

2022年 3月 11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。

Appendix I of RNTPC
Paper No. A/NE-LYT/762

11 MAR 2022

This document is received on
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/762
	Date Received 收到日期	11 MAR 2022

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

1. Name of Applicant 申請人姓名/名稱

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

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)

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), 753RP (Part), 754(Part), 757(Part), 758(Part), 759(Part), 777(Part) and 778(Part) in DD83, 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	<div> <input checked="" type="checkbox"/> Site area 地盤面積 5,168 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(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	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant (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 Research Centre for Green Buildings (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	1,968 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3,200 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	3,200 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3,200 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
1. Bldg Blk 1 - 5m (for set-up of mock up, ancillary components uses: office, meeting room) 2. Bldg Blk 2&3 - 8m each (for set-up of mock up) 3. Portable toilets (2nos) - 2.5m 4. Security Guardroom (1no) - 2.5m	
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 Daily (i.e. 7 days a week, excluding public holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Hai Wing Road (see Figure 1 of Supporting Planning Statement)	
	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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		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"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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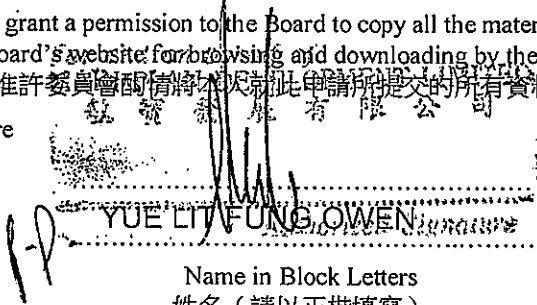
(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會將本人就這宗申請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


YUE LIT FUNG OWEN
Name in Block Letters
姓名（請以正楷填寫）

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

Assistant General Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ 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

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

02/03/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 751RP (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 777 (Part), 778 (Part) in D.D. 83 in Lung Yeuk Tau, Fanling, NT
Site area 地盤面積	5,168 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18
Zoning 地帶	"Agriculture"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Research Center for Green Building

(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	3,200 <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 block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	Total 6 (Building Blocks 1,2&3, 2 nos portable toilets and 1 security guardroom)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	Bldg Blk 1: 5m, Bldg Blk 2&3: 8m m 米 Toilets (2nos): 2.5m Guardroom: 2.5m <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 storey for all 6 blocks <input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61.9 % <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		3
	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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 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

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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan and MLP under previous withdrawn application		
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 Research Centre for Green Buildings
for a period of 3 Years**

Supporting Planning Statement

March 2022

Applicant:
Main Plan Development Limited



Table of Contents

EXECUTIVE SUMMARY

1. INTRODUCTION

1.1 Background

2. SITE CONTEXT

2.1 Site Location and Existing Uses

3. PROPOSED DEVELOPMENT SCHEME

3.1 Proposed Development

3.2 Proposed Operation

3.3 Traffic Arrangement

3.4 Sewerage and Drainage Arrangement

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Compatible Temporary Multi-use of “AGR” use

4.2 National and HKSAR’s Policy for Carbon Neutrality

4.3 Innovation and Technology (I&T) Theme in Northern Metropolis

4.4 Excellent Location for Data Collection and Analysis

4.5 Ease Assembled and Dismantled Structure

4.6 No Visual Impact

4.7 No Significant Adverse Impact

5. CONCLUSION

LIST OF FIGURES

Figure 1 Location Plan

Figure 2 Lot Index Plan

Figure 3 Master Layout Plan

Figure 4 Sections

Figure 5 Visual Appraisal – Photomontage 1

Figure 6 Visual Appraisal – Photomontage 2

Figure 7 Visual Appraisal – Photomontage 3

Figure 8 Master Layout Plan under previous withdrawn application
No. A/NE-LYT/751

LIST OF TABLES

Table 2.1 Tree Assessment Schedule

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 “Research Centre for Green Buildings” for a period of 3 years at various lots in DD83, Lung Yeuk Tau, Fanling, New Territories. The Site falls within an area zoned “Agriculture” (AGR) under the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18.

The Applicant takes initiative to support the future development in Northern Metropolis and echo National Carbon Neutrality Policy by means of establishing a temporary green building research centre which will also have significant impact on air quality¹. The proposed Research Centre will collect data for: i) biodiversity capability for green building design; ii) innovative internet of Things (IoT) for property management, for example: water saving mechanism for indoor, outdoor and vertical plant irrigation system with recycle water; and iii) data for improving carbon neutrality.

Under this application, 3 temporary building blocks of single storey steel-framed structure are to be set up for various trial of green built form. Ancillary uses including office, small meeting room and E&M.

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

- Temporary multi-use AGR use compatible with adjoining “R(C)” and “V” zones;
- Green building research echoing National and HKSAR Government's policy;
- Supporting I&T (innovation & technology) theme in Northern Metropolis with Internet of Things (IoT) for green features and property management;
- Appropriate location for green building research within the Northern Metropolis;
- Easily assembled and dismantled materials for appropriate use; and
- No significant adverse impact anticipated.

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

¹ “According to the “Air Quality Health Index” compiled by the Environmental Protection Department in 2021, North District had recorded the 3rd highest number of hours with “High Health Risk” (211 hours exceeding standard)” Title: 疫情緩北區空氣超標增九成環團憂北都發展後更差促規劃減排. Source: Ming Pao News, 10 Jan 2022

本規劃申請書是向城市規劃委員會（「城規會」）申請規劃許可，准許於粉嶺龍躍頭丈量第83約多幅地段申請作臨時「綠色建築研究中心」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大綱草圖編號 S/NE-LYT/18 的「農業」地帶範圍內。

申請人為配合國家政策實現碳中和的目標，及支援北部都會區的未來發展方向，而自發地設立擬議的綠色建築研究中心，以應對日漸嚴重的空氣質素²。擬議研究中心能收集有關數據：i) 生物新品種多樣性，以應用于綠色建築設計時的應用；ii) 為物聯網開拓技術，提升物業管理品質，例如：以節水機制利用循環再用水為室內外及垂直綠化帶灌溉，iii) 為實現碳中和采集有關數據。

本申請包括三座單層鋼架結構臨時構築物，用作測試不同的綠色建築設計。附屬設施包括辦公室，小型會議室及機電裝置。

基於以下的原因，擬議發展項目是具有充份理據：

- 擬議臨時多用途農地與毗鄰的住宅（丙類）及鄉村式發展相協調；
- 呼應綠色建築設計研究與國家和政府施政；
- 藉物聯網功能，提升綠色物業管理，以支援北部都會區的創新科技發展；
- 地盤位置位於北部都會區範圍內；
- 建議的研究中心是使用易於組裝和拆卸的材料；
- 擬議研究中心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。

² “根據環境保護署近日公佈，北區錄得的空氣質素健康指數屬「高風險」，時數為全港第三高區域（211 小時超標）” 標題：疫情緩北區空氣超標增九成環團憂北都發展後更差促規劃減排
資料來源：明報新聞網 2022 年 1 月 10 日

1 INTRODUCTION

1.1 *Background*

1.1.1 We, Main Plan Development Limited (“the **Applicant**”), are the current registered owner of Lots 751RP (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 777 (Part) and 778 (Part) in D.D. 83 in Lung Yeuk Tau, Fanling, 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 Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 (**Figure 1**) and the proposed Research Centre for Green Buildings for a period of 3 years requires planning permission from the TPB under Section 16 of the Town Planning Ordinance.

1.1.3 As reaffirmed under recently announced the 2022-2023 Budget and Policy Address 2021, the Government has reiterated its determination in promoting green and low-carbon development which involves extensive new areas through multiple means including setting more proactive strategies and measures to reduce carbon emissions, setting up Green Tech Fund in support of decarbonization. The proposed development echoes Government’s initiative and support the property and construction industry on green building materials, design and technology application.

2 SITE CONTEXT

2.1 *Site Location and Existing Land 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 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)” (“R(C)”). To the immediate north is industrial development of “Tung Chun Soy Sauce & Canned Food” within 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” (“V”) zone (**Figure 1**).

2.1.3 The subject site is currently vacant and the Master Layout Plan (MLP) has designed out tree felling and plantation areas in the compound. Two Trees will be retained (**Figure 3**) as per tree assessment schedule in **Table 2.1** with maintenance access.

Table 2.1 Tree Assessment Schedule

Tree Nos.	T1	T2
Botanical Name	<i>Roystonea regia</i>	<i>Roystonea regia</i>
Chinese Common Name	王棕	王棕
Estimated Size (mm)		
Height	6000	6000
Trunk DBH	270	270
Spread	3000	3000
Remarks	Decay at Trunk Base	-
Recommendations	Retain	Retain
Structural Condition	Poor	Pain
Form	Fair	Fair
Health	Poor	Fair
Amenity Value	Fair	Fair
Conservation Status	Nil	Nil

3 PROPOSED DEVELOPMENT SCHEME

3.1 *Proposed Development*

3.1.1 The proposed development is a compound development with plantation and building blocks for the research centre. However, the outdoor plantation is permitted as of right, it is the building structures that require planning permission. Therefore the areas subject to planning permission will include 3 single storey steel-framed building blocks with a range of building height of 5m to 8m and total GFA of about 3,200m². 3 buildings blocks will be used for research centre with ancillary office, meeting room, storage room and E&M room (with total GFA 3,300m²). Gated entrance and a standalone security guardroom are located at the entrance and 2nos. of outdoor portable toilets are provided. 3 nos of car parks for staff and visitor and 2 loading/unloading bays for light goods vehicles will also be provided (**Figure 3**).

3.1.2 The 3 building blocks take up area is about 3,200m² compared with previous submission about 11,081 m² (i.e. A/NE-LTY/751) (**Figure 8**). The MLP in question is fully utilizing the non-agriculture land or its site coverage of 28.88% in the entire compound.

3.1.3 The building blocks will be simple steel frame and sections in **Figure 4**. Future plantation are carried out outside the application premises. Building lines are setback from the adjacent farmland within the compound.

3.1.4 The key development parameters are listed below in **Table 3.1**.

Table 3.1 Key Development Parameters

1. Overall Development	
Total Site Area	About 5,168m ²
Total GFA	About 3,200m ²
i. Blocks 1,2 &3 – Rooms for Research and Ancillary uses such as meeting room, office, storage and E&M)	- about 3190 m ²
ii. Mobile Toilets (2nos) and Guardroom (1no)	- about 10m ²
Site Coverage	About 61.9%
Plot Ratio	About 0.62
Building Height (Blocks 1,2 & 3)	Not more than 8m (5m; 8m; 8m)
No. of Storeys	1 storey
No. of Parking Spaces and L/UL spaces:	
i. Private car Parking Spaces (2.5m [W] x 5m [L])	3 nos.
ii. Light Goods Vehicle (also for L/UL) (3.5m [W] x 7m [L])	2 nos.

