

2021年 7月 1 5日

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

This document is received on **15 JUL 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/751
	Date Received 收到日期	15 JUL 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Main Plan Development 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)

N/A

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 751RP (Part), 752 (Part), 753 S.A (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 776 (Part), 777 (Part) and 778 (Part) in D.D. 83, Lung Yeuk Tau, 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 10,733 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,500 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	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Partially for agricultural (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Green Design and Plantation Research Centre (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	7,233sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,500sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3,500sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,500sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 1. Bldg Blk 1 - 1 storey and 5m in height (ancillary components uses: rooms for office/meeting, research & laboratory, storage and E&M) 2. Bldg Blk 2 - 1 storey and 5m in height (for set-up of mock-up) 3. Bldg Blks 3&4 - 1 storey and 8m in height (for set-up of mock-up) 4. 2 nos. of portable toilets - 2.5m in height 5. 1 no. of security guardroom - 2.5m in height	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	3
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)	
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	2
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 9am to 6pm																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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)) Hai Wing Road (see Figure 1 of Supporting Planning Statement)</p> <p>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)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
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Signature
簽署

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

YUE LIT FUNG OWEN

Assistant General Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 RPP No.: 408

Others 其他

on behalf of
代表

Main Plan Development Limited

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

Date 日期

13/07/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 751RP (Part), 752 (Part), 753 S.A (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 776 (Part), 777 (Part) and 778 (Part) in D.D. 83, Lung Yeuk Tau, New Territories 新界龍躍頭第83約地段 751號餘段(部分), 752號(部分), 753號A段(部分), 753號餘段(部分), 754號(部分), 757號(部分), 758號(部分), 759號(部分), 776號(部分), 777號(部分) 及 778號(部分) 內的土地
Site area 地盤面積	10,733 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 Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17 龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/17
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Green Design and Plantation Research Centre 環保設計研究中心

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.33 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	Total 7 blocks (Building Blocks 1,2,3&4, 2nos. portable toilets and 1 security guardroom)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
	Non-domestic 非住用	N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	Bldg Blk 1&2: 5m Bldg Blk 3&4: 8m Toilets (2nos): 2.5m Guard room (1no): 2.5m <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
	Non-domestic 非住用	1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	33 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 3
	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) _____ _____		2 2

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

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

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

Proposed Temporary Green Design and Plantation Research Centre for a period of 3 Years

Supporting Planning Statement

July 2021

Applicant:
Main Plan Development Limited

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Table 3.1 Key Development Parameters

Executive Summary

This application is to seek planning approval from the Town Planning Board (TPB) for the proposed Temporary Green Design and Plantation Research Centre for a period of 3 years at various lots in DD83, Lung Yeuk Tau, New Territories. The Site falls within an area zoned "Agriculture" (AGR) under the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17.

Under the global trend and local demand for energy efficiency and observing carbon neutral policy, a research centre for green building features (design and materials) and biodiversity (plant species) is essential for supporting the green design property development and especially majority of the property developments are now in the New Territories. The proposed centre will perform research on innovative green design and materials for reduction of carbon emission.

The proposed temporary development comprises 4 building blocks of various size and single storey steel-framed structure and rest of the site mainly for plantation. Inside the building blocks (in Blocks 2, 3 & 4), there will be 6 set-up unit areas for research on green design building features. An administration block (in Block 1) is reserved for ancillary office functions. The external wall and the roof will be utilized as the venue for vertical greening and green roof design.

The proposed development is fully justified for the following main reasons:

- The proposed development is echoing Government's policy to promote green building design materials and to achieve carbon neutrality in the long run;
- Appropriate location for plantation experiments under local climate;
- The proposed centre is easily assembled and dismantled after use;
- The proposed temporary nature will not jeopardise the long term planning intention; and
- No significant adverse impact anticipated aroused from the research centre.

In view of the above and as detailed in this planning statement, Members of the TPB are requested to give favourable consideration to this Application.

行政摘要

本規劃申請書是向城市規劃委員會（「城規會」）申請規劃許可，准許於新界龍躍頭丈量約份第83約多幅地段申請作臨時環保設計研究中心之用途，為期三年。有關之申請地點位於龍躍頭及軍地南分區計劃核准圖編號 S/NE-LYT/17 的「農業」地帶範圍內。

在全球趨勢和本地對能源效率的需求下和跟隨碳中和政策，綠色建築設計及物料甚至種植品種的研究中心，對支持綠色設計的物業發展至關重要，尤其是現在大部分物業發展都在新界。擬建的中心將研究創新的綠色設計和材料，以減少碳排放。

擬建的開發項目包括4座單層鋼架結構臨時建築，其餘場地主要用於種植研究。在其中三座建築物內部（在第二，三及四座），將有一些設置區域用於綠色建築設計功能研究。而一座（在第一座）則用作附屬辦公室等用途。外牆和屋頂將作為垂直綠化和屋頂綠化設計。

基於以下的主要原因，擬議發展項目具充份理據：

- 擬建項目與政府促進綠色建築設計/建築物料和碳中和的政策相呼應；
- 該地盤有適合研究當地種植氣候的條件；
- 建議的中心在使用後，易於組裝和拆卸；
- 其臨時性質不會影響長遠規劃意向；及
- 擬議發展項目不會帶來任何負面影響。

鑒於上述原因及本規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

1 INTRODUCTION

1.1 Background

1.1.1 We, Main Plan Development Limited ("the **Applicant**"), are the current registered owner of Lots 751RP (Part), 752 (Part), 753 S.A (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 776 (Part), 777 (Part) and 778 (Part) in D.D. 83 in Lung Yeuk Tau, New Territories (hereunder called "the **Subject Site**") (**Figure 2**).

1.1.2 The Subject Site falls within an area zoned "Agriculture" ("AGR") zone on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/17 (**Figure 1**) and the proposed temporary use of "Green Design and Plantation Research Centre" ("環保設計研究中心") for a period of 3 years requires planning permission from the TPB under Section 16 of the Town Planning Ordinance. The proposed development will support the property development industry to acquire appropriate environmental friendly building materials, design and biodiversity knowledge.

2 SITE CONTEXT

2.1 Site Location and Existing Uses

2.1.1 The Subject Site is located to the southeast of Sha Tau Kok Road - Lung Yeuk Tau and is accessible via local roads namely Dao Yang Road and Hai Wing Road off Sha Tau Kok Road.

2.1.2 The Subject Site is surrounded by various statutory land uses. To the immediate west and south are clusters of active manufacturing factories, warehouse, woodcraft workshop, car dealership and residential development in the area zoned AGR and "Residential (Group C)". To the immediate north is industrial development of "Tung Chun Soy Sauce & Canned Food" in the "Comprehensive Development Area" zone. To the immediate east are cluster of residential dwellings namely Fu Tei Pai and Kwan Tei in "Village Type Development" zone (**Figure 1**).

2.1.3 The existing site is partially for agricultural (with green houses) and partly fallow. No tree felling is required by designing out under the proposed master layout plan. All mature trees are also excluded outside the Application Site boundary at the edge of the site (**Figure 4**).

3 PROPOSED DEVELOPMENT SCHEME

3.1 Proposed Buildings and Internal Access

3.1.1 The proposed development will include 4 single storey steel-framed building

blocks with a range of building height 5m to 8m and total GFA of about 3,500m² and outdoor farming (experimental biodiversity plantation) area.

- 3.1.2 3 buildings (in Blocks 2, 3, 4) will be used for set-up for mock-up area. Building Block 1 is allocated for office, meeting room, laboratory room, storage room and E&M room. Gated entrance and a standalone security guard room are located at the west, and 2 nos. of outdoor portable toilets are provided on site. 3 nos. of car parks for staff and visitor and 2 nos. of loading/unloading bays for light goods vehicles will also be provided (**Figure 3**).
- 3.1.3 The construction of the buildings will be relatively simple structural steel frame system with energy efficient and sustainable building materials; and also incorporating other green building elements e.g. green roof, vertical greening and stepped roof profile (3m difference) to achieve better ventilation and infusion of lighting (**Figure 4**).
- 3.1.4 As a temporary use application, buildings' disposition is to design out tree felling (**Figure 3**).
- 3.1.5 An internal road serves all four building blocks. Other open air areas is reserved for greenery and plantation research wherever appropriate, for example eco-landscape design, hydroponic, aquaponics and ornamental planting research etc.
- 3.1.6 The key development parameters are listed below in **Table 3.1**.

Table 3.1 Key Development Parameters

Overall Development	
Total Site Area	about 10,733m ²
Total GFA	about 3,500m ²
Ancillary Components (Block 1): <i>Office/Meeting Room/Research & Laboratory Room/ Storage Room and E&M Room (subject to design, about 20m²)</i>	about 300m ²
Set-up for mock-up area (Block 2,3 & 4): <i>Set-up materials for model home and landscape design features</i>	about 3,190 m ² (Blk 2 - 620m ² , Blk 3 - 1,500 m ² & Blk 4 - 1,070 m ²)
Standalone mobile toilets (2nos.) Standalone security guard room (1no)	about 10 m ²
Plot Ratio	about 0.33
Site Coverage	about 33%
Maximum Building Height (Block 1 , 2, 3 & 4)	Not more than 8m (5m; 5m; 8m & 8m respectively)
Maximum No. of Storey	1
Outdoor Car parking spaces: i. Private car (2.5m W x 5m L) ii. Light Goods Vehicle (3.5m W x 7m L) (L/UL)	3 nos. 2 nos.

3.2 *Proposed Operation*

- 3.2.1 The proposed development is not open to the public. There are 12 workers and 6 set-up units in 3 building blocks (Blocks 2, 3 and 4). According to past experience, each design setting will be studied on average 3 to 6 months. The centre will operate from 9am to 6pm daily.
- 3.2.2 In general, assembling and dismantling of building fabric will be involved for full size mock-up rooms and building design. There will not be any heavy production involved. Noisy operation activities, if any, will be contained within the fully enclosed indoor area, which will be effectively insulated by means of silencers, acoustic sheds or screen.

3.3 *Traffic Arrangement*

- 3.3.1 The proposed development is accessible via local roads namely Dao Yang Road and Hai Wing Road which connects to Sha Tau Kok Road – Lung Yeuk Tau. Normally the mock-up will be studies around 3 to 6 months so the use of light goods vehicle would be around 1 to 2 trips per day.

