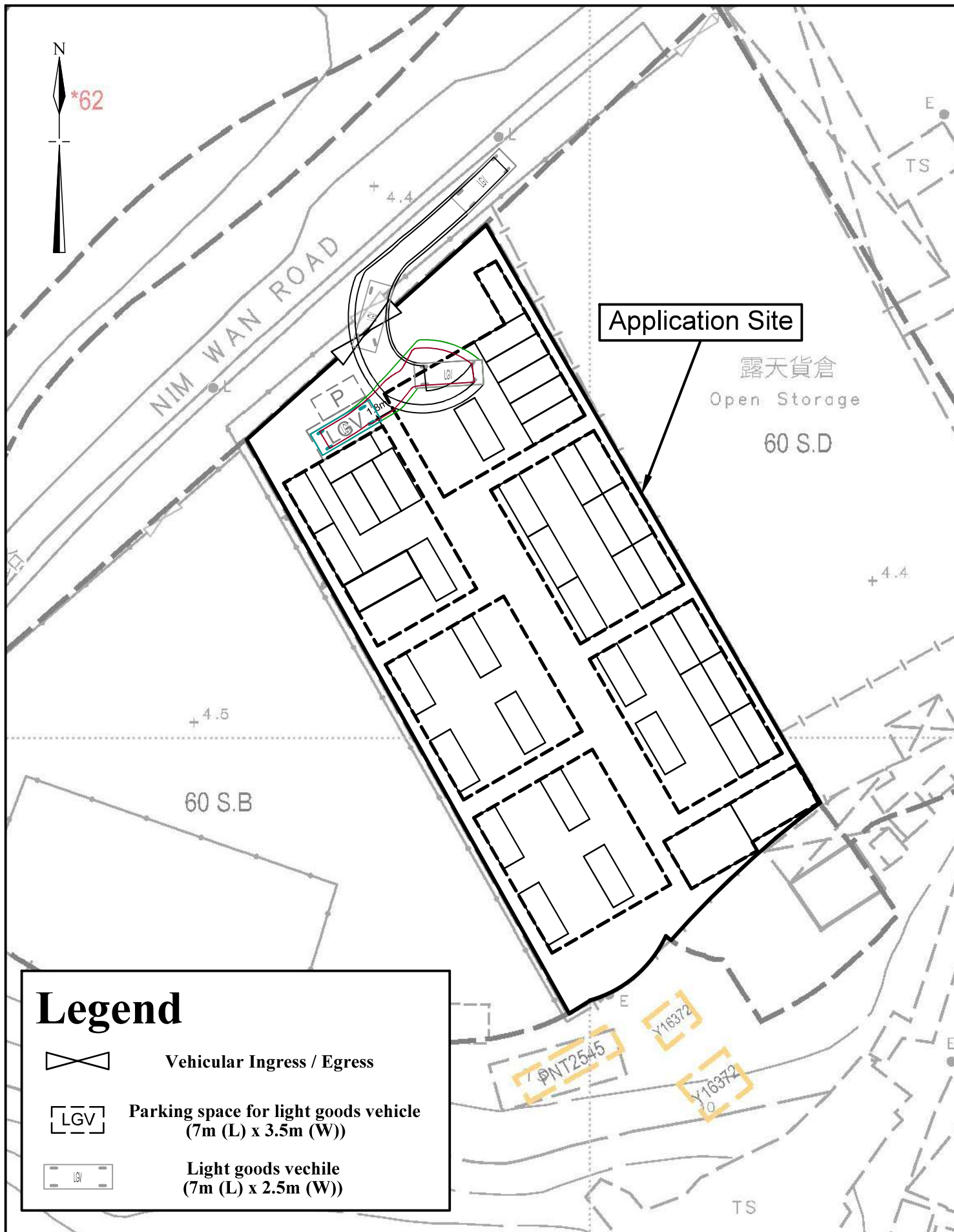
No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height	No. of Storey
1	Open Shed for agriculture		225m ²	225m ²	6m	1
	1a	Meter room	under structure 1	under structure 1	6m	1
	1b,1d	Covered seating area			6m	1
	1c	Pantry			6m	1
	1e	Temperature-controlled storage of seeds & flowers			6m	1
	1f-1h	Indoor agricultural room			6m	1
2	Open Shed for agriculture		225m ²	225m ²	6m	1
	2a	Temperature-controlled germination room	under structure 2	under structure 2	6m	1
	2b	Temperature-controlled storage of seeds & flowers			6m	1
	2c,2d	Indoor agricultural room			6m	1
3	Open Shed for agriculture		225m ²	225m ²	6m	1
	3a-3c	Indoor agricultural room	under structure 3	under structure 3	6m	1
	3d	Storage of agricultural tools			6m	1
4	Open Shed for agriculture		219m ²	219m ²	6m	1
	4a-4c	Indoor agricultural room	under structure 4	under structure 4	6m	1
	4d,4e	Temperature-controlled germination room			6m	1
	4f	Farmer resting room			6m	1
	4g	Meter room			6m	1
5	Open Shed for agriculture		222m ²	222m ²	6m	1
	5a-5i	Indoor agricultural room	under structure 5	under structure 5	6m	1
6	Open Shed for agriculture		222m ²	222m ²	6m	1
	6a-6f	Indoor agricultural room	under structure 6	under structure 6	6m	1
	6g-6h	Temperature-controlled germination room			6m	1
7	Open Shed		80m ²	80m ²	6m	1
	7a	Transformer room	under structure 7	under structure 7	6m	1
	7b	Transformer room			6m	1
Total Area			1,418m ²	1,418m ²		