3.2 Proposed Operation

3.2.1 The proposed development is not open to the public. There are about 12 workers for setting up the trial green built-form and collecting green building data and conducting research. The research centre will operate from 9am to 6pm daily. There will not be any heavy production involved so no noisy operation exposed.

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. While each trial will be stationary studied on an average of 3 to 6 months, as such the use of light goods vehicle would be around 1-2 trips per day maximum.

3.3.2 The adjoining existing farmland is part of the compound and experimental outdoor plantation for outdoor and vertical greening. Since it is part of the proposed research centre, there is no access issue.

3.4 Sewerage and Drainage Arrangement

3.4.1 2 portable toilet services can adequately serve the needs of the proposed development with limited number of staff.

3.4.2 The proposed buildings will be confined to the current hard-surface so there will not be an increase in the surface runoff. Surface run-off will be soaked away as it is now.

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 *Temporary Multi-use of “AGR” use*

It is fully respected the “AGR” zone so no reduction of plantation area in the compound. However, the full utilization of the non-productive areas in “AGR” zone for positive compatible use should be encouraged on temporary base. The subject site is also compatible with adjoining land uses i.e. residential zones “R(C)” and “V”. The flexibility of multi-use is a kind of planning gain for making use of idle land for community benefits under the Town Planning Ordinance.

4.2 *National and HKSAR’s Policy for Carbon Neutrality*

4.2.1 Both National and HKSAR Government are searching means to reduce carbon emission or means to improve air quality. The statutory requirements like “Buildings Energy Efficiency Ordinance” enacted in 2011. The vision of 2021 Policy Address promotes carbon neutrality by 2050 and echoed by the 2022-2023 Budget on promoting green and low carbon development via varies financial funding. Even private sector is getting full attention of ESG (Environment, Social and Governance). This certainly requires both Government and private sector to work together to achieve carbon neutrality target. The Applicant has started construction of green buildings for more than 10 years. For instance, green building project in Mansion Street, Quarry Bay (Photo 1) and ‘tree house’ in Mei Sun Lane, Tai Po (Photo 2).

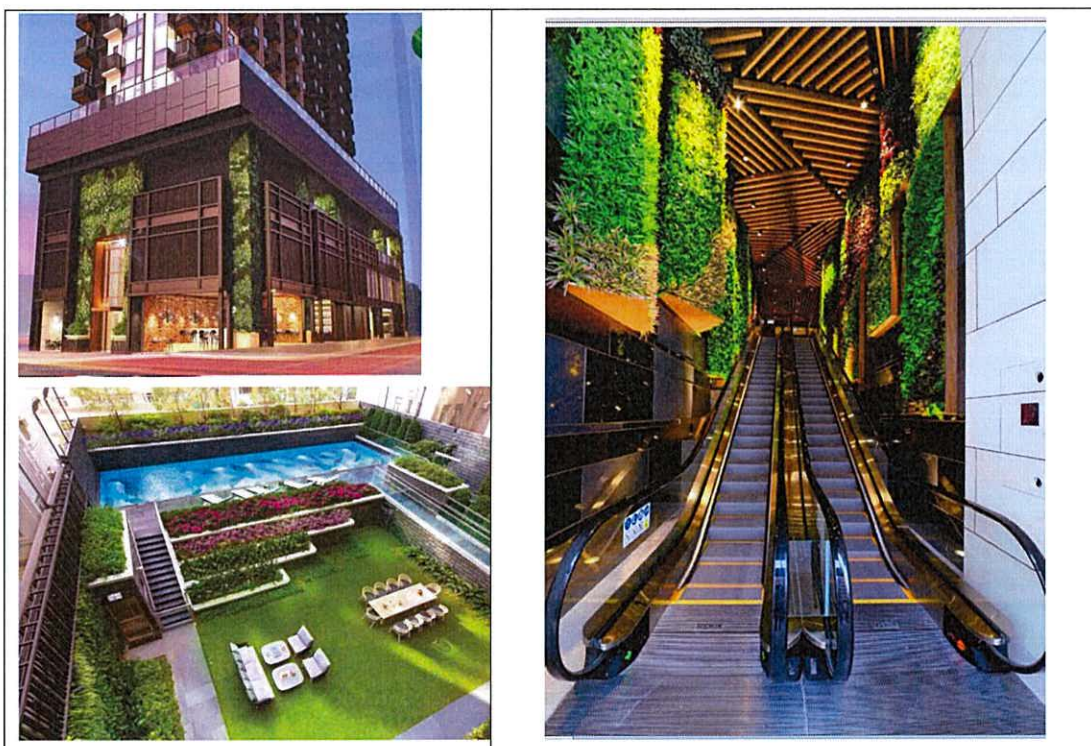


Photo 1: Green Building Features in Novum East in Mansion Street, Quarry Bay



Photo 2: Green Building Features in Mei Sun Lane, Tai Po

4.3 Innovation and Technology (I & T) Theme in Northern Metropolis

4.3.1 The Government development strategy for New Territories North (part of Northern Metropolis) is to set I&T development as priority. The subject site is part of it. It is debatable to keep standalone agriculture zone and freeze temporary use in the Metropolis. The irrigation system, recycle water system and biodiversity capability are part of the research. These systems have different impacts and interrelated. With research findings available, it will make all these applications integrated in the upcoming public and private developments in Northern Metropolis.

4.4 Excellent Location for Data Collection and Analysis

4.4.1 The Subject Site is carefully selected because of its proximity location to the upcoming residential and commercial developments in NT in particular in Fanling North (FLN), Kwu Tung North (KTN) and San Tin/Lok Ma Chau. It also possess location advantage under localized temperature and humidity for testing appropriate green design/materials and plant species. Strategic location and environmental condition are the two crucial basis for site selection. Also it has location advantage for the applicant with a lot of new developments to be implemented in the FLN, KTN and San Tin New Development Area.

4.5 Ease Assembled and Dismantled Structure

4.5.1 The proposed development is on steel-frame structure and can be

reverted back to appropriate use after the mission of research is completed.

4.6 No Visual Impact

4.6.1 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 3 building blocks are spreading out with different building heights from 5m to 8m. With approximate external wall colour scheme, they will blend in well with the surroundings so no adverse visual impact is anticipated.

4.7 No significant Adverse Impact

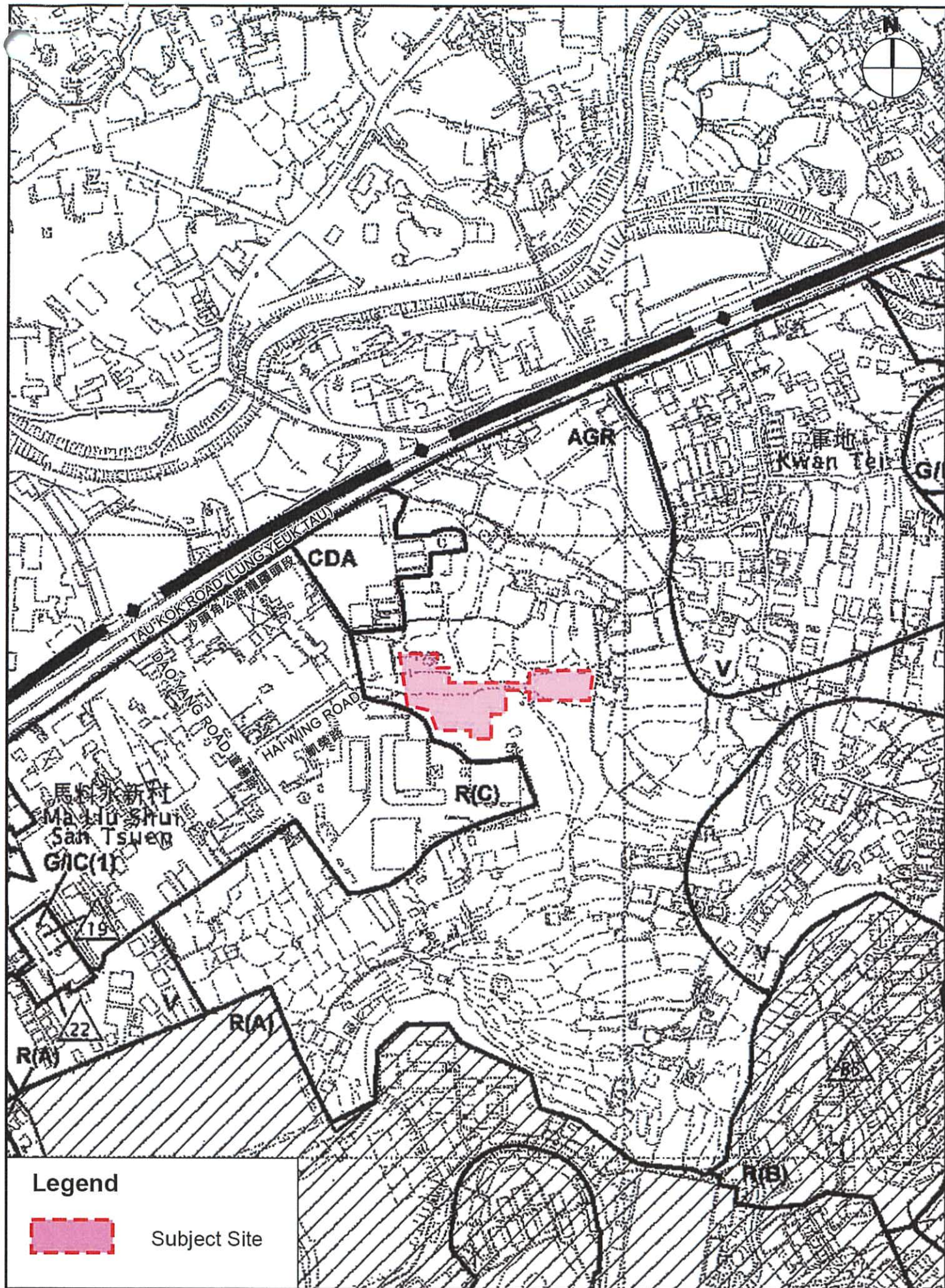
4.7.1 The Subject Site is embraced by brownfield operation. The indoor operation is fully enclosed so no noise impact to the surrounding is anticipated. There is little traffic per day for research activities. Existing footpath is excluded from the Subject Site as well as no tree felling required. Use of portable toilet services is to avoid installation of the sewerage system. It is similar to current non-vegetated area of about 61.9% covered area so surface runoff will be soaked away as it is now.

5. CONCLUSION

5.1 The proposed research center is an initiative to improve our livability and property development of low carbon emission. It has both natural and physical conditions suitable for the research for green building designs in Northern Metropolis. The research findings will benefit the community and property development industry at large and it does not jeopardize the long term planning intention.

It is a temporary use to maximize the land resources on site as planning gains for supporting both green building and I&T theme.