3.4 *Sewerage and Drainage Arrangement*

- 3.4.1 2 portable toilets will serve 12 staff. The proposed building takes up area occupied by greenhouses so there will not be a significant increase in the surface runoff within the Subject Site. Surface run-off will be soaked away as it is now.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 *Government's Policy to Promote Green Design and Carbon Neutrality*

- 4.1.1 It is global trend to promote green building design e.g. Commercial ESG principle for listed company in the private sector; in addition, statutory requirements like "Buildings Energy Efficiency Ordinance" enacted in 2011. The vision of 2020 Policy Address also promotes carbon neutrality by 2050. This will require both Government and private sector to work together to achieve such target.

4.2 *Appropriate Locality in New Territories (NT)*

- 4.2.1 The Subject Site is located close to the upcoming major residential and commercial developments in NT in particular in Fanling North, Kwu Tung North and San Tin/Lok Ma Chau. The Subject Site is carefully selected because of its location advantage under localized temperature and humidity for testing appropriate green design/materials and plant species. This environmental condition makes it highly suitable for research.

4.3 *Need for Practical Green Design*

- 4.3.1 The urgency for practical green design for the upcoming property development in NT is obvious. To update and explore various innovative construction technologies to meet the new green building and energy efficiency mandate is

inevitable. The proposed research centre will take lead in assisting the industry as well as developers to get the right green design (materials and plants) to verify its sustainability and energy efficiency. It will also provide a pilot platform for knowledge sharing among suppliers and professionals. This will in turn benefit the entire industry and society.

4.4 Green Design Research

- 4.4.1 The proposed centre has been carefully designed based on a set of green building principles e.g. short East/West-facing sides to minimize heat gain and south-facing frontage to capture summer southeastern monsoon wind. It is also able to find out the application of vegetated roof and existing planting screening will help reduce heat island effect so as to improve energy efficiency. The stepped roof profile will permit free-flow of air and infusion of light. It is also proposed to use recycled construction materials and rapidly renewable materials such as bamboo and natural linoleum. Notably all these green features adopted in the design of the proposed building will be monitored their effectiveness and applicability of such innovative green building design/materials.

4.5 No Visual Impact

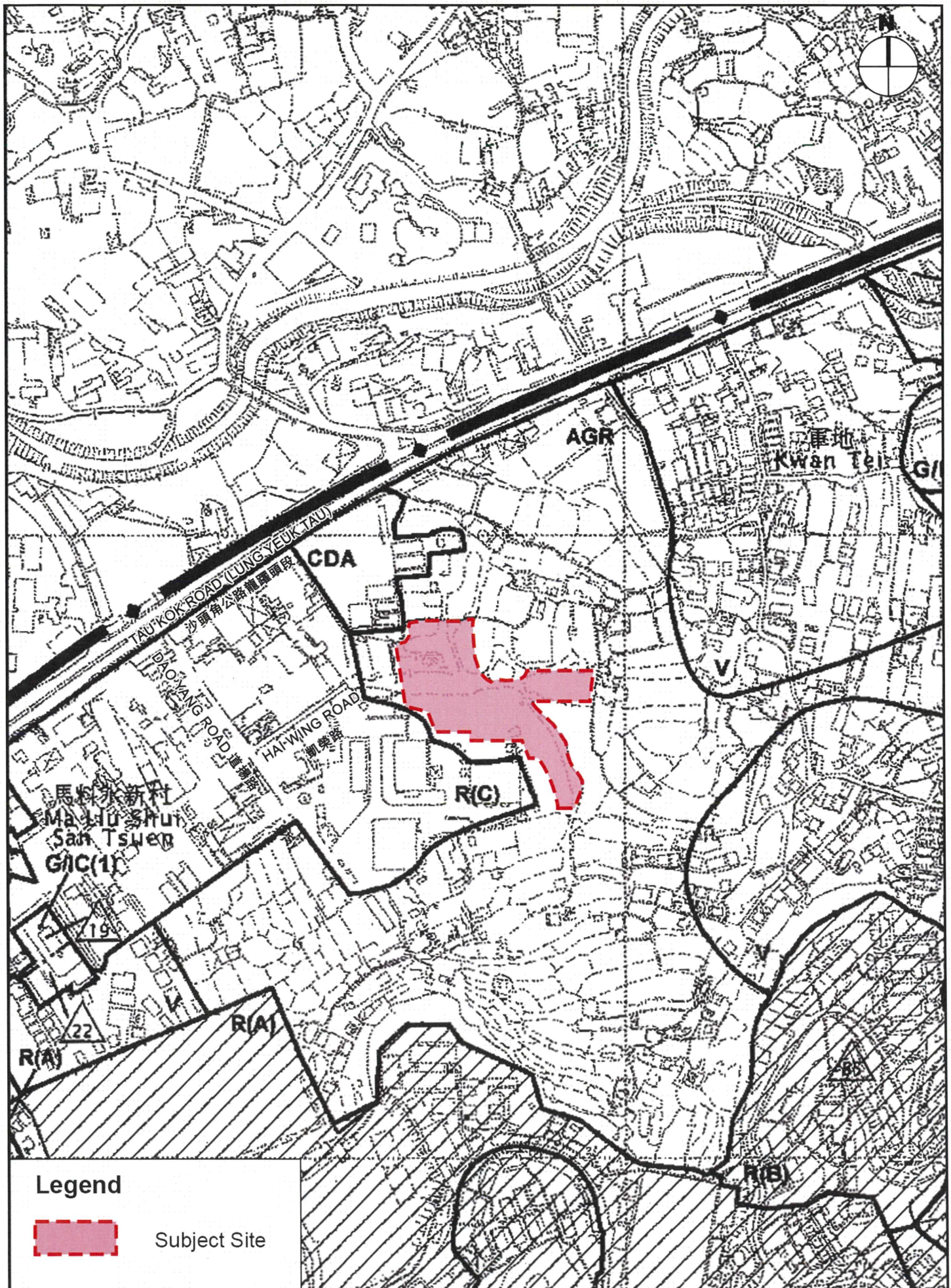
- 4.5.1 Three vantage points were carefully selected for key sensitive receivers. Due to its topography, the photomontages demonstrate very low visual impact (**Figures 5 to 7**). In addition, the 4 building blocks are spreading out with different building heights 5m to 8m. With appropriate external wall colour scheme, they will blend in well with the surrounding so no adverse visual impact is anticipated.

4.6 No Significant Adverse Impact


- 4.6.1 The Subject Site is actually an isolated site embraced by brownfield operation. The indoor set-up area is fully enclosed indoor area so no noise impact to the surrounding is anticipated. There is little traffic per day for research activities. Existing footpath is excluded from the Subject Site as well as no tree felling required. Use of portable toilet services is to avoid installation of the extensive sewerage system. It is similar to current non-vegetated area of about 35% so surface runoff will be soaked away as it is now.

5. CONCLUSION

- 5.1 The proposed research centre has both natural and physical conditions suitable for the green building designs and biodiversity. The outcome of the research will benefit the property development industry at large and it does not incur any permanent damage to natural environment. It is easy to dismantled single story buildings and there is no significant adverse impact. It is evident that the proposed temporary use can be favourably considered by the TPB.



Legend

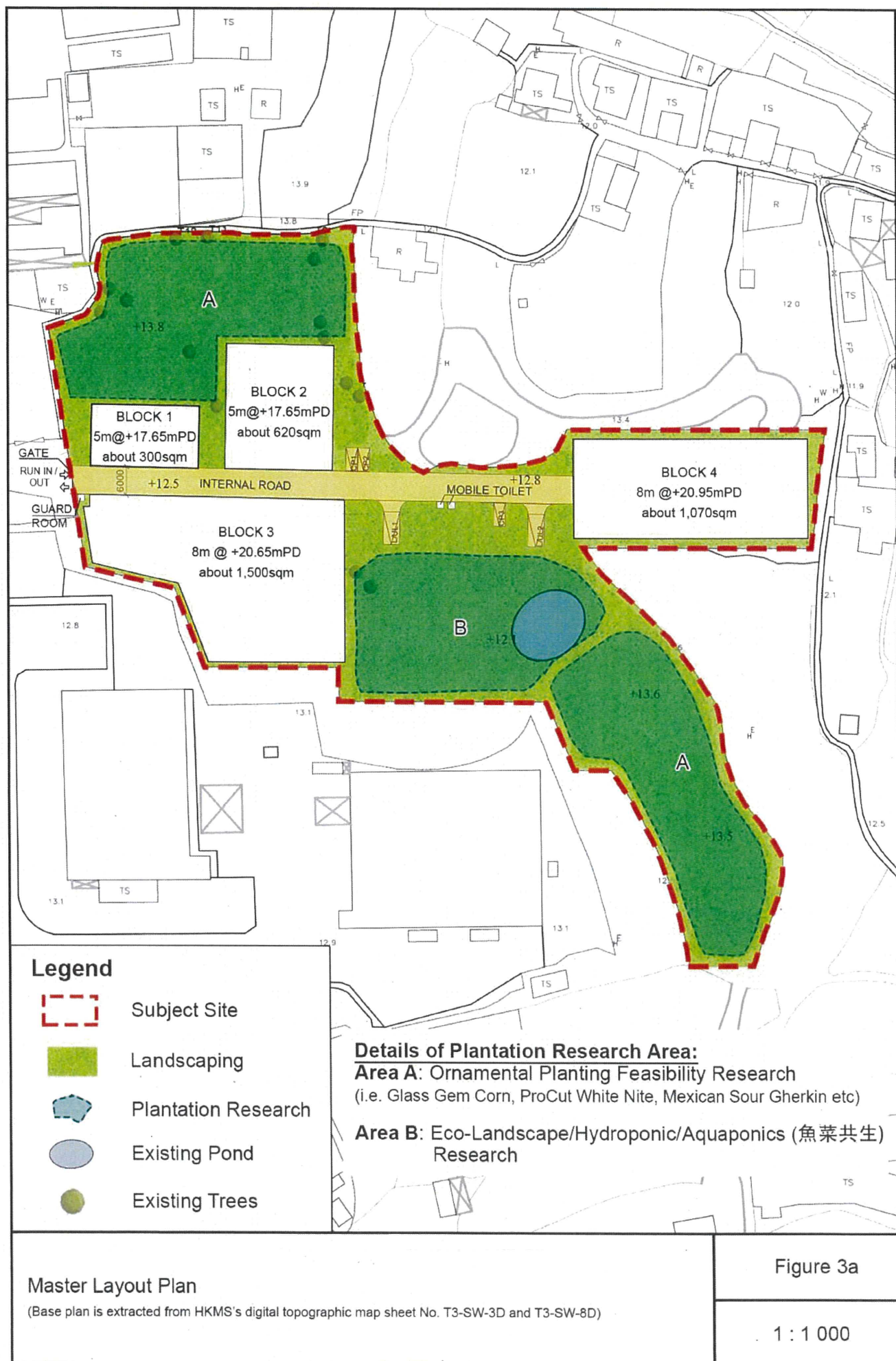
 Subject Site

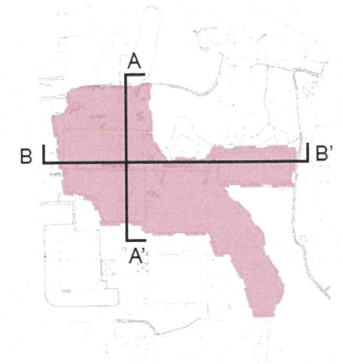
Location Plan

(Base plan is extracted from the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17)