Legend

-  Vehicular Ingress / Egress
-  Open Shed
-  Solar Panel
(2,278mm(L) x 1,134mm(W) x 35mm(H))
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Parking space for private cars
(5m (L) x 2.5m (W))



1:500 (A3)	<div>Layout Plan</div> <div>Lot 60 S.C(part) in D.D. 135</div> <div>Pak Nai, Yuen Long, New Territories</div>	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 3a (P 23036)



1:500	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 4a (P 23036)

Lot 60 S.C(part) in D.D. 135
Pak Nai, Yuen Long, New Territories



N.T.S	Plan Showing Nearest Public Transport Services Lot 60 S.C(part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 5a (P 23036)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PN/85

Our Ref.: P23036/TL25155

14 May 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities for a Period of 5 Years in "Agriculture" Zone,**

Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135,

Pak Nai, Yuen Long, New Territories

We write to submit a justification (Appendix II) to clarify on the operation and design of the proposed development for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Wilfred CHU)

By E-mail only

Appendix II

The purposes of developing Pak Lai DD135 Lot 60 sC are hoping for generating bean sprouts, mushrooms, Areca Palm, Money Tree, Fortune Tree, Thin-Stem Dracaena Fragrans. At the beginning of growing these plants and flowers, (when they are 0cm to 5 cm) they do not need any sunshine. Only appropriate moisturizers are required. In the next stage, (when they are 5cm to 20cm) they just need to have dim sunshine. After this stage, these plants (above 20cm), warm and strong sunshine can strengthen their growths.

The temperature of Hong Kong, indeed, is suitable for growing baby plants. We, for sure, our Pak Lai garden is an optimal place for baby plants growing, in which the site do not need great sunshine.

One of our priority plans is to coordinate with the primary and secondary schools as well as the religion groups. We aim at catering the students and the religious groups the baby plants. Before distributing the baby plants to them, we will compromise the price for selling back the plants to us when the baby plants are grown up. Every student and church member we can approximately supply 20 pieces of baby plants.

We also have other sites i.e. Lam Tei, Dai Tao Chun, Man Kam Dao and Tai Po in New Territories, which have warm and strong sunshine for mature plants.

One of our reasons for growing bean sprouts is to provide reasonable price for the people in need in nowadays poor economy. These bean sprouts can be easily grown without too much sunshine.