The proposed structure is easily convertible back to AGR use when needed and it is evident that the proposed temporary use can be favourably considered by the TPB.



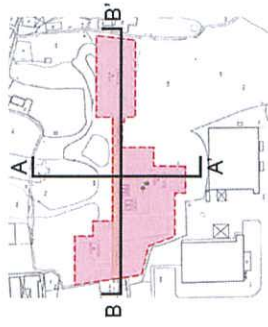
Location Plan

(Base plan is extracted from the Draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/18)

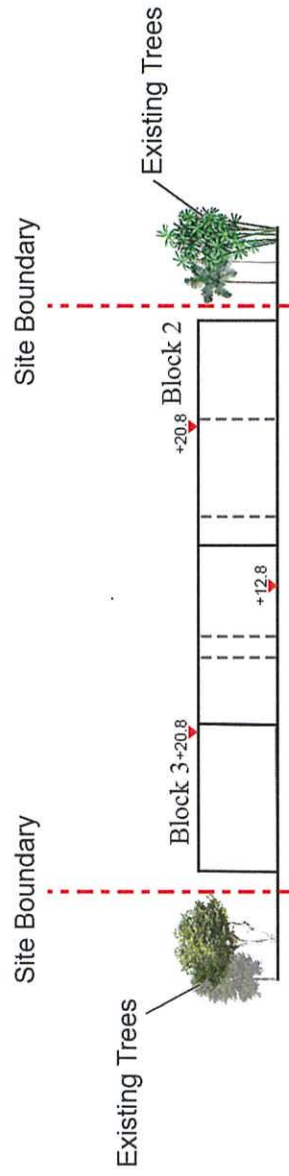
Figure 1

1 : 4 000

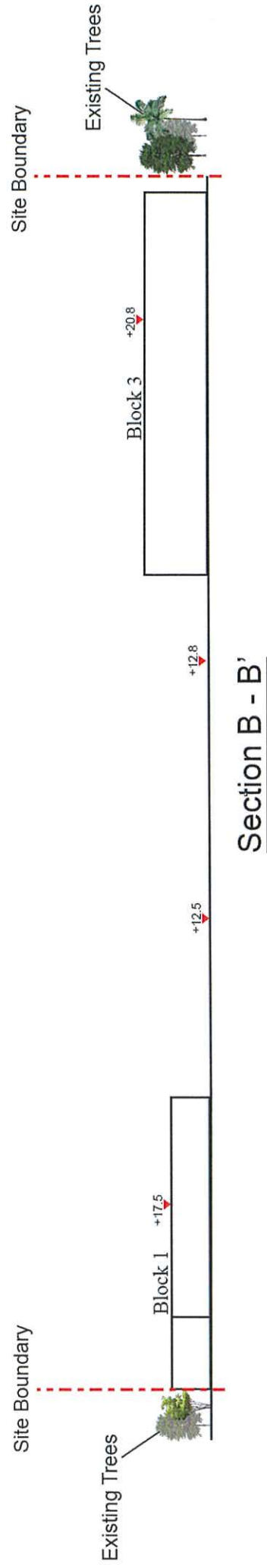
1 : 1 000



Key Plan



Section A - A'



Section B - B'

Sections

Figure 4

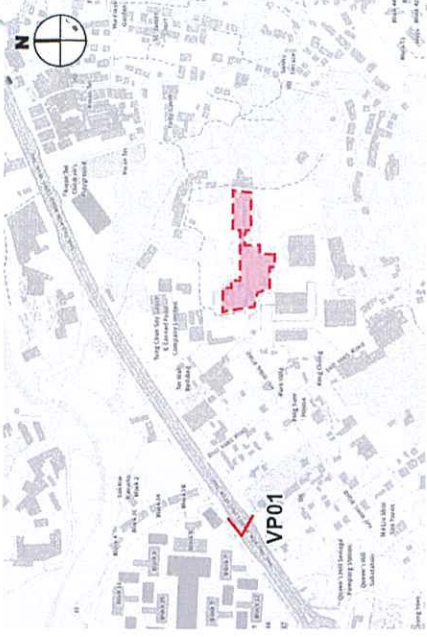
1 : 750



Existing Situation



With Proposed Development



Key Plan

VP01

Location: Bus Station beside San Wai Barrack

Vantage point elevation: +12.4mPD

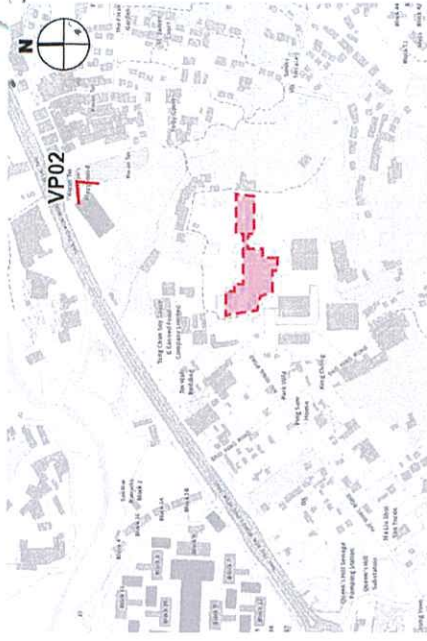
Viewing distance: 290m



Existing Situation



With Proposed Development



Key Plan

VP02

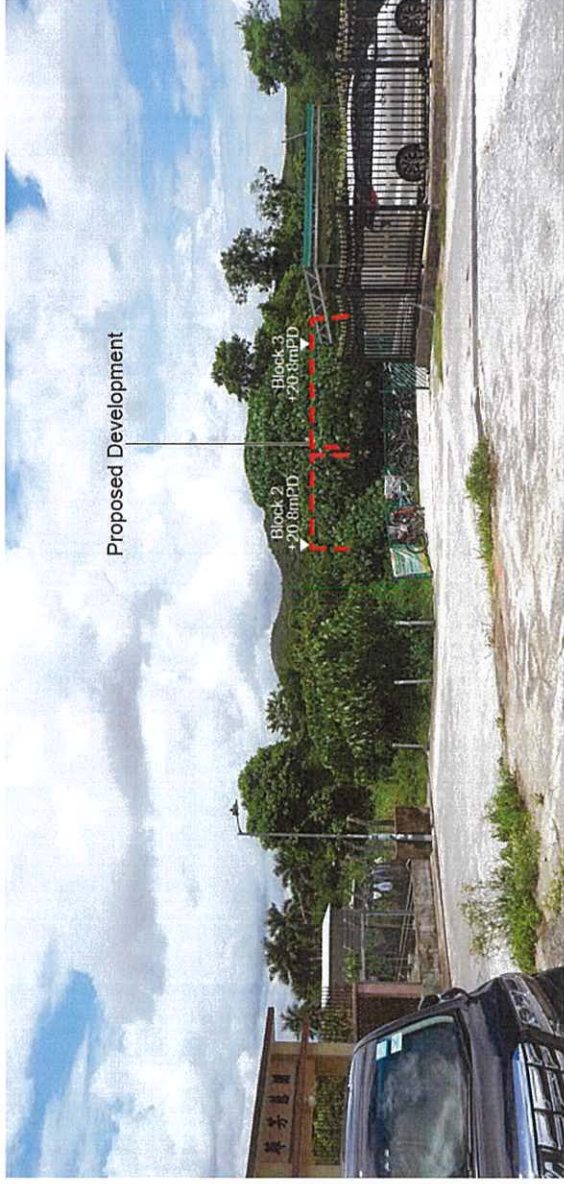
Location: Kwan Tei Children's Playground

Vantage point elevation: +12.1mPD

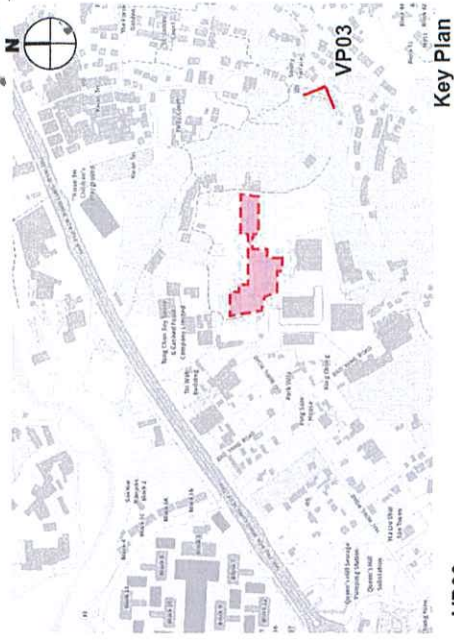
Viewing distance: 200m



Existing Situation



With Proposed Development



VP03

Location: Car Parking Ground in Fu Tei Pai
Vantage point elevation: +14.1mPD
Viewing distance: 150m