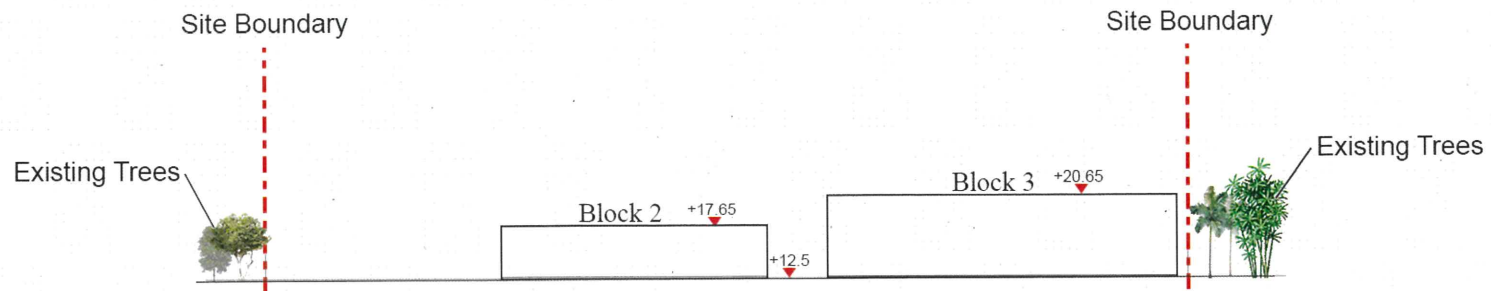
Figure 1

1 : 4 000

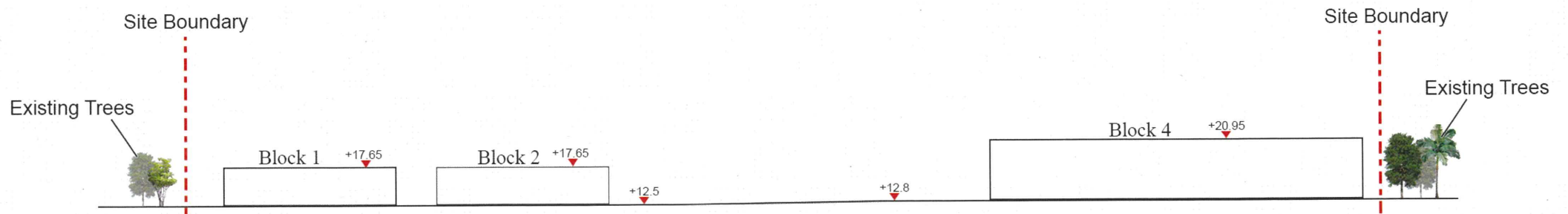




Key Plan



Section A - A'



Section B - B'

Sections

Figure 4

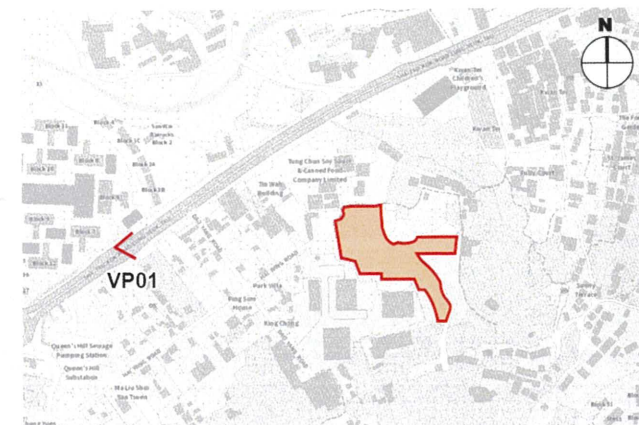
1 : 750



Existing Situation



With Proposed Development



Key Plan

VP01

Location: Bus Station beside San Wai Barrack

Vantage point elevation: +12.4mPD

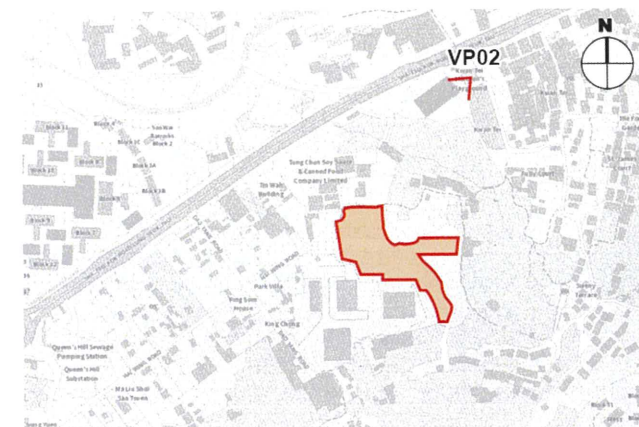
Viewing distance: 290m



Existing Situation



With Proposed Development



Key Plan

VP02

Location: Kwan Tei Children's Playground

Vantage point elevation: +12.1mPD

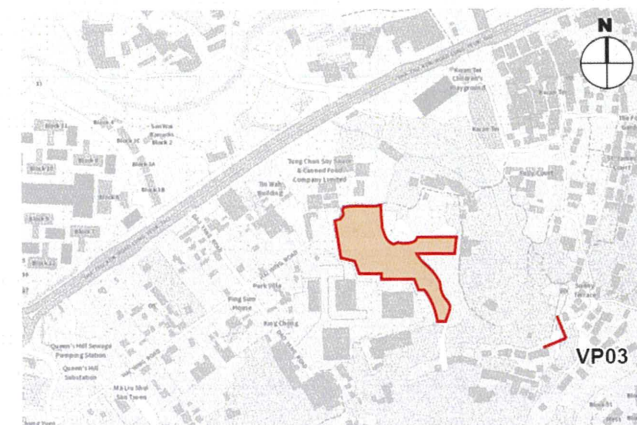
Viewing distance: 200m



Existing Situation



With Proposed Development



Key Plan

VP03

Location: Car Parking Ground in Fu Tei Pai

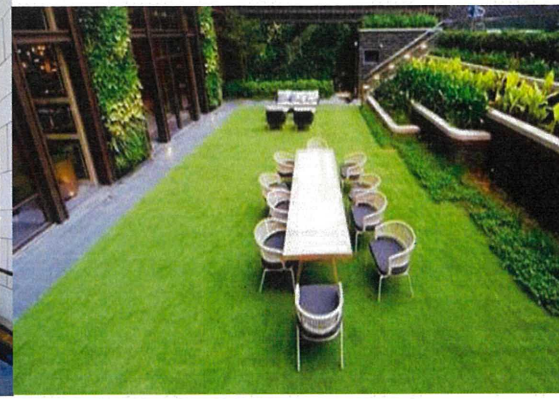
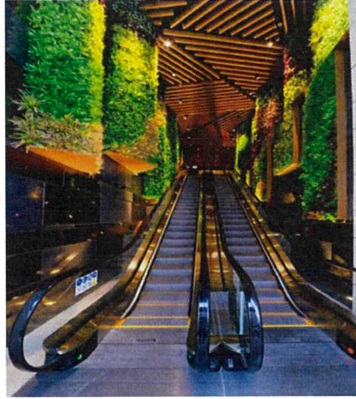
Vantage point elevation: +14.1mPD

Viewing distance: 150m

Mock-up for green features and sustainable planting requires research to ensure its feasibility and environmental friendly performance

Samples of In-door set-up area in Block 2, 3 and 4

They are used for in-door set-up area conducting research on the energy efficiency of innovative green building features (design and materials). For examples, determining the optimal irrigation amount and lux level of lighting required for different planting species used on vertical/roof top greening or examining the energy efficiency of new building material before adoption.



Samples of out-door open air plantation research:

Various research on eco-landscape design, hydroponic, aquaponics and ornamental planting. Samples of our recent landscape design project with new techniques including “The Henley”, “Square Miles”, “One Artlane”, “The Upper South” etc.



Main Plan Development Limited

Unit 1603-1606, 16/F Alliance Building, No. 130-136 Connaught Road Central, Sheung Wan, HK

Your Ref: A/NE-LYT/751

27 August 2021

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email & By Hand

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Green Design and Plantation Research Centre
for a Period of 3 Years at various lots in DD83, Lung Yeuk Tau, New Territories**

Response to Comments

Further to the Planning Application submitted to the Town Planning Board on 13 July 2021, the comments from Agricultural, Fisheries and Conservation Department, Transport Department, Urban Design and Landscape Unit of Planning Department via Planning Department on 24 August 2021 and our responses are enclosed.

Should you have any queries with regard to the above, please do not hesitate to contact our Ms. Alison Ip (2908-8154) or the undersigned.

Thank you for your attention.

