

2024年 9月 27日

Appendix I of

此文件在 收到。城市規劃
只會在收到所有必要的資料及文件後才正式處理。
申請的日期。

RNTPC Paper No. A/NE-LYT/835

27 SEP 2024

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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402168

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By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/835
	Date Received 收到日期	27 SEP 2024

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

1. Name of Applicant 申請人姓名/名稱
(<input checked="" 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)
CHUNG TO YAN

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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LCH Planning & Development Consultants Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 1522 in D.D. 76
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 834 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Agriculture (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

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用處，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 422 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括storeys of basements 層地庫
☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

☐ Open space 休憩用地

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

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7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

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

End of 2024

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Local track road leading to Sha Tau Kok Road - Ma Mei Ha</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 1</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
		<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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(尚可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																				

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supplementary Planning Statement

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

HO JOSEPH JUNIOR

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

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☒ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LCH Planning & Development Consultants Limited

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

Date 日期

05/09/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	Lot No. 1522 in D.D. 76 丈量約份第76約地段第1522號		
Site area 地盤面積	834	sq. m 平方米 <input checked="" type="checkbox"/> About 約	sq. m 平方米 <input type="checkbox"/> About 約)
	(includes Government land of 包括政府土地		
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱草圖編號S/NE-LYT/19		
Zoning 地帶	Agriculture 農業		
Applied use/ development 申請用途/發展	Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels 擬議填土以作准許的用途農業用途並設置輔助太陽能電池板		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input 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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	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) _____ _____	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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) _____ _____	1

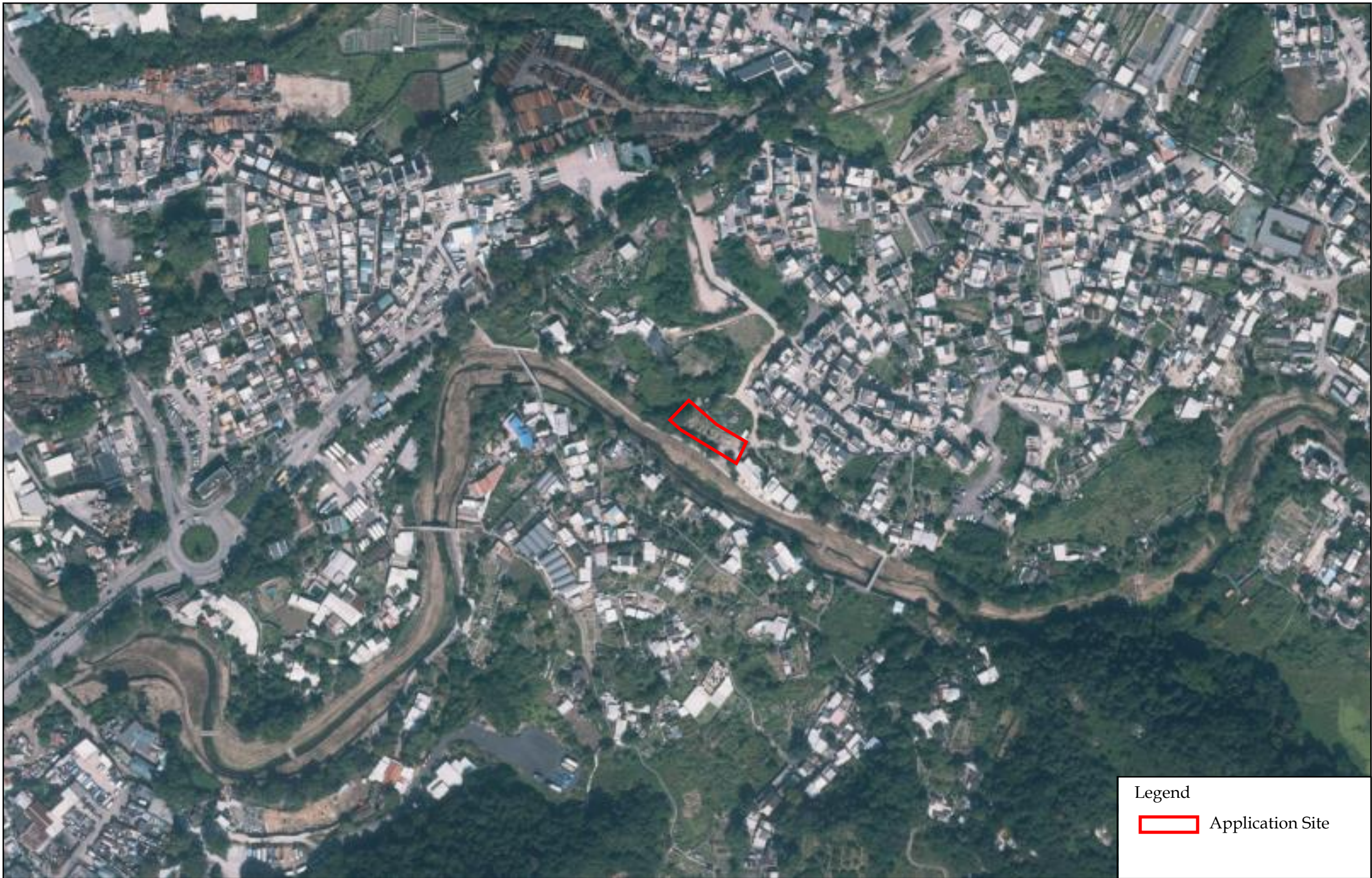
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Status 土地情況 / Location Plan 位置圖/ Site Plan 平面圖/ Existing Condition 現時情況		
Extract of Outline Zoning Plan No. S/NE-LYT/19 分區計劃大綱圖編號S/NE-LYT/19摘錄		
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。