Visual Appraisal - Photomontage 3

Figure 7

NTS

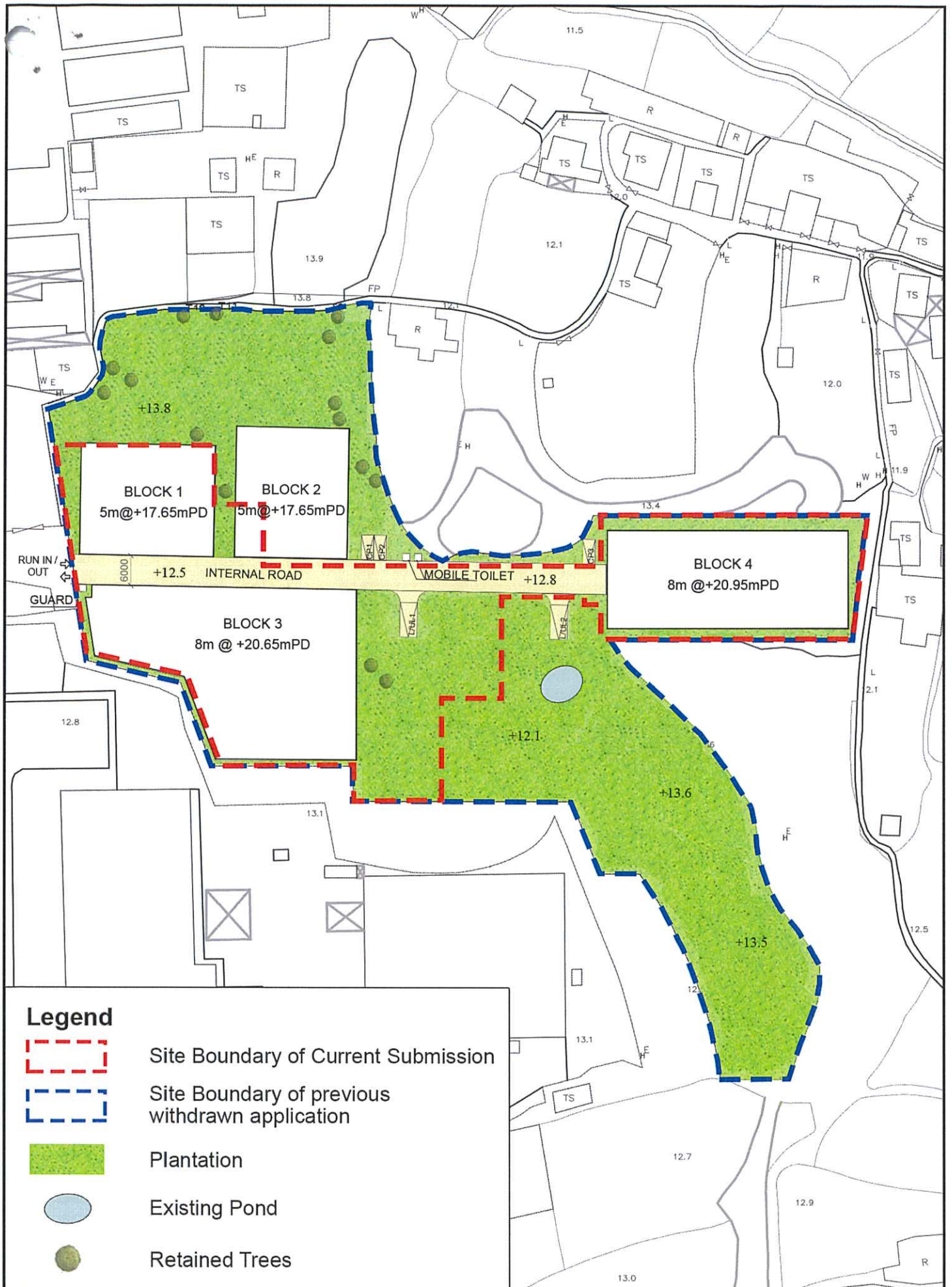


Figure 8

Master Layout Plan under previous withdrawn application No. A/NE-LYT/751

1 : 1 000

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

1. 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。
2. 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。
3. 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
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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）
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構

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), 753RP (Part), 754(Part), 757(Part), 758(Part), 759(Part), 777(Part) and 778(Part) in DD83, 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	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Site area 地盤面積</td> <td style="text-align: center; font-size: 1.2em;">5,168</td> <td style="text-align: right;">sq.m 平方米</td> <td style="text-align: right;">About 約</td> </tr> <tr> <td style="text-align: right;">Gross floor area 總樓面面積</td> <td style="text-align: center; font-size: 1.2em;">3,200</td> <td style="text-align: right;">sq.m 平方米</td> <td style="text-align: right;">About 約</td> </tr> </table>	Site area 地盤面積	5,168	sq.m 平方米	About 約	Gross floor area 總樓面面積	3,200	sq.m 平方米	About 約
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Gross floor area 總樓面面積	3,200	sq.m 平方米	About 約						
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	<div style="text-align: right;">sq.m 平方米 <input type="checkbox"/> About 約</div>								

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	Proposed Temporary Research Centre for Green Buildings (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 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>1,968</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>3,200</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>N/A</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>3,200</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>3,200</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	1,968	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	3,200	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	6			Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	3,200	sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	3,200	sq.m	<input checked="" type="checkbox"/> About 約
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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 - 5m (for set-up of mock up, ancillary components uses: office, meeting room) 2. Bldg Blk 2&3 - 8m each (for set-up of mock up) 3. Portable toilets (2nos) - 2.5m 4. Security Guardroom (1no) - 2.5m																									
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>		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)													
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Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 751RP (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 777 (Part), 778 (Part) in D.D. 83 in Lung Yeuk Tau, Fanling, NT 新界龍躍頭第83約地段751餘段(部分), 753餘段(部分), 754(部分), 757(部分), 758(部分), 759(部分), 777(部分) 及 778(部分)內的土地
Site area 地盤面積	5,168 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/18
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Research Center for Green Buildings 臨時綠色建築研究中心

Table 2.1 Tree Assessment Schedule

Tree Nos.	T1	T2
Botanical Name	<i>Roystonea regia</i>	<i>Roystonea regia</i>
Chinese Common Name	王棕	王棕
Estimated Size (mm)		
Height	6000	6000
Trunk DBH	270	270
Spread	3000	3000
Remarks	Decay at Trunk Base	-
Recommendations	Retain	Retain
Structural Condition	Poor	Pain
Form	Fair	Fair
Health	Poor	Fair
Amenity Value	Fair	Fair
Conservation Status	Nil	Nil

3 PROPOSED DEVELOPMENT SCHEME

3.1 Proposed Development

3.1.1 The proposed development is a compound development with plantation and building blocks for the research centre. However, the outdoor plantation is permitted as of right, it is the building structures that require planning permission. Therefore the areas subject to planning permission will include 3 single storey steel-framed building blocks with a range of building height of 5m to 8m and total GFA of about 3,190m². 3 buildings blocks (i.e. Block 1, 2 & 3) will be used for research centre with ancillary office, meeting room, storage room and E&M room. Gated entrance and a standalone security guardroom are located at the entrance and 2nos. of outdoor portable toilets are provided (with total GFA of 10 m².) 3 nos of car parks for staff and 2 loading/unloading bays for light goods vehicles will also be provided (**Figure 3**).

3.1.2 The building blocks (i.e. Block 1,2 &3, 1 Guardhouse and 2 Portable toilets) to take up area of about 3,200m² compared with previous submission about 11,081 m² (i.e. A/NE-LTY/751) (**Figure 8**). The MLP in question is fully utilizing the non-agriculture land or its site coverage of 28.88% in the entire compound.

3.1.3 The building blocks will be simple steel frame and sections in **Figure 4**. Future plantation are carried out outside the application premises. Building lines are setback from the adjacent farmland within the compound.

3.1.4 The key development parameters are listed below in **Table 3.1**.

reverted back to appropriate use after the mission of research is completed.

4.6 No Visual Impact

- 4.6.1 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 3 building blocks are spreading out with different building heights from 5m to 8m. With approximate external wall colour scheme, they will blend in well with the surroundings so no adverse visual impact is anticipated.

4.7 No significant Adverse Impact

- 4.7.1 The Subject Site is embraced by brownfield operation. The indoor operation is fully enclosed 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 sewerage system. It is similar to current non-vegetated area of about 61.9% covered area so surface runoff will be soaked away as it is now. The setting out of site boundary had provided buffer from major tree groups outside the subject site while a 1.5m setback is maintained from the footprint of building blocks to avoid impact to adjacent farmland.




5. CONCLUSION

- 5.1 The proposed research center is an initiative to improve our livability and property development of low carbon emission. It has both natural and physical conditions suitable for the research for green building designs in Northern Metropolis. The research findings will benefit the community and property development industry at large and it does not jeopardize the long term planning intention.

It is a temporary use to maximize the land resources on site as planning gains for supporting both green building and I&T theme.

The proposed structure is easily convertible back to AGR use when needed and it is evident that the proposed temporary use can be favourably considered by the TPB.

Legend

-  Subject Site
 Landscaping
 Existing Tree to be retained

Master Layout Plan

(Base plan is extracted from HKMS's digital topographic map sheet No. T3-SW-3D and T3-SW-8D and Google Map dated 11 January 2022)

Figure 3

1 : 1 000

Main Plan Development Limited

Your Ref: A/NE-LYT/762

14 April 2022

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 Research Centre for Green Buildings
for a Period of 3 Years at various lots in DD83, Lung Yeuk Tau, New Territories

Response to Comments

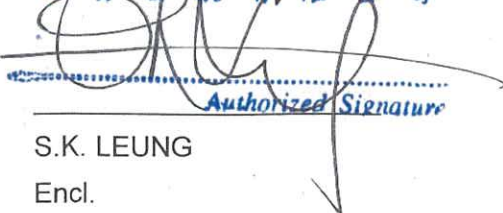
Further to the Planning Application submitted to the Town Planning Board on 11 March 2022, the comments from Agricultural, Fisheries and Conservation Department, Transport Department and Urban Design and Landscape Unit of Planning Department via Planning Department on 13 April 2022 and our responses are enclosed.

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

Thank you for your attention.

Yours faithfully,

For and on behalf of
MAIN PLAN DEVELOPMENT LIMITED
敏實發展有限公司


Authorized Signature

S.K. LEUNG

Encl.

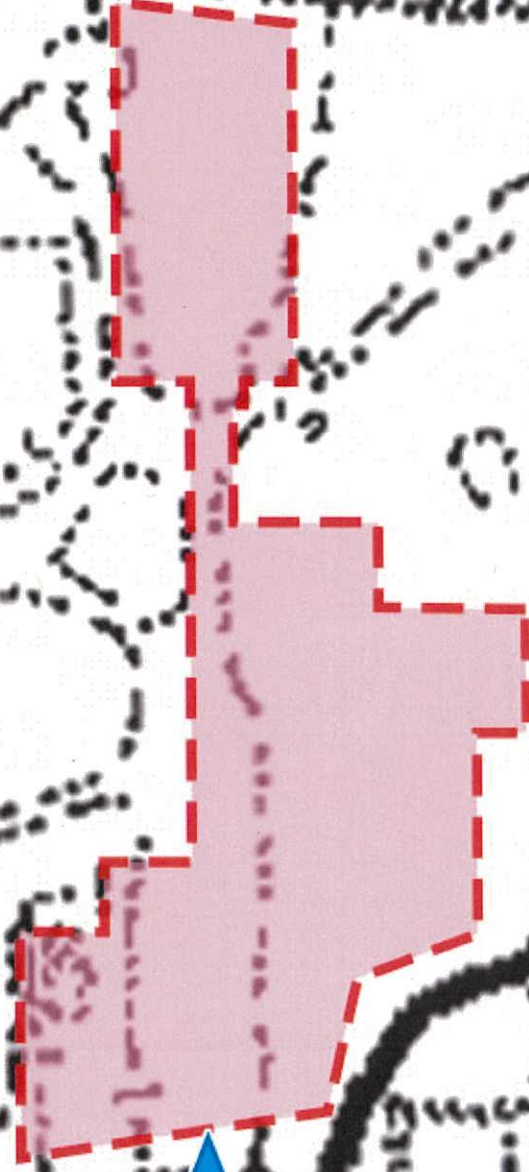
SL/OY/AI/pw

1. Comments from DAFCD on 13April2022 Contact Person: Dr. Azaria Wong (Tel: 2150 6932)		Responses
(a)	The subject site falls within the "AGR" zone and is currently comprised of temporary structures and abandoned land. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.	The research centre aims to promote green growth and assist to reduce carbon emission in the construction industry. The long term planning intention of 'AGR' has not been undermined. The project site despite temporary intensified, is important to sustainability and should be encouraged.
2. Comments from Transport Department on 13April2022 Contact Person: Mr. Poon Wing-Hong (Tel: 2399 2228)		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.	<p>Trip generation and attraction for this research centre is minimal during peak.</p> <p>According to TPDM – remote rural location for industry use: Upper limit for AM peak rate 0.1153 (gen) and 0.1727 (att) for 3200m2 GFA, there would be 4pcu (gen) and 6pcu (att) per hour.</p> <p>For this research centre, it would be significantly less than the standard industrial operation so that daily minimal peak hour traffic impact is anticipated.</p>