Under all the above conditions, we earnestly request for the approval of the top coverages appropriately.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PN/85

Our Ref.: P23036/TL25168

28 May 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities for a Period of 5 Years in "Agriculture" Zone,
Lot Nos. 60 S.C (Part) and 60 S.D (Part) in D.D. 135,
Pak Nai, Yuen Long, New Territories**

We write to submit FI in response to comments from the Planning Department for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Wilfred CHU)

By E-mail only

Further Information for Planning Application No. A/YL-PN/85**Response-to-Comments****Comments from the Planning Department**

Contact person: Mr. Wilfred CHU (Tel.: 2158 6290)

I.	Comments	Responses
1.	Please further elaborate on the operation of the hobby farm and how is it different from ‘agricultural use’ as defined in Town Planning Board’s Definition of Terms. It is mentioned from your FI dated 14.5.2025 that the baby plants grown at the hobby farm would be distributed to schools / religious groups, please further elaborate on the details of the partnership. Would the students / members of religious groups visit the hobby farm and participate in agricultural activities beforehand (i.e. the baby plants they receive are actually those that they planted at the hobby farm)?	<p>The proposed hobby farm aims to promote organic farming to the public. Agricultural activities would be organized throughout the week. Visitors could gain basic farming knowledge and farming experiences in the agricultural activities. They could also learn about the benefits of organic farming and the health benefits of different vegetable crops at the hobby farm.</p> <p>Educational workshops for schools and organizations will also be provided at the hobby farm. The applicant explains that they will open the hobby farm to the public, especially for schools and religious groups. They will share information on farming with students, students’ parents, minority groups and religious groups. They can buy seeds, baby plants, mature plants and vegetables at the hobby farm and they can participate in growing baby plants by themselves at the hobby farm. These are positive and healthy experiences to nurture their knowledge of the green environment in Hong Kong.</p>

- END -

Previous s.16 Applications covering the Application Site

Approved Application

	Application No.	Applied Use(s)/ Development(s)	Zoning(s)	Date of Consideration (RNTPC)
1	A/YL-PN/73	Proposed Temporary Shop and Services (Plant Showroom) for a Period of 3 Years	“AGR”	22.12.2023

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
1	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	(1) , (2) & (5)
2	A/YL-PN/30	Temporary Storage of Construction Materials and Equipment, and Open Storage of Construction Materials, Equipment and Containers with Watchman Quarters for a Period of 3 Years	“AGR”	23.9.2011	(1) & (3) to (5)

Rejection Reasons:

1. No strong planning justification for a departure from the planning intention(s).
2. Insufficient information to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the surrounding areas.
3. Incompatible with the rural environment and landscape character.
4. Not in line with the then TPB PG-No. 13E.
5. Setting undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Agriculture and Nature Conservation

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

- (a) The Site falls within the “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. He has no comment on the non-agricultural developments as proposed.
- (b) There is a pond to the northwest of the Site. Should the application be approved, the applicant is advised to take appropriate measures to prevent polluting the pond.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) In view of the proposed temporary nature of the application in “AGR” zone and no significant environmental impact is anticipated, he has no objection to the application.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

4. Landscaping

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

- (a) She has no comment on the application from landscape planning perspective.
- (b) The Site is situated in area of rural coastal plains predominated by mangroves, ponds, temporary structures, village houses and woodland. The Site is hard paved and occupied by temporary structures with potted plants and wild grasses.
- (c) According to the submission, no tree felling would be undertaken and no landscape impact would be generated by the proposed use. Further significant landscape impact on the existing landscape resources within the Site is not anticipated.

5. **Drainage**

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board (the Board) consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the proposed drainage facilities to his satisfaction.
- (c) The applicant should note his advisory comments at **Appendix IV**.

6. **Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix IV**.

7. **Archaeological Aspect**

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB):

- (a) The Site is situated within the Sheung Pak Nai Site of Archaeological Interest.
- (b) The applicant confirms in the submission that the construction of temporary structures as shown on the Layout Plan will not involve any ground excavation work. The applicant undertakes that she will submit a drainage proposal, with provision of peripheral U-channels and catchpits to mitigate any potential adverse drainage impacts, if any, generated by the proposed development. The mitigation measures should be implemented to the satisfaction of AMO. As such, please include the following planning conditions:
 - (i) to submit the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments) of AMO or of the Town Planning Board by 6.12.2025; and
 - (ii) in relation to (i) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments) of AMO or of the Town Planning Board by 6.3.2026.