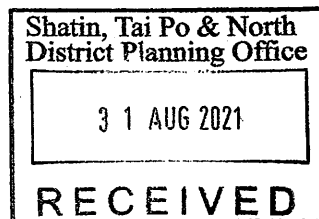
Yours faithfully,

for and on behalf of
MAIN PLAN DEVELOPMENT LIMITED
數實發展有限公司

.....
Authorized Signature

YUE LIT FUNG OWEN

[Encl.] Tel: 2908-8403



TOWN PLANNING BOARD

2021 AUG 30 P 5:06

RECEIVED

1. Comments from DAFCD on 24August2021	Responses
<p>(a) The Site falls within the “AGR” zone and currently comprises vegetable fields and occupied by temporary structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site is under active cultivation and possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view;</p>	<p>The existing non-active agriculture area is 43% on site as revealed (colour yellow) in Attachment A whereas non-active agriculture area has been reduced to 39.7% (PDF (Attachment H and CAD file attached), in the proposed development in Attachment B (the subject proposal). The total area of active cultivation, in fact, has been increased.</p> <p>In general, AGR is for agriculture and the plantation is also agriculture although for different production – flowers/other greenery produce. The same active agriculture area on site has been maintained by re-locating active area only. Normally, not all area within an “AGR” zone is fully utilized for crop production. This proposal is to make use of the existing non-active area. This is also following the planning ‘multi-use’ principle.</p> <p>Research plantation is also one kind of agriculture activities to identify eco-friendly planation for housing project. Its eco-value is not less than the commercial crop production.</p> <p>Site is surrounded by brownfield factories and sporadic rural structures; and even Queen’s hill public housing development in its vicinity so it is a mixed land uses.</p>
<p>(b) The Government announced in the 2016 Policy Address the implementation of the New Agriculture Policy encompassing more proactive support to protect, revitalise/rehabilitate, and optimise the use of good quality agricultural land for agricultural purposes. Majority of</p>	<p>The proposed research centre not only supports agriculture policy but also echoes Government’s policy to promote green building design materials and to achieve carbon neutrality in the long run. The objectives of research centre are to explore and test low carbon emission construction methodology and</p>

	the Site is currently comprised of commercial crop production for local consumption which should be proactively preserved with best efforts. As the existing commercial crop field will be replaced by the proposed Green Design and Plantation Research Centre, DAFC does not support the proposed use from agricultural point of view; and	materials, contributing positively to climate change knowledge. It is convinced that quality agriculture does not contravene the agriculture policy.
(c)	The Site covers a broad area of active crop production farmland serving with agricultural infrastructures e.g. road access and water supply. Such area made important contribution to the local crop production in Hong Kong. Hence, the replacement of such (i.e. from active commercial crop fields to Green Design and Plantation Research Centre) would to some extent diminish the crop production in local market. The cumulative effect of approving such application would encourage the expansion of non-agricultural activities in the area at the expense of existing commercial farming, which deviates from the objective of AGR zone to preserve good agricultural land for agricultural production.	The Site also covers a board area active green plantation with housing model of green design. Such area made important contribution to the local building/ housing development in Hong Kong. Hence, the replacement of such (i.e. from active commercial crop to flowers and greenery produce is equally important) to deal with macro carbon neutrality under National Policy. The cumulative impact is significant since more and more green buildings would be required. This is similar to Singapore migrating from 'garden city' planning to 'city in the garden'. It is considered not deviating from the agriculture use and justified with its contribution to building industry in the New Territories.
2. Comments from Transport Department on 24August2021		Responses
(a)	The applicant should advise and substantiate the traffic generation and attraction from and to the Site and the traffic impact to the nearby road links and junctions;	There is minimal peak hour trips generated by the proposed development as all staff are part time basis except 2 administration staff are 9-5 office hours, either they come in together with the housing models or working on the plantation on need basis. The research centre attracts little traffic and low frequency by its research nature as well as its trip generation restricted to staff and goods delivery only i.e. 1-2 trips by light goods vehicle and private car trips per day only.

(b)	The applicant shall illustrate on a layout plan the proposed parking provision and loading/unloading spaces of the Site;	Please refer to Attachment C .
(c)	The applicant should advise the width of the vehicular access;	Please refer to typical Layout Plan (Attachment B refers).
(d)	The vehicular access should be no less than 7.3m wide;	Revised road width of 7.3m (Attachment B refers) but it is only 6m for internal access under HKPSG.
(e)	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the Site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	<p>Please refer to Attachment D and E for swept path of 10m vehicle analysis for LGV L/UL.</p> <p>The access road of Hai Wing Road connects the subject site in a straight line with 40m local access (Attachment F refers) and at 40 degree tuning. There is sufficient manoeuvring spaces for LGV vehicle to access in and out of the site.</p>
(f)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site;	There is no queuing back anticipated at the entrance (40m long local road) and also the traffic control will allow visitor to come in and stopping at the waiting area at the entrance if access right has to be confirmed.
(g)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	Yellow road marking of 1m wide from the building edge along the internal road of 7.3m will be provided to maintain road safety.

(h)	The applicant shall advise the measure in preventing illegal parking by visitors to the Site; and	The proposal is not open to public and no illegal parking anticipated outside the Site since blocking the access will be cleared by on-site security.
(i)	The vehicular access between the site and Lung Ma Road is not managed by TD. The applicant should seek comment from the responsible party.	Shortest route is by Sha Tau Kok Road (Lung Yeuk Tau) via Dao Yang Road and Hai Wing Road.
3. Comments from Landscape Unit, Planning Department on 24August2021		Responses
(a)	According to the site inspection in 2021, active farmland and existing trees of common species were observed within the Site. Existing pond was found at the middles of the Site. With reference to the proposed layout plan, it is observed that some existing trees are in conflict with the proposed temporary structure (i.e. Block 3) and the internal road for the passage of vehicle. However, information of these existing tress and their proposed treatments are not indicated in the development proposal. The potential landscape impact arising from the proposed development to these existing trees cannot be reasonably ascertained. The applicant should provide a tree survey, a proposal on the proposed tree treatments and mitigation measures for further consideration; and	Group tree survey has been carried out and MLP is designed out tree felling (except those invasive and exotic trees). Also tree preservation is carried out according to ETWB TCW No.3/2006 which defines trees to be retained. Subsequently, only 15 nos. of trees meets the requirement and proposed to retain. No compensation required. Revised Block 3 layout to avoid any potential conflict with trees along the periphery (Attachment B refers).
(b)	The applicant proposes green building elements such as green roof and vertical greening for the proposed development. However, there is no detail on the aforementioned landscape treatments. The applicant should provide sections and details, including proposed species for the green roof and vertical greening, to illustrate the proposed landscape treatment and to demonstrate the viability of the landscape proposal.	Sections for vertical and roof top greening refer to Figure 4a and Appendix G for the respective planting species.

4. Comments from Urban Design Unit, Planning Department on 24August2021		Responses
(a)	Para. 4.5.1 – It is unclear how “its topography” will lead to “low visual impact”. The applicant may need to further supplement his argument in relation to the visual impact of the proposed development.	As demonstrated in Figures 5a to 7a, the proposed development (with max building height at 20.95mPD) is completely hidden by the existing trees at the periphery. Moreover, the visual context is with close residential buildings, warehouses and solid fencing/peripheral tall trees, so it is considered low.
(b)	Figures 5 to 7 – The applicant should consider to indicate the height in mPD of the proposed development and existing buildings in these figures for reference.	Noted. Please refer to revised Figures 5a to 7a.

Abandoned area
(with level difference)

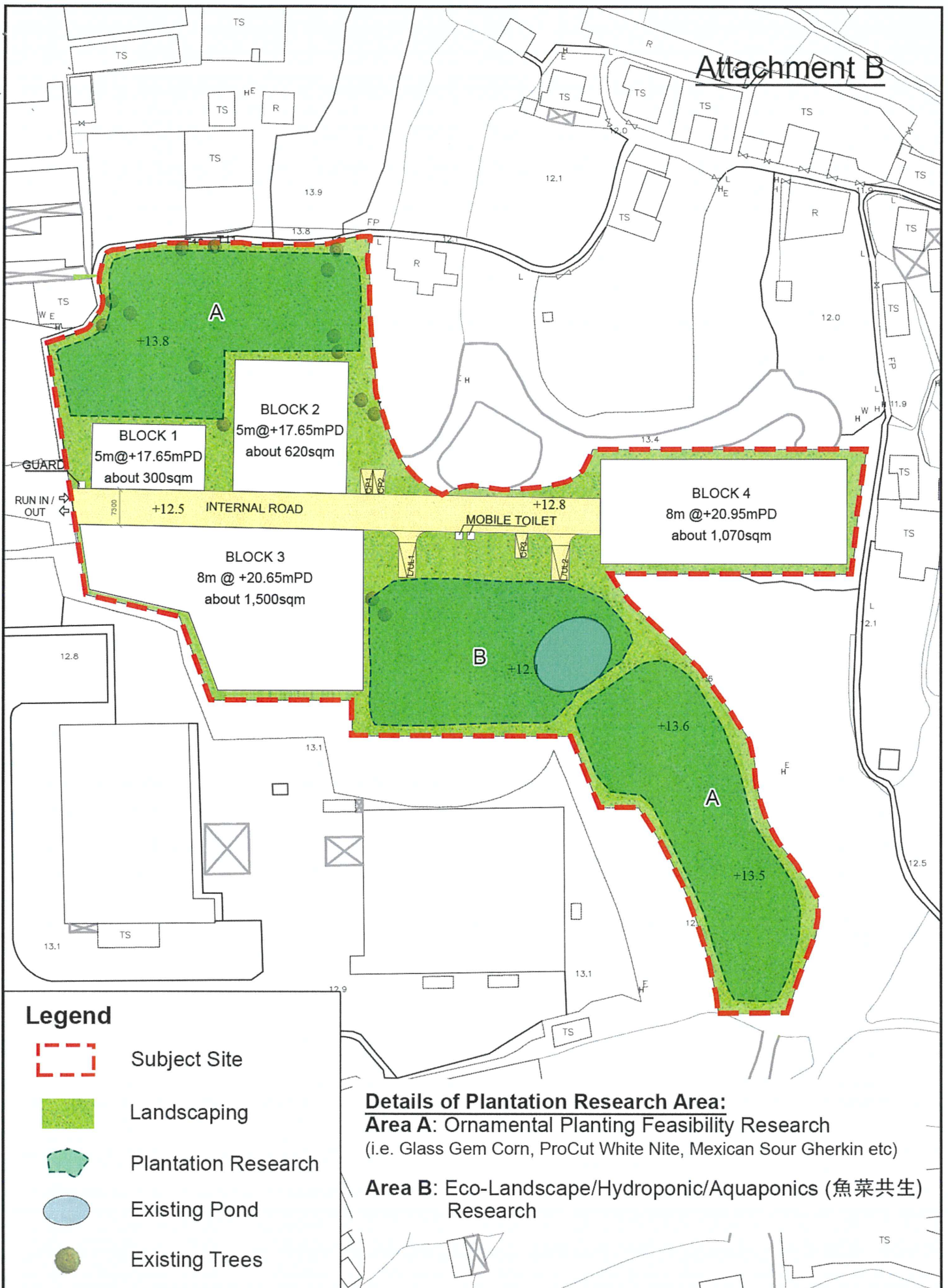
Non-active area (existing local
track/hard paved internal access
and temporary structures)