(b)	The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site and with reference to other similar developments.	The proposed parking spaces and loading/unloading spaces are provided as per HKPSG under "Rural Based Industrial Use": 1 parking space per 900m ² so 4 space required for 3200m ² . 2 for loading and unloading and 2 for visitor parking.
(c)	The applicant shall justify whether the width of the vehicular access is adequately to serve the intended purpose of the application.	The single track access road of 6.0m (2-lane) under Chapter 8, HKPSG refers.
(d)	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site and manoeuvring within the subject site, preferably using the swept path analysis;	The local access road of Hai Wing Road (>6m) connects the subject site in a straight line with 40m local access (Attachment A refers). There is sufficient manoeuvring spaces for LGV vehicle within Site (hammer head is made available for reverse traffic (Attachment D refers)). Please refer to Attachment B and C for swept path of vehicle ingress/egress analysis for LGV L/UL.
(e)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	There is no queuing back anticipated as traffic control/management staff at the entrance will allow vehicle in/out through advance booking system.
(f)	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 6m will be provided to maintain road safety.
(g)	The vehicular access "Hai Wing Road and Dao Yang Road" between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comments from the responsible party.	It is a mutually agreed rural access among local landowners.

3. Comments from Landscape Unit, Planning Department on 13April2022 Contact Person: Ms. Jenny Lau (Tel: 3565 3953)		Responses
(a)	With reference to site record, the site is occupied by farmlands with trees of common species. According to the Master Layout Plan provided by the applicant, it is observed that the proposed structures (i.e. Block 2 and Block 3) may be in conflict with the existing tree and palms at the south, southwest and east of the site, which are not indicated on the provided plan. Since the information on proposed tree treatments of the concerned tree/palms are not provided, potential landscape impact on existing landscape resources within the site arising from the proposed use cannot be ascertained.	<p>The MLP revised to avoid tree felling and minor adjustment could be carried out during construction too. Please refer to revised master layout plan in Attachment E.</p> <p>Revised Block 2 layout to avoid any potential conflict with trees along periphery, while GFA remains.</p> <p>The existing plantings located to the east of Block 3 are groups of Citrus spp and Leucaena leucocephala with trunk diameter of less than 95mm and are recommended to fell.</p>
(b)	<u>Advisory Comments to the Applicant</u> Based on the site photos taken, some trees/palms were observed along the southern, southwestern and eastern boundary within the site. The applicant should review and indicate all tree and/or palm locations, and provide relevant tree information (e.g. tree species and size), proposed tree treatment and mitigation measures as necessary.	Please refer to revised Master Layout Plan in Attachment E and tree assessment schedule in Attachment F .
(c)	<u>Advisory Comments to the Applicant</u> The applicant shall provide further details on the proposed landscape treatment for the landscape area as shown in Figure 3.	The landscape area indicated in Figure 3a (or in Attachment E) will be for grassing only.

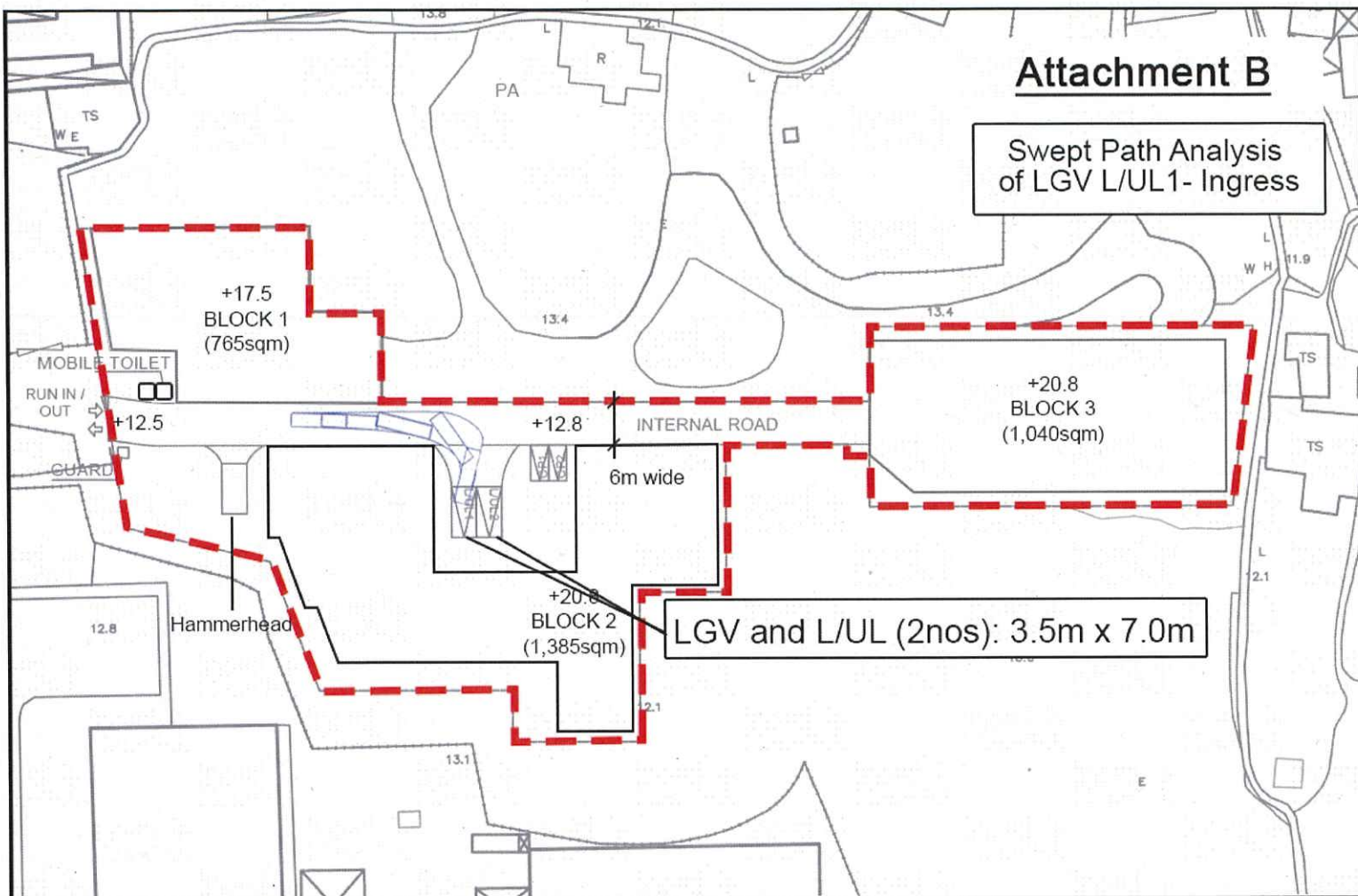
Attachment A



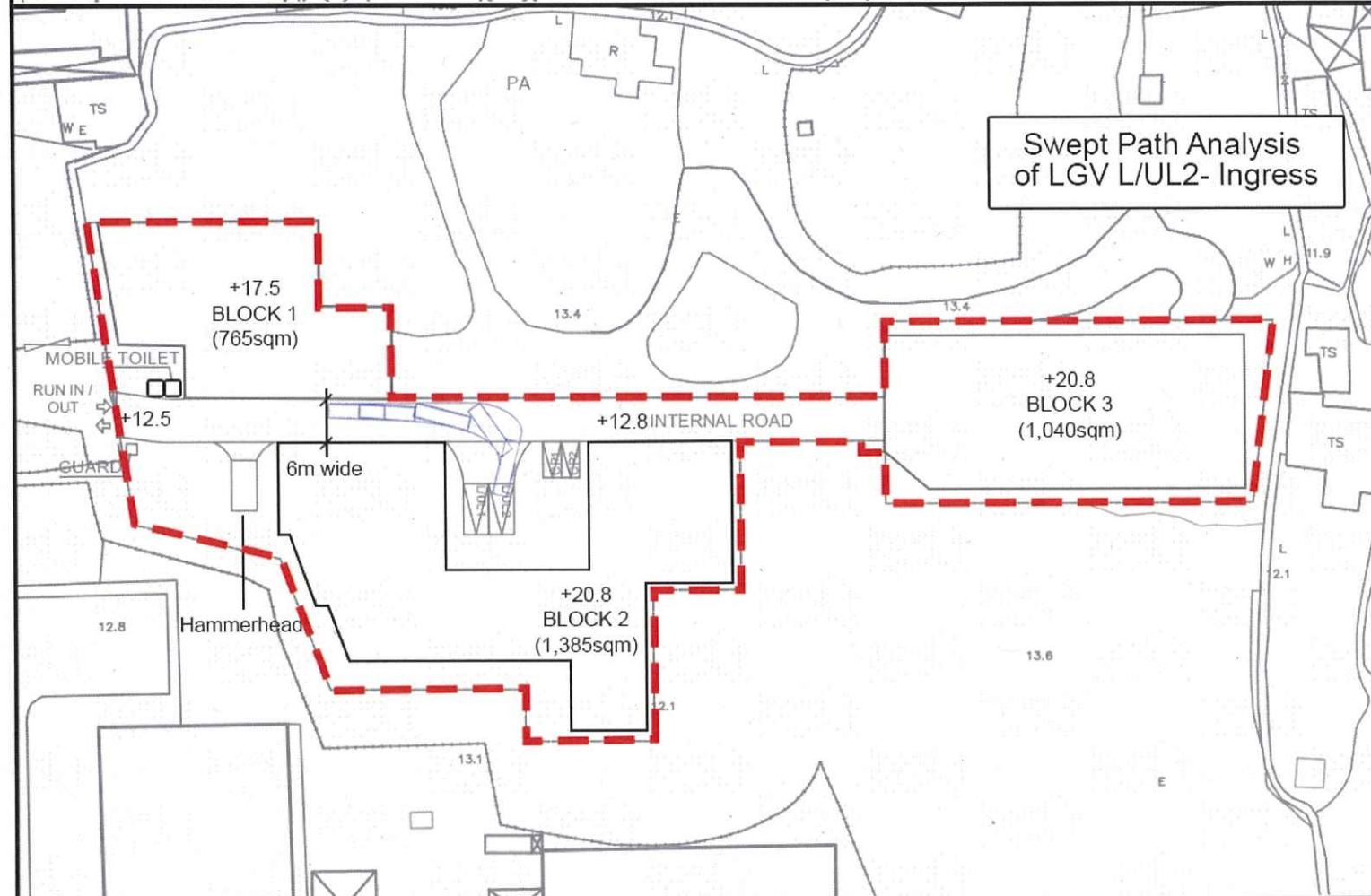
The access road of Hai Wing Road to the Subject Site in a straight line via a 40m long local access.