8. **Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) It is noted that 49 structures are proposed in the application. Before any new building works (including containers / open sheds as temporary building, 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 unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed at the coordinator for the proposed building works in accordance with the BO.
- (c) The applicant should note his advisory comments at **Appendix IV**.

9. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas - Investigation”, which is the Investigation Study and jointly commissioned by PlanD and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning application is granted, notwithstanding the validity period of the planning permission, the applicant should note his advisory comments at **Appendix IV**.

10. District Officer’s Comments

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

He has not received any feedback from locals.

11. Other Departments’ Comments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works (CE/LW), CEDD;
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Commissioner of Police (C of P); and
- (f) Commissioner for Transport (C for T).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot No. 60 S.C in D.D. 135 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) if the planning application is approved, the lot owner(s) shall apply to DLO/YL, LandsD for Short Term Waiver(s) (STWs) to permit the structures to be erected or to be erected within the lot, if any. The application(s) for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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. While it is noted that “farmer resting room” is proposed within the Site, the applicant is reminded that no STW or Short Term Tenancy (STT) application to permit structure for domestic purpose will be considered according to the prevailing policy. LandsD reserves the right to take enforcement action against such domestic purpose structure in the Site, if any;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Nim Wan Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Nim Wan Road;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Site should be reinstated to a condition suitable for agricultural use upon expiry of the planning permission. The applicant is also advised to take appropriate measures to prevent polluting the pond to the northwest of the Site;
- (g) to note the comments of the Director of Environmental Protection (DEP) to meet the statutory requirements under relevant pollution control ordinances, and provide necessary mitigation measures to prevent pollution and environmental nuisance, e.g. the

pollution of the watercourse and pond adjacent to the Site. The applicant is also advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. The cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant(s);
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein;
- (j) 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 the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structures are 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; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) 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;
 - (ii) 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 the building plan submission stage;

- (iii) 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 BO and should not be designated for any proposed use under the captioned application;
- (iv) for UBW erected on leased land, enforcement action may be taken by 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;
- (v) 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; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

From:
Sent: 2025-04-30 星期三 03:02:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PN/85 DD 135 Sheung Pak Nai

A/YL-PN/85

Lots 60 S.C (Part) and 60 S.D (Part) in D. D. 135, Sheung Pak Nai, Yuen Long

Site area: About 2,319sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 2 Vehicle Parking / **5 Years**

Dear TPB Members,

Application 80 withdrawn and now a combo with the footprint of 73.

73 approved 22 Dec 2023 but conditions have not been fulfilled.

The site has been used for unapproved Open Storage for years but according to the paper for Application 73 no enforcement action has been taken. This despite the fact that OZP web site annotates the two sites as Open Storage.

This application has the appearance of a fake use in order to gain approval to continue the brownfield uses. Members should request that aerial views be provided to determine if there is any indication of nursery activity.

"20 single-storey temporary structures are proposed on site for plant nursery, meter rooms, and other ancillary uses. These would cover 1,443sq.mts but it is clear from the plans that the entire site would effectively be filled in.

The designation 'Hobby Farm' is ridiculous as it is clear from the trip generation that there would in fact be no public visitation. This is a commercial enterprise.

The Site falls within Sheung Pak Nai Site of Archaeological Interest so the filling in of the entire site is inappropriate.

But like 73 this will be streamlined and waved through, no questions asked even though a four year old would say DODGY.

Object also to 5 years approval. What is the justification, next door – same operator – is for the standard 3 years.

Mary Mulvihill

From: I
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 November 2023 3:28 AM HKT
Subject: A/YL-PN/73 DD 135 Sheung Pak Nai

A/YL-PN/73

Lot No. 60 S.C (Part) in D. D. 135, Sheung Pak Nai, Yuen Long

Site area: About 1,557sq.m

Zoning: "Agriculture"

Applied use: Plant Showroom / 1 Vehicle Parking

Dear TPB Members,

The site has been used for unapproved Open Storage for years. Members should question if any enforcement action has been taken.

This application has the appearance of a fake use in order to gain approval to continue the brownfield uses.

Members should request more details on the proposed operation.

Mary Mulvihill