Hai Wing Rd

Dao Yang Rd

Google





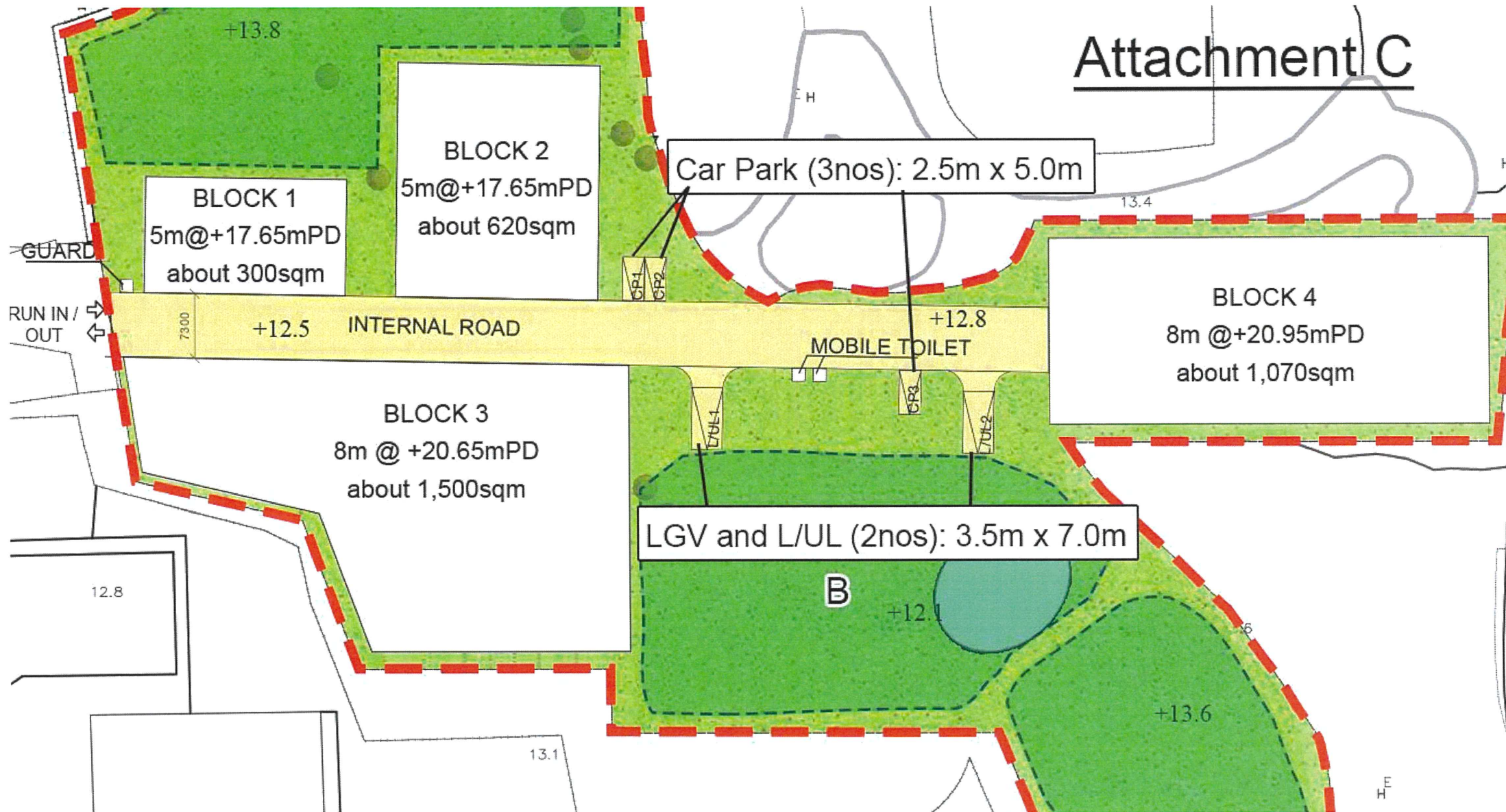
Master Layout Plan

(Base plan is extracted from HKMS's digital topographic map sheet No. T3-SW-3D and T3-SW-8D)