Attachment B

Swept Path Analysis of LGV L/UL1- Ingress

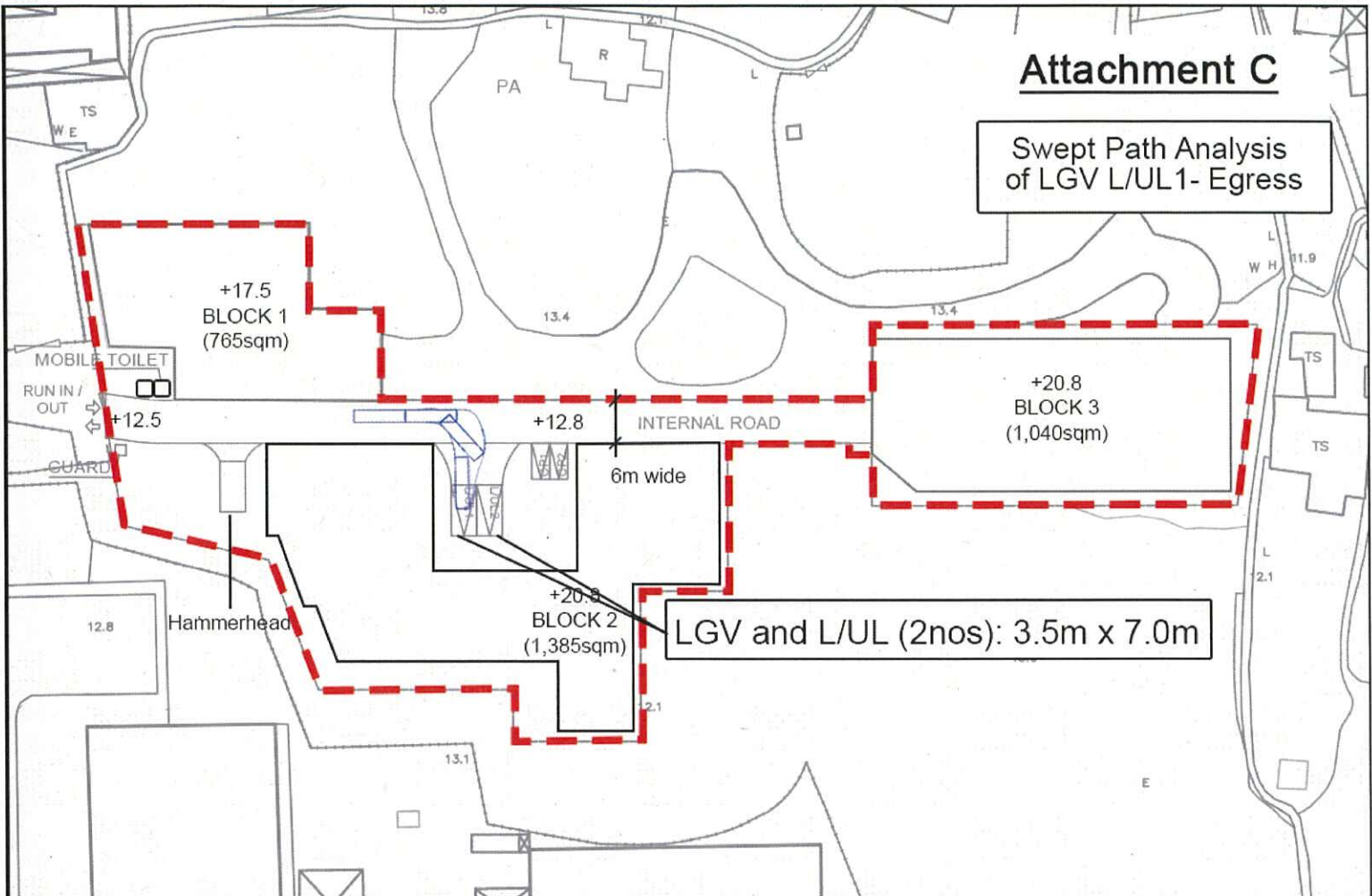


Swept Path Analysis of LGV L/UL2- Ingress

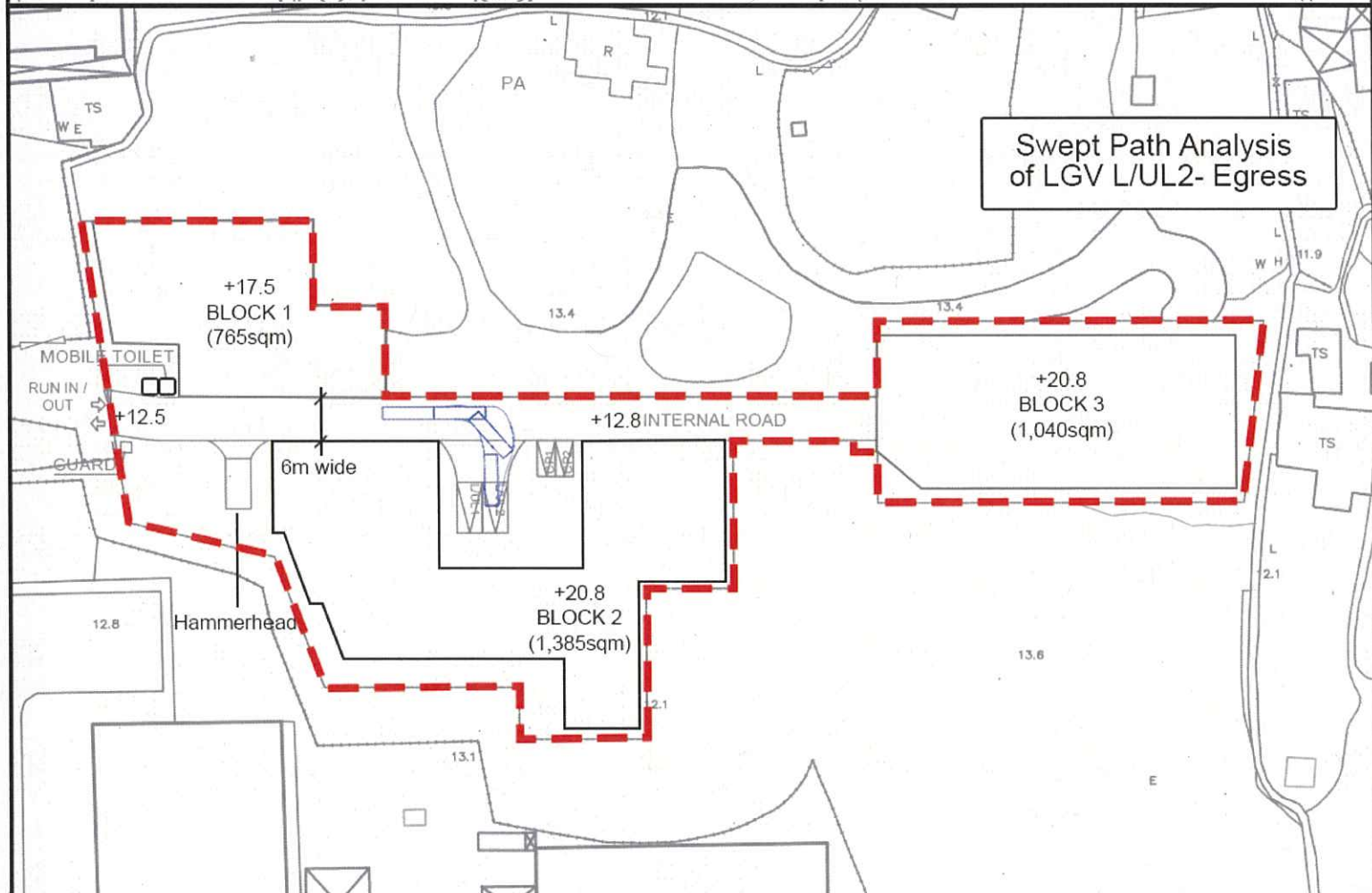


Attachment C

Swept Path Analysis of LGV L/UL1- Egress

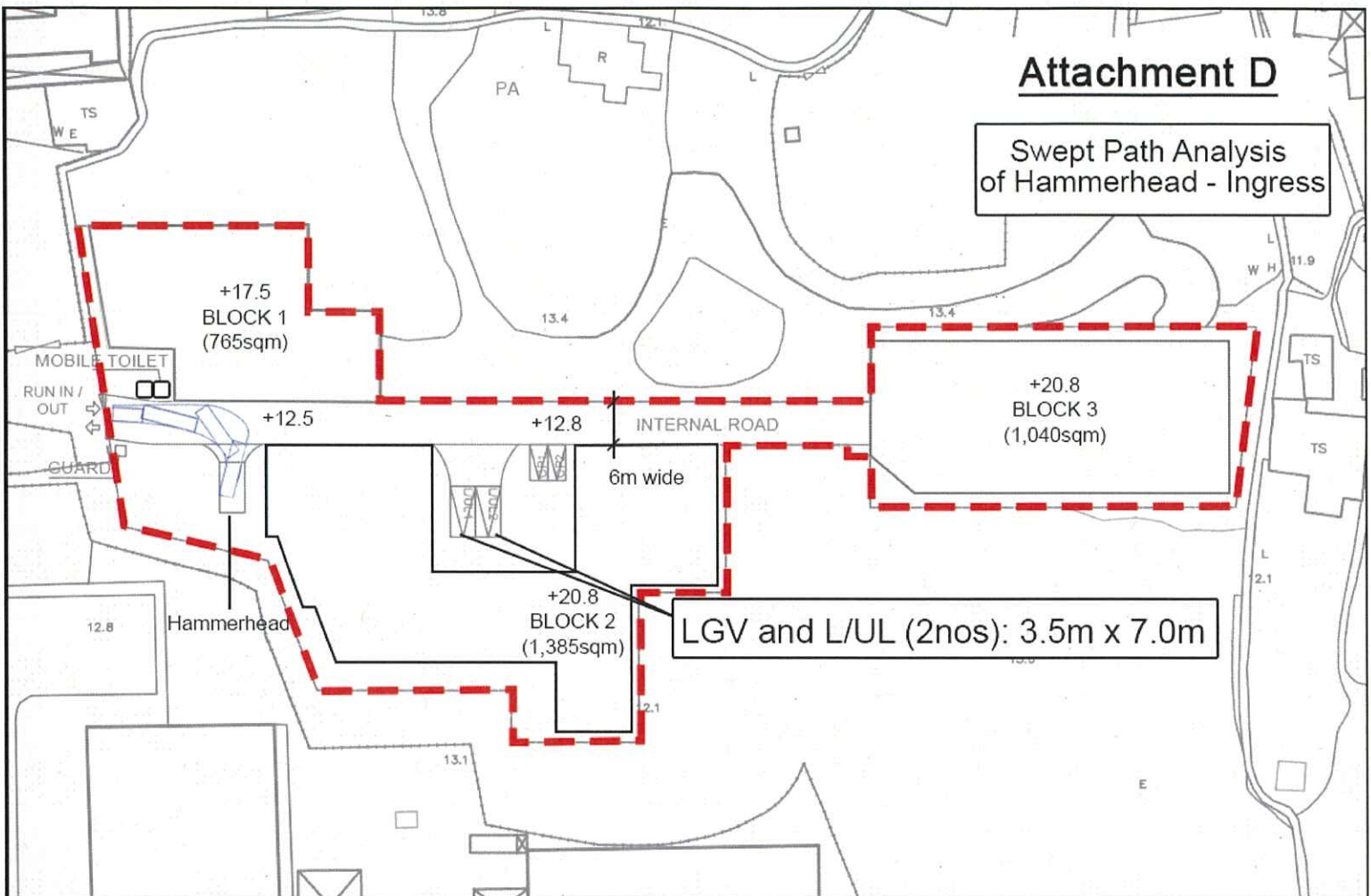


Swept Path Analysis of LGV L/UL2- Egress

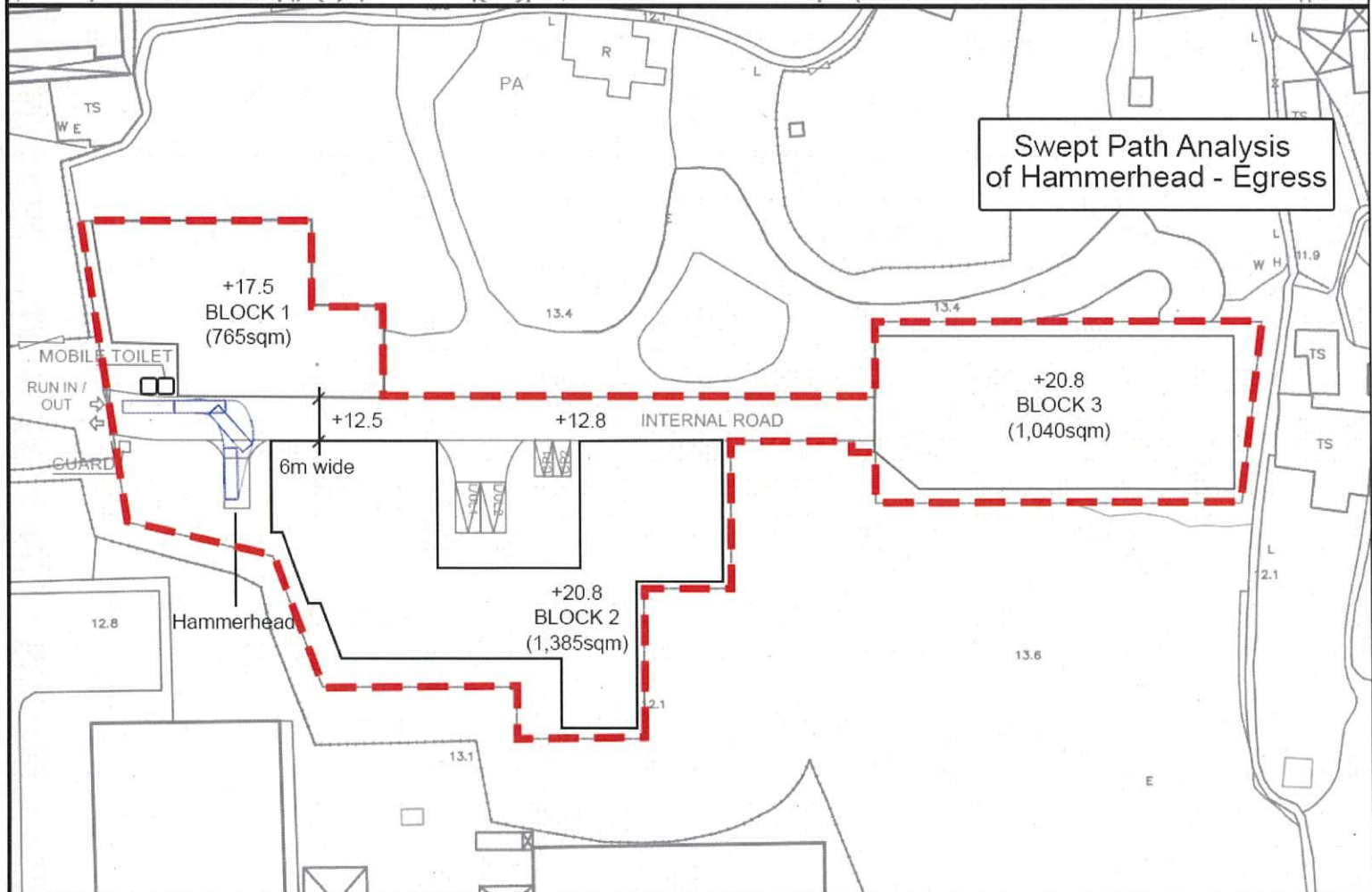


Attachment D

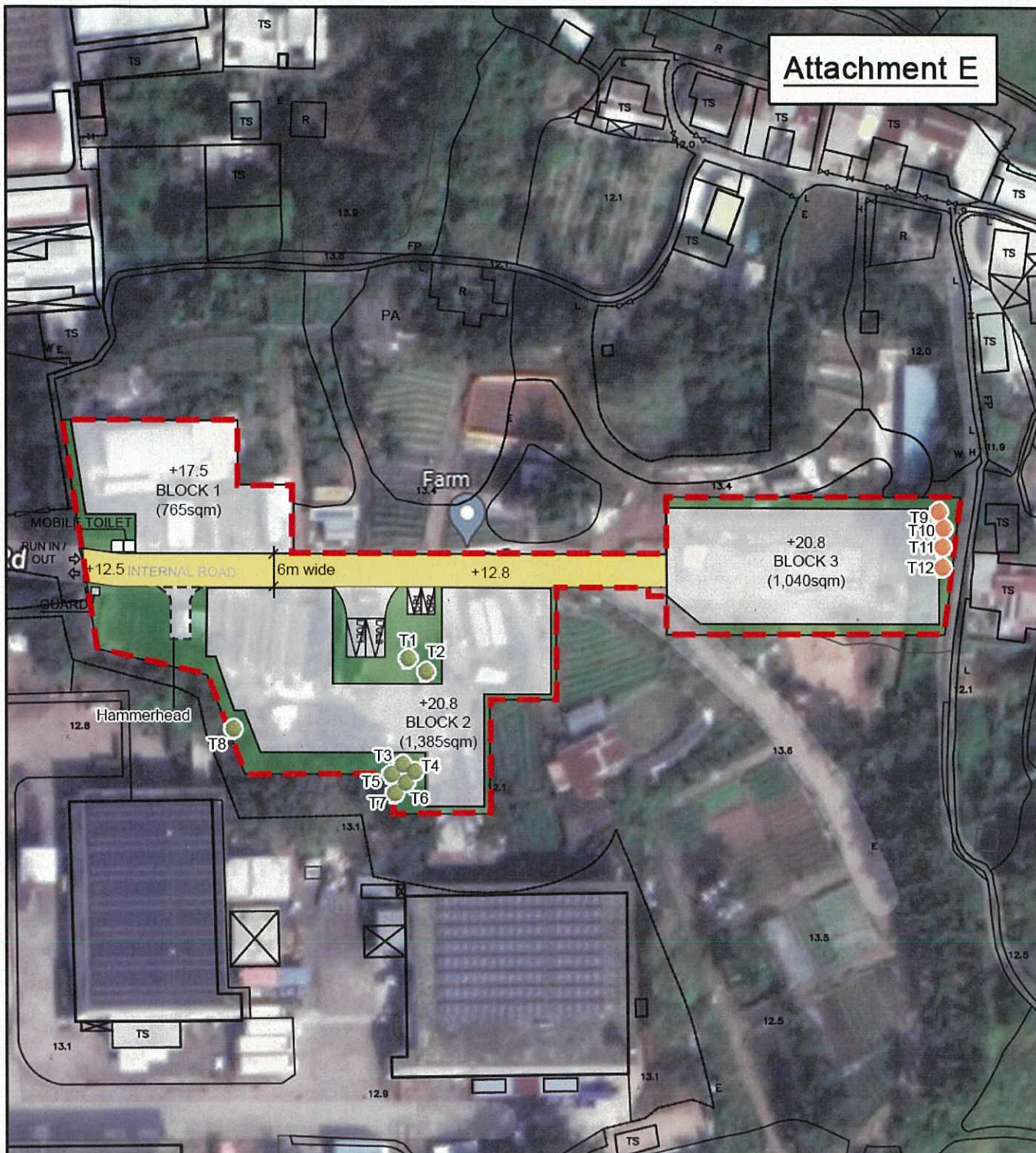
Swept Path Analysis of Hammerhead - Ingress



Swept Path Analysis of Hammerhead - Egress



Attachment E



Legend

- Subject Site
- Landscaping (Grassing only)
- Plantings to be felled
- Existing Tree to be retained

Master Layout Plan

(Base plan is extracted from HKMS's digital topographic map sheet No. T3-SW-3D and T3-SW-8D and Google Map dated 11 January 2022)

Figure 3a

1 : 1 000

Attachment F

Tree Assessment Schedule

Tree No.	Botanical Name	Chinese Common Name	Height (m)	Trunk DBH (mm)	Spread (m)	Remarks	Fell (F) /Retain (R) /Transplant (T)	Structural condition (Good/Fair/Poor)	Form (Good/Fair/Poor)	Health (Good/Fair/Poor)	Amenity value (Good/Fair/Poor)	Conservation status
1	<i>Roystonia regia</i>	王棕	6	270	3	Decay at trunk base	R	Poor	Fair	Poor	Fair	nil
2	<i>Roystonia regia</i>	王棕	6	270	3		R	Fair	Fair	Fair	Fair	nil