Figure 3b

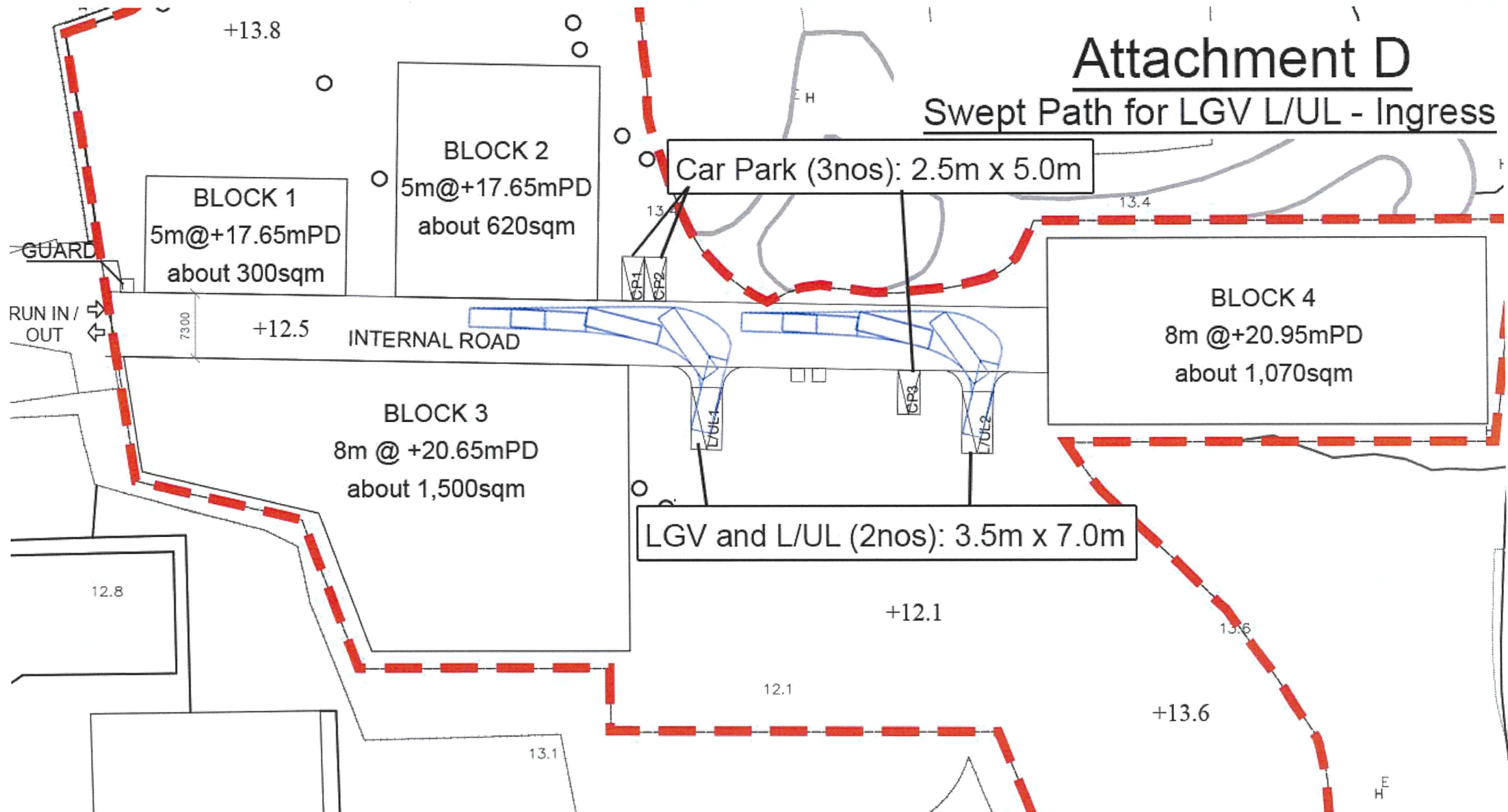
1 : 1 000

Attachment C



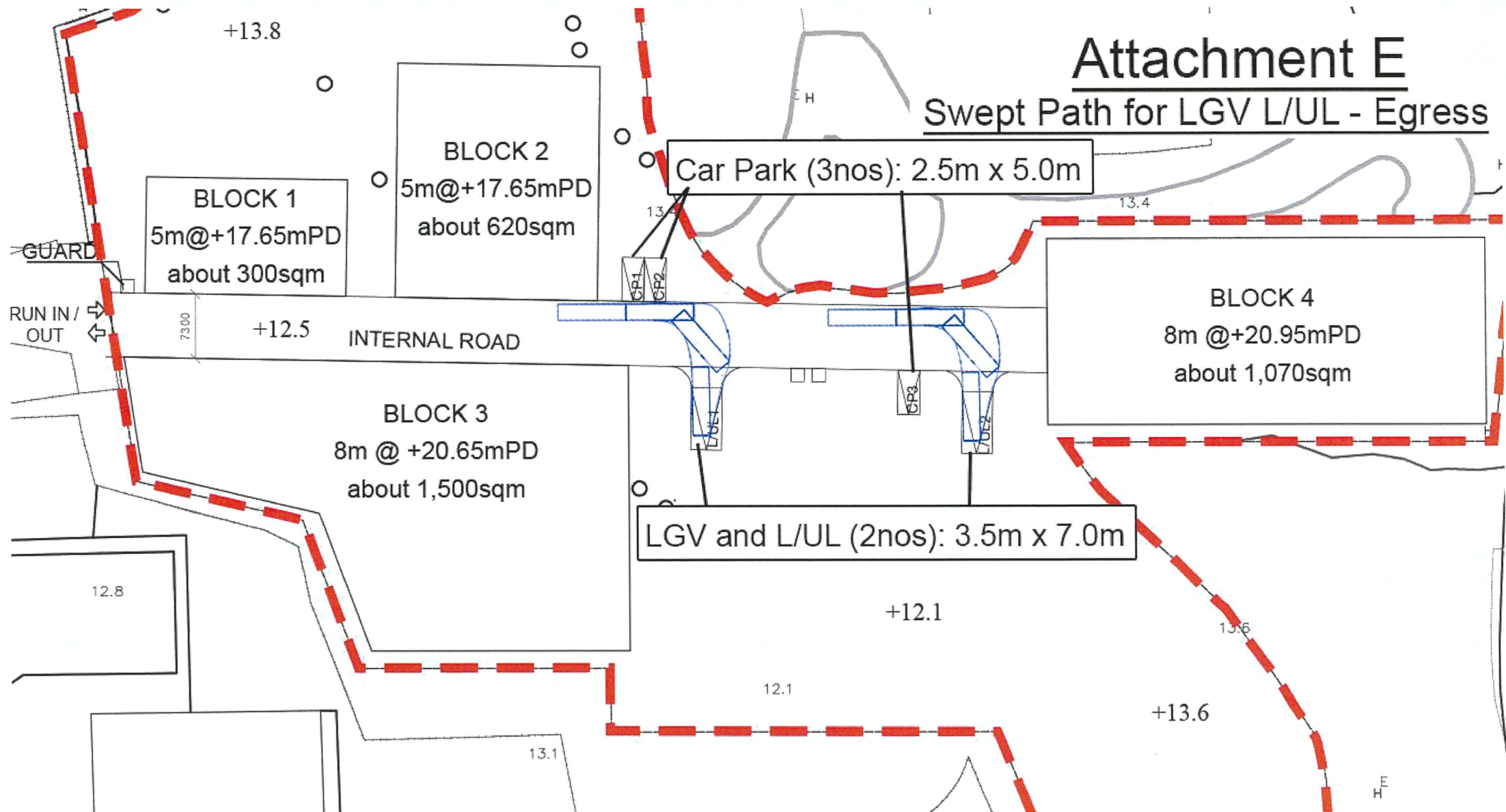
Attachment D

Swept Path for LGV L/UL - Ingress

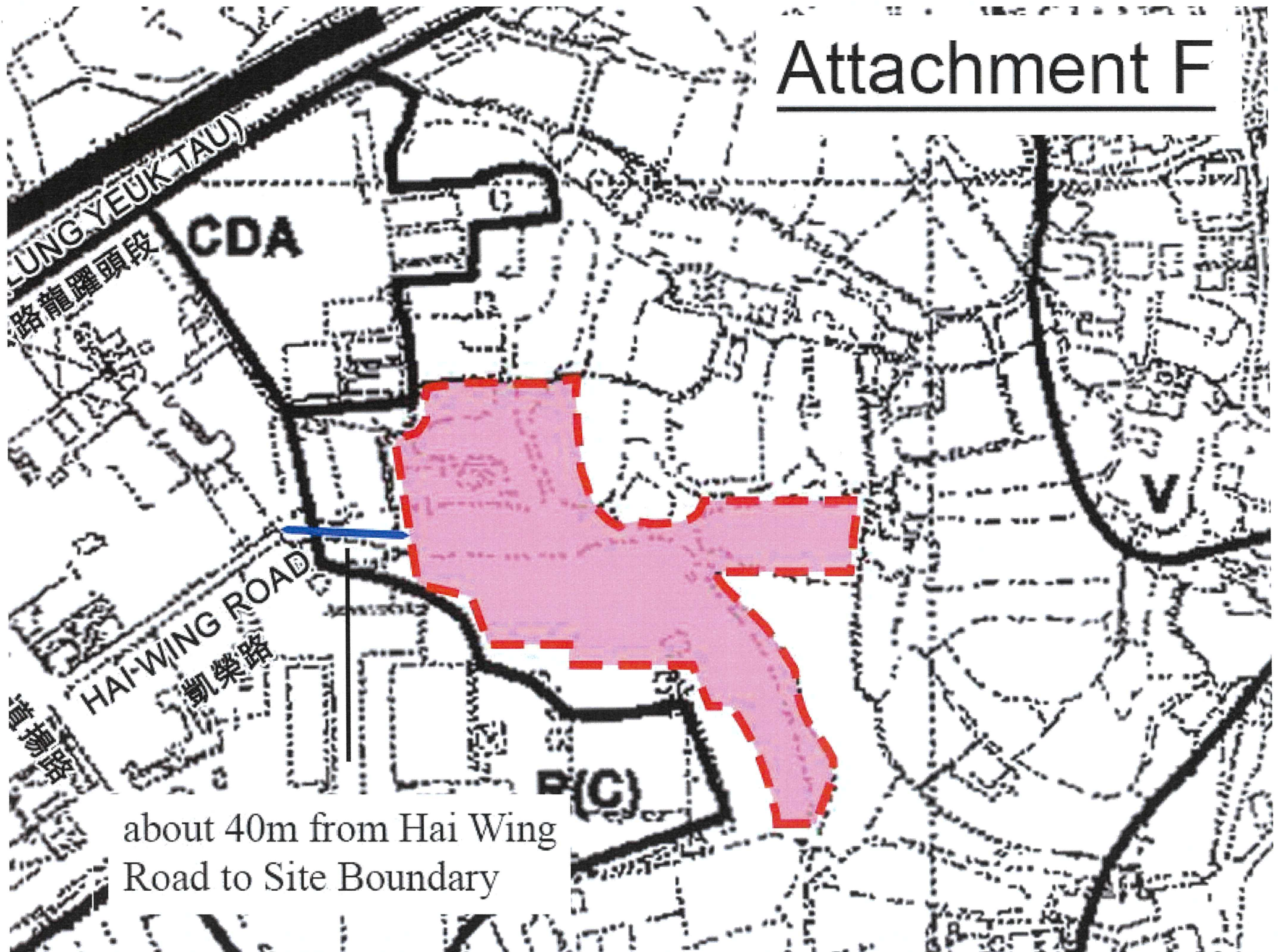


Attachment E

Swept Path for LGV L/UL - Egress



Attachment F



Appendix G

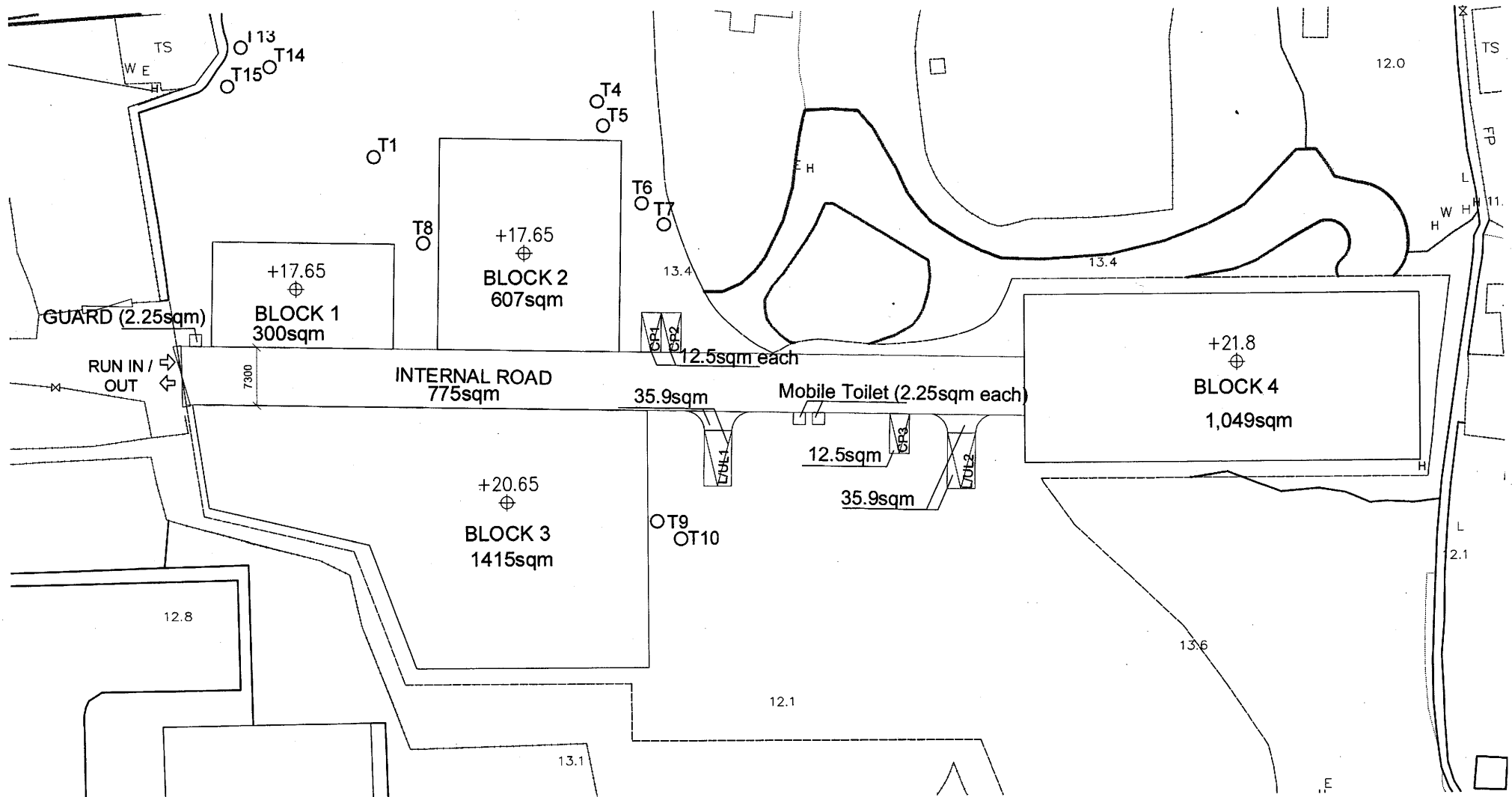
A. Planting Species for Vertical Greening