3	<i>Caryota maxima</i>	魚尾葵	2	150	2		R	Fair	Fair	Fair	Poor	nil
4	<i>Caryota maxima</i>	魚尾葵	2	150	2		R	Fair	Fair	Fair	Poor	nil
5	<i>Roystonia regia</i>	王棕	8	330	4		R	Fair	Fair	Fair	Fair	nil
6	<i>Roystonia regia</i>	王棕	7	320	4		R	Fair	Fair	Fair	Fair	nil
7	<i>Roystonia regia</i>	王棕	8	320	4		R	Fair	Fair	Fair	Fair	nil
8	<i>Bombax ceiba</i> L.	木棉	9	350	5		R	Fair	Fair	Fair	Fair	nil
9	<i>Leucaena leucocephala</i>	銀合歡	8	90	3		F	Poor	Poor	Fair	Poor	nil
10	<i>Leucaena leucocephala</i>	銀合歡	12	90	4		F	Poor	Poor	Fair	Poor	nil
11	<i>Leucaena leucocephala</i>	銀合歡	12	90	4		F	Poor	Poor	Fair	Poor	nil
12	<i>Citrus spp</i>	果樹	2	80	2		F	Fair	Fair	Fair	Poor	nil

Main Plan Development Limited

Your Ref: A/NE-LYT/762

27 April 2022

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 Research Centre for Green Buildings
for a Period of 3 Years at various lots in DD83, Lung Yeuk Tau, New Territories**

Supplementary Information

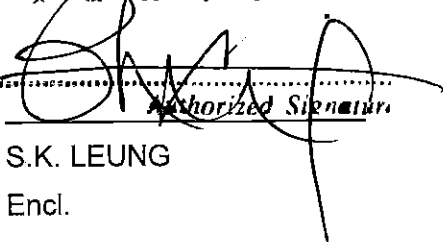
Further to the Response to Comments submitted to the Town Planning Board on 14 April 2022. We would like to submit the enclosed supplementary information to clarify the operation hour and function of the proposed research centre. Replacement pages of the application form are also enclosed.