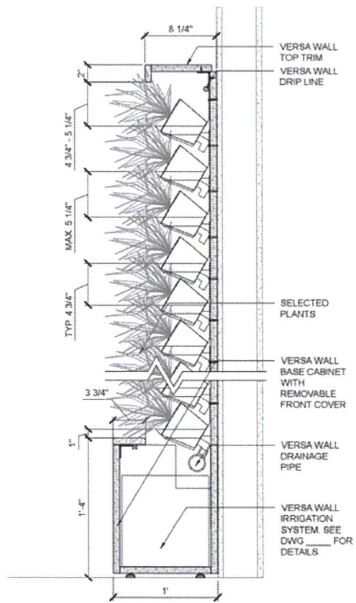
腎蕨 <i>Nephrolepis auriculata</i>	狐尾天冬 <i>Asparagus densiflorus 'Myersii'</i>
花葉山管蘭 <i>Dianella ensifolia</i>	假連翹 <i>Duranta erecta (Duranta repens)</i>
佛甲草 <i>Sedum lineare</i>	虎尾蘭 <i>Sansevieria trifasciata</i>
天門冬 <i>Asparagus cochinchinensi</i>	斑葉鵝掌藤 <i>Schefflera arboricola 'Variegata'</i>
非洲天門冬 <i>Asparagus densiflorus cv. Sprengeri</i>	

B. Planting Species for Roof Top Greening

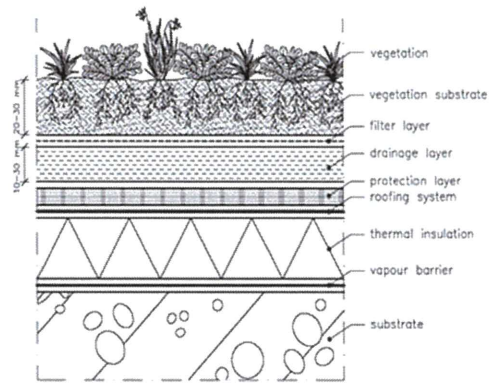
非洲茉莉球 <i>Fagraea ceilanica</i>	錫蘭葉下珠 <i>Phyllanthus myrtifolius</i>
琴葉珊瑚(日日櫻) <i>Jatropha integerrima</i>	金花生 <i>Arachis duranensis</i>
黃金榕球 <i>Ficus microcarpa cv. Golden Leaves</i>	花葉山管蘭 <i>Dianella ensifolia</i>
紅繼木球 <i>Loropetalum chinense</i>	大葉紅草 <i>Alternanthera dentata cv 'Ruliginosa'</i>
黃金串錢柳球 <i>Melaleuca bracteata</i>	較剪蘭 <i>Belamcanda chinensis</i>
黃邊金露花 <i>Duranta erecta 'Golden Edge'</i>	雪茄花 <i>Cuphea ignea</i>
龍柏 <i>Juniperus chinensis</i>	洋紫蘇 <i>Coleus scutellarioides</i>
灑金榕 <i>Codiaeum variegatum</i>	

Attachment H

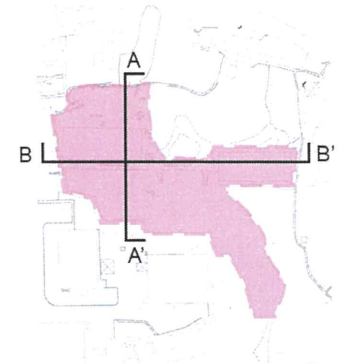




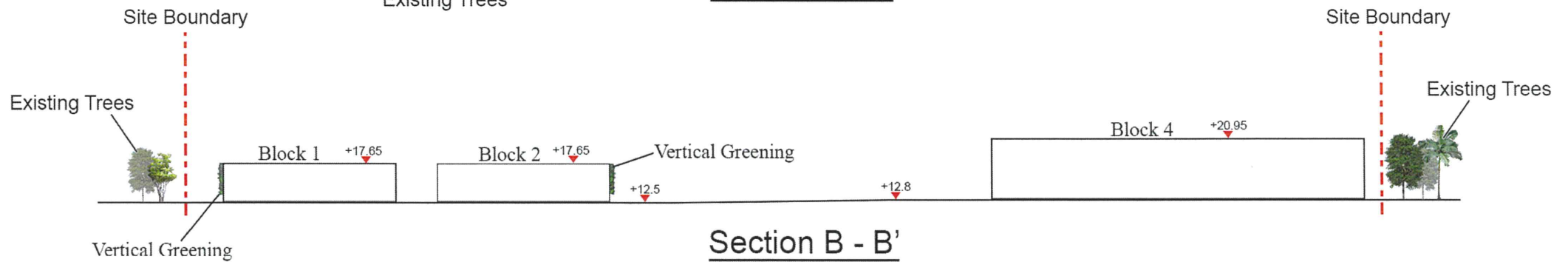
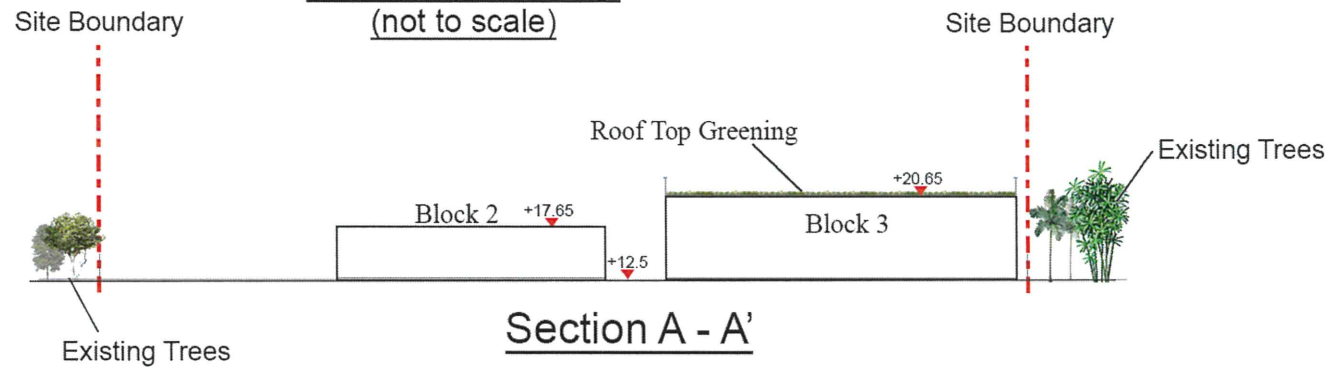
Typical Section
of Vertical Greening
(not to scale)



Typical Section
of Roof Top Greening
(not to scale)



Key Plan



Sections

Figure 4a

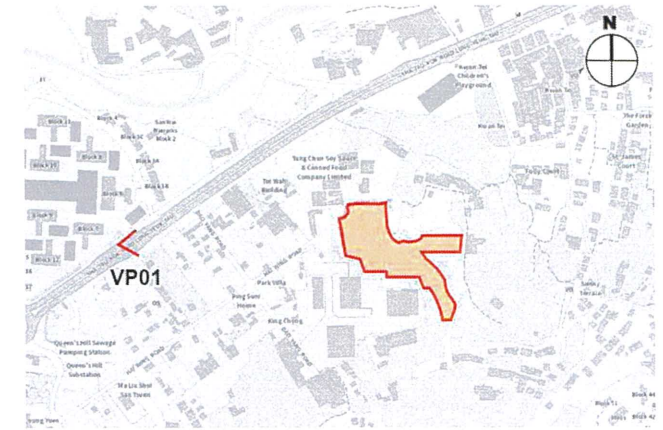
1 : 750



Existing Situation



With Proposed Development



Key Plan

VP01

Location: Bus Station beside San Wai Barrack

Vantage point elevation: +12.4mPD

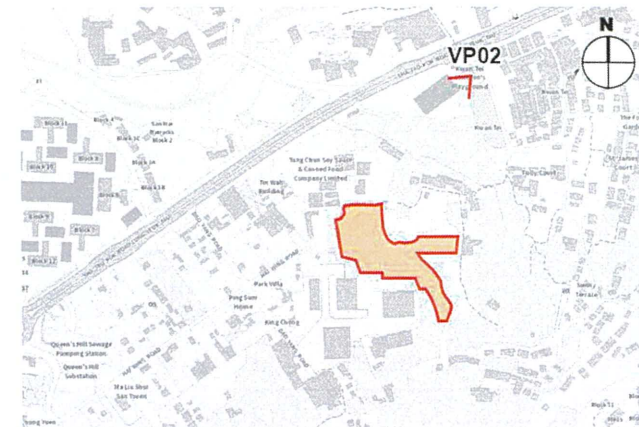
Viewing distance: 290m



Existing Situation



With Proposed Development



Key Plan

VP02

Location: Kwan Tei Children's Playground

Vantage point elevation: +12.1mPD

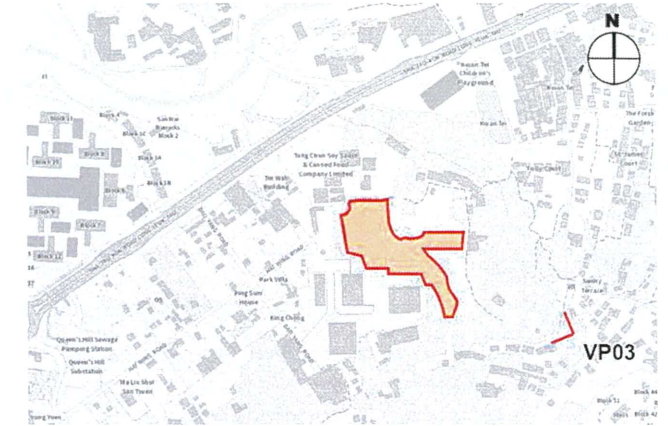
Viewing distance: 200m



Existing Situation



With Proposed Development



Key Plan

VP03

Location: Car Parking Ground in Fu Tei Pai

Vantage point elevation: +14.1mPD

Viewing distance: 150m

Previous S.16 Application

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reason
A/NE-LYT/315	Proposed Temporary Open Storage of Construction Materials for a Period of 18 Months	23.12.2005	R1

Rejection Reason

- R1 The development under application did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that no previous planning approval had been given to the application site and there were no technical assessments/proposals submitted to demonstrate that the development would not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

27日 7月2021年 17時10分

編號1397

P. 7/7

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

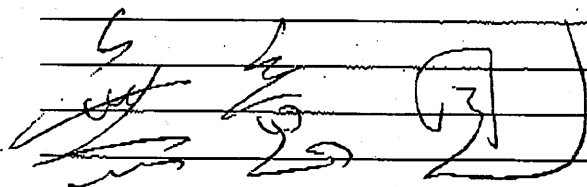
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

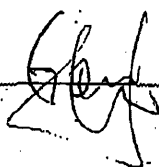
A/NE-LYT/751

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

27 JUL 2021

tpbpd@pland.gov.hk

5-2

寄件者: [REDACTED]
寄件日期: 2021年08月12日星期四 3:13
收件者: tpbpd
主旨: A/NE-LYT/751 DD 83 Lung Yuek Tau

A/NE-LYT/751

Lots RP (Part), 752 (Part), 753 S.A (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 776 (Part), 777 (Part) and 778 (Part) in D.D. 83, Lung Yuek Tau

Site Area: About 10,733sq.m

Zoning : "Agriculture"

Applied development: Green Design and Plantation Research Centre / 5 Vehicle Parking

Dear TPB Members,

So in other words a warehouse. This could be located on any of the thousands of brownfield sites in NT instead of on AG zoning with potential for genuine agricultural activity.

Proposed Buildings and Internal Access 3.1.1 The proposed development will include 4 single storey steel-framed building blocks with a range of building height 5m to 8m and **total GFA of about 3,500m²** and outdoor farming (experimental biodiversity plantation) area.

There is no history of approval. The covered area is for too great. No indication that the applicant has any expertise in the design field.

True NT patriots should be responding to President Xi's call for China become self sufficient in food production.

Mary Mulvihill

tpbpd@pland.gov.hk

5-3

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年08月13日星期五 11:50
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on six planning applications
附件: 210813 s16 KTS 502-503.pdf; 210813 s16 LYT 751.pdf; 210813 s16 PK 154-155.pdf; 210813 s16 CWBS 40.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

13th August, 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Green Design and Plantation Research Centre
for a Period of 3 Years
(A/NE-LYT/751)

1. We refer to the captioned.
2. A visit to the site was conducted in August 2021 and based on our on-site observation at least part of the site is actively used for cultivation (**Figure 1**).
3. We urge the Board to seriously consider whether the proposed use is in line with the planning intention of the Agriculture (AGR) zone. Also, we would like the Board to consider, after liaising with relevant authorities/ parties, as to whether the proposed use would affect the arability of the site (e.g., can the site (whole or part of it) easily be used/ resumed for cultivation when the operation of the proposed temporary facility ceases (e.g., after 3 years; no renewal afterwards?); we urge the Board to have a clear understanding regarding the current land status of the site (after liaising with relevant authorities/ parties) when considering the above.
4. We also urge the Board to consider the potential cumulative effects of approving this application as the approval would set a precedent for other similar applications.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

Figure 1. Photos showing parts of the site.

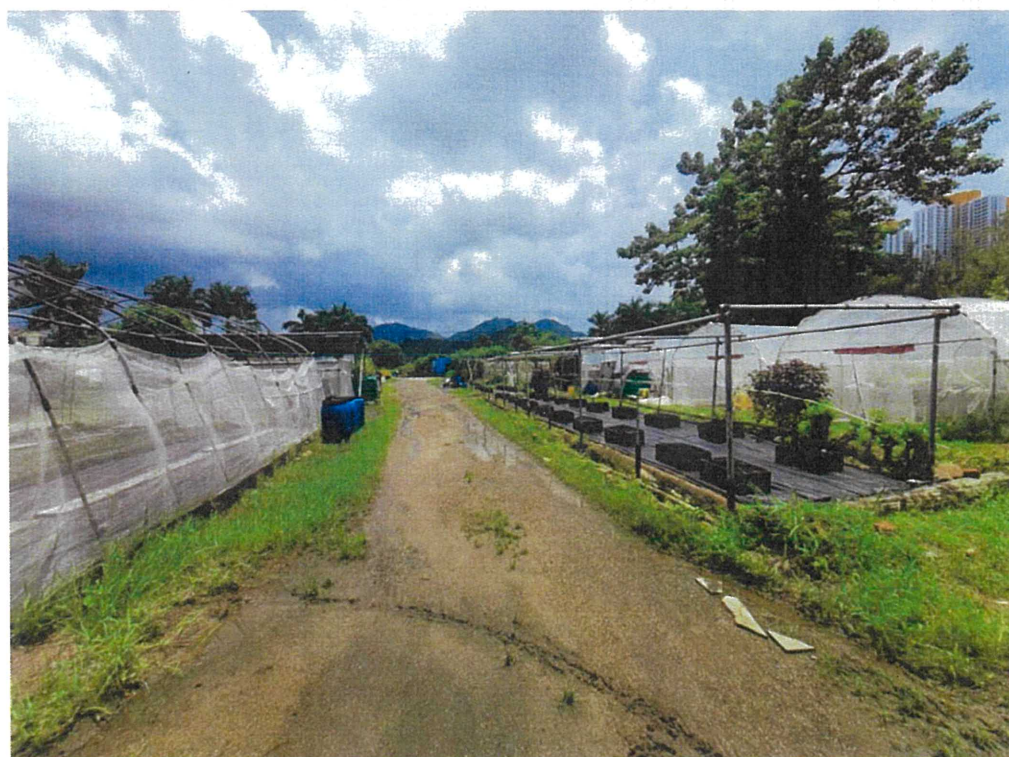


Figure 1. Cont'd (the site is behind the gate; with the notice of the current application attached).



香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

5-4 to 6

P.1/4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/NE-LYT/751

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

13-8-2021

P-2/4 5-4

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-LYT/751

新界龍躍頭丈量約份第83約地段第751號餘段(部分)、第752號(部分)、
第753號A分段(部分)、第753號餘段(部分)、第754號(部分)、第757
號(部分)、第758號(部分)、第759號(部分)、第776號(部分)、第777
號(部分)及第778號(部分)

擬議臨時環保設計研究中心(為期3年)

(申請編號：A/NE-LYT/751)

頃接大量村民 反對，反對上述申請作為環保設計研究中心，並要求本會向
貴處轉述。

懇請 貴處理解村民之反對，慎重處理上述申請。

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



李國鳳

(李國鳳)

敬上

2021年8月13日

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel:(852) 26755277 圖文傳真/Fax:(852) 26699687

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敬啟者：

貴處檔號：TPB/A/NE-LYT/751

新界龍躍頭丈量約份第 83 約地段第 751 號餘段(部分)、第 752 號(部分)、
第 753 號 A 分段(部分)、第 753 號餘段(部分)、第 754 號(部分)、第 757
號(部分)、第 758 號(部分)、第 759 號(部分)、第 776 號(部分)、第 777
號(部分)及第 778 號(部分)

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劉永安
(劉永安)

敬上

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電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

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新界龍躍頭丈量約份第83約地段第751號餘段(部分)、第752號(部分)、
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粉嶺區鄉事委員會副主席



李廣明

(李廣明)

敬上

2021年8月13日

Recommended Advisory Clauses

- (a) to note the following comments of District Lands Officer/North, Lands Department:
- (i) the lots under application are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. As the Site is surrounded by private lots, the applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any Government Land will be allowed for vehicular access to the Site for the proposed use;
 - (ii) it is noted that there are unauthorized structures erected on the Site without prior approval from his office. His office reserves the right to take necessary lease enforcement actions against the aforesaid structures;
 - (iii) the Lots 751 RP, 757, 758 & 776 are covered by Modification of Tenancy (MOT) and/or Letter of Approval (LoA) which were issued for the erection of temporary structure. Given the use and dimensions of the existing structures on the Site do not tally with the approved ones under the aforesaid MOTs and LoAs, his office reserves the rights to take enforcement action and cancel the MOTs and LoAs if situation warrants;
 - (iv) it is noted that two of the proposed structures would be built for toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements; and
 - (v) if the planning application is approved, the owner of the lots concerned shall apply to his office for a Short Term Waiver (STW) covering all the application lots and the structures concerned. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of rent and administrative fee as considered appropriate by his office;
- (b) to note the following comments of Director of Environmental Protection:
- (i) the applicant is reminded of his obligation to observe all environmental protection / pollution control ordinances, including but not limited to Water Pollution Control Ordinance, adopt best management practices to avoid refuse/ wastewater/ sewage and other pollution from entering the surface runoff and the watercourses, and avoid / minimise generation of wastewater both chemically and biologically; and
 - (ii) the applicant should follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (COP), including but not limited to the environmental measures regarding dust and noise nuisance, and sewerage;
- (c) to note the comments of Commissioner for Transport that the vehicular access between the Site and Lung Ma Road is not managed by the Transport Department. The applicant should seek comment from the responsible party;

- (d) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminded that approval of Section 16 application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (e) to note the comment of Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available;
- (f) to note the following comments of Director of Fire Services:
 - (i) having considered the design/nature of the proposal, the applicant is advised to submit the relevant layout plans incorporated with the proposed Fire Service Installations FSIs to his department for approval. In preparing the submission, the applicant is advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the locations of the proposed FSIs to be installed and the access for emergency vehicles should be clearly indicated on the layout plans;
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of the aforesaid plans;
- (g) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department as follows:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under this application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent from the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application Site under the BO;
 - (iv) if the proposed use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (v) any temporary structure for research or ancillary office or other uses are considered as temporary buildings that are subject to the control of Part VII of the Building (Planning)

Regulations (B(P)Rs);

- (vi) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)Rs 5 and 41D respectively;
- (vii) if the Site does not abut a specified street of not less than 4.5m wide, the development intensity shall be determined by BA under B(P)R 19(3) at the building plan submission stage; and
- (viii) structures for research of excessive high headroom (e.g. 8mH) should be doubled counted in Gross Floor Area unless exempted.