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

Thank you for your attention.

Yours faithfully,

on behalf of
MAIN PLAN DEVELOPMENT LIMITED
主 實 發 展 有 限 公 司


Authorized Signature
S.K. LEUNG
Encl.

SL/OY/Al/pw

Supplementary Information in support of Planning Application No. A/NE-LYT/762

1. The operation hours are from 9:00 a.m. to 6:00 p.m., Mondays to Saturdays with no operation on Sundays and public holidays.
2. Research on indoor planting is crucial in support of green buildings development. As such research is not commonly carried out in Hong Kong due to limited space and site to have natural light, natural ventilation and water availability as control environment. Planting is beneficial to human health and well-being, it will be good to extend that provision into the indoor area.

Research of indoor planting includes,

- i. Study of artificial lighting, moisturising level and temperature conditions to different types of plants,
- ii. Identifying plants that can survive in indoor conditions
- iii. Requirement of ventilation for plants growth,
- iv. Use of different irrigation systems, and
- v. Examining new technologies for sustainable resources and saving in energy use for plant growth.

The result/data collected will be applicable to our commercial and residential developments (i.e. in clubhouse, lobby and undercover area) in support of green building.

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 Research Centre for Green Buildings (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 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>1,968</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>3,200</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>N/A</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>3,200</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>3,200</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	1,968	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	3,200	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	6			Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	3,200	sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	3,200	sq.m	<input checked="" type="checkbox"/> About 約
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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 - 5m (for set-up of mock up, ancillary components uses: office, meeting room) 2. Bldg Blk 2&3 - 8m each (for set-up of mock up) 3. Portable toilets (2nos) - 2.5m 4. Security Guardroom (1no) - 2.5m																									
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>2</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>		Private Car Parking Spaces 私家車車位	2	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)													
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Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>2</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>		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)													
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Others (Please Specify) 其他 (請列明)																									

(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	3,200 <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 block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	Total 6 (Building Blocks 1,2&3, 2 nos portable toilets and 1 security guardroom)	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Bldg Blk 1: 5m, Bldg Blk 2&3: 8m m 米 Toilets (2nos): 2.5m Guardroom: 2.5m <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 storey for all 6 blocks Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61.9 % <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		2
	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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 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

Previous S.16 Applications Covering the Application Site

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reason(s)
A/NE-LYT/315	Proposed Temporary Open Storage of Construction Materials for a Period of 18 Months	23.12.2005	(1)
A/NE-LYT/751	Proposed Temporary Green Design and Plantation Research Centre for a Period of 3 Years	10.9.2021	(2) and (3)

Rejection Reason(s):

- (1) 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.
- (2) The proposed use is not in line with the planning intention of the “AGR” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The majority of the site is currently used for commercial crop production for local consumption which contributes to the local crop production in Hong Kong and should be proactively preserved. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- (3) The applicant fails to demonstrate in the submission that the proposed use would not cause adverse landscape impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- 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;
- 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;
- the Lots 751 RP, 757 & 758 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;
- 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
- if the application is approved, the owner of the lots concerned shall apply to his office for a Short Term Waiver (STW) covering all the actual occupation area and the structure concerned. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it 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 waiver fee and administrative fee as considered appropriate by his office.

2. Traffic

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

- having considered the FI submission, she considered that the traffic impact induced by the proposed development is tolerated and thus has no objection to the application from traffic engineering perspective; and
- the vehicular access between the Site and Lung Ma Road is not managed by Transport Department. The applicant should seek comment from the responsible party.

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

- he has no comment on the application; and
- please note that the proposed access route (Dao Yang Road and Hai Wing Road) is not maintained by HyD.

3. Landscape

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

- she has no objection to the application from the landscaping planning point of view;
- having reviewed the submitted further information, it is noted that the existing tree/palms at the southwest and west would be preserved in-situ; while the undersized invasive and common trees to the east of Block 3 are proposed to be felled. Besides, the landscape area is proposed to be covered with grass;
- significant adverse landscape impact arising from the proposed development is not anticipated; and
- in view that there is no major public frontage along the site boundary, should the application be approved, it is considered not necessary to impose a landscape condition as the effect of additional landscaping on enhancing the quality of public realm is not apparent.

4. Drainage

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

- he has no objection to the application from the public drainage viewpoint;
- the Site is in an area where public sewerage connection is available; and
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- she has no objection to the application;
- 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

- 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.

6. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

7. Building Matters

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

- for any new proposed building, the applicant is advised to note his advisory comments under the Buildings Ordinance appended at **Appendix IV**.

8. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has consulted the locals regarding the application; and
- the Chairman, the First Vice Chairman and the Vice Chairman of Fanling District Rural Committee object to the application. The Indigenous Inhabitant Representative (IIR) and the Resident Representative (RR) of Ma Niu Shui San Tsuen have no comment. Other consultees, including the IIR of Fu Tei Pai and the RR of Fu Tei Pai, the Chairman of Lung Shan Area Committee and the incumbent North District Councillor of N18 Constituency did not reply.

9. Other Departments

- the following government departments have no comment on/no objection to the application:
 - (i) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
 - (ii) Commissioner of Police (C of P); and
 - (iii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

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 and 758 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 should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (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; and
 - (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;
- (viii) structures for research of excessive high headroom (e.g. 8mH) should be doubled counted in Gross Floor Area unless exempted; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at building plan submission stage.

Appendix V of RNTPC
Paper No. A/NE-LYT/762

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

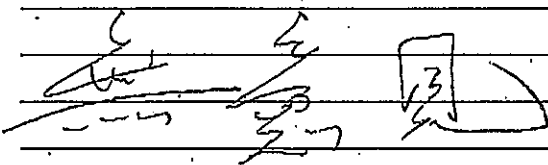
By e-mail : tpbpd@pland.gov.hk

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

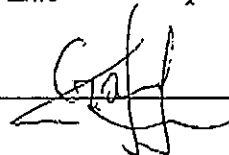
A/NE-LYT/762

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

2022.3.26

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

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

A/NE-LYT/762

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看 附件反對資料

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

簽署 Signature _____



日期 Date

4-4-2022

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/762

新界龍躍頭丈量約份第 83 約地段第 751 號餘段(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 777 號(部分)、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/762)

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 敬上
 (李國鳳)

2022 年 4 月 4 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

敬啟者：

貴處檔號：TPB/A/NE-LYT/762

新界龍躍頭丈量約份第83約地段第751號餘段(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777號(部分)、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/762)

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此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



劉永安 敬上
(劉永安)

2022年4月4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

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此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席



李廣明

(李廣明)

敬上

2022年4月4日

5-5

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-LYT/762 DD 83 Lung Yuek Tau
05/04/2022 01:39

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

1 attachment



Lung Yeuk Tau.pdf

A/NE-LYT/762

Lots 751 RP (Part), 753 RP (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 777 (Part) and 778 (Part) in D.D. 83, Lung Yeuk Tau

Site area : About 5,168sq.m

Zoning : "Agriculture"

Applied use : Research Centre for Green Buildings / 5 Vehicle Parking

Dear TPB Members,

So 751 Review was withdrawn and now its back with a 50% reduction in site size.

Therefore the areas subject to planning permission will include 3 single storey steel-framed building blocks with a range of building height of 5m to 8m and total GFA of about 3,190m². 3 buildings blocks (i.e. Block 1, 2 & 3) will be used for research centre with ancillary office, meeting room, storage room and E&M room
A WAREHOUSE IN OTHER WORDS

*The proposed research center is **an initiative to improve our livability and property development of low carbon emission**. It has both natural and physical conditions suitable for the research for green building designs in Northern Metropolis. The research findings will benefit the community and property development industry at large and it does not jeopardize the long term planning intention. It is a temporary use to maximize the land resources on site as planning gains for supporting both green building and I&T theme.*

AND WE ALL BELIEVE IN SANTA CLAUS AND THE TOOTH FAIRY, THE IMAGES OF THE DEVELOPMENTS PROVIDED ARE FARCICAL. THE APPLICANT HAS PROVIDED NO CONCRETE EVIDENCE OF ANY EXPERTISE IN THE AREA OF 'GREEN DEVELOPMENT'

The proposed development is not open to the public. There are about 12 workers for setting up the trial green built-form and collecting green building data and conducting research. The research centre will operate from 9am to 6pm daily. There will not be any heavy production involved so no noisy operation exposed.

This is nothing more than a Destroy to Build application to trash the remaining AG zoning that is still covered in vegetation. Note no mention of how many trees to be felled. Any genuine research on 'green buildings' from a committed and accredited organization would never consider using a site like this.

PlanD did not support the application as there was insufficient information in the submission to illustrate the proposed treatments of the existing trees and viability of the landscape proposal and hence the potential landscape impact on the existing trees could not be reasonably ascertained

The Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application as the site covered a broad area of active crop production farmland serving with agricultural infrastructures and made important contribution to the local crop production in Hong Kong

Just last month we had a run on fresh food that underlined the importance of having a certain level of local production to provide for at least the elderly and young children in times of crisis. In addition President Xi continues to insist that China become self-sufficient in food production.

Members must again reject the application and preserve what is left of our precious arable land.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 27 October 2021 2:33 AM CST
Subject: Re: A/NE-LYT/751 DD 83 Lung Yuek Tau

Dear TPB Members,

Application was rejected on 10/9. There is no data attached to the review to substantiate the process?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, August 12, 2021 3:13:16 AM

Subject: 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