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Legend

Application Site



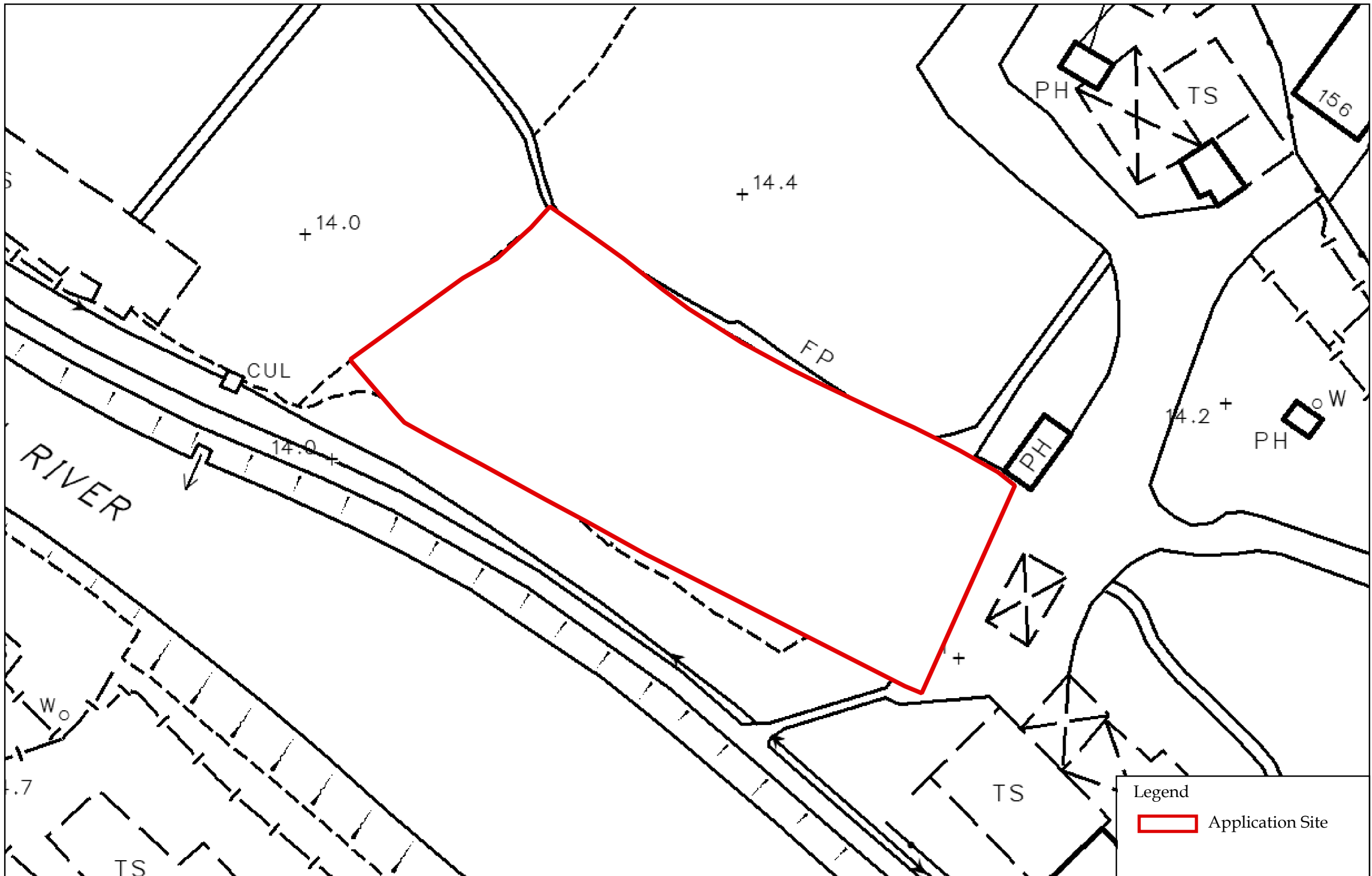
**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling

Figure 1 : Location Plan

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling

(Source: HK GEODATA STORE, HKSAR Government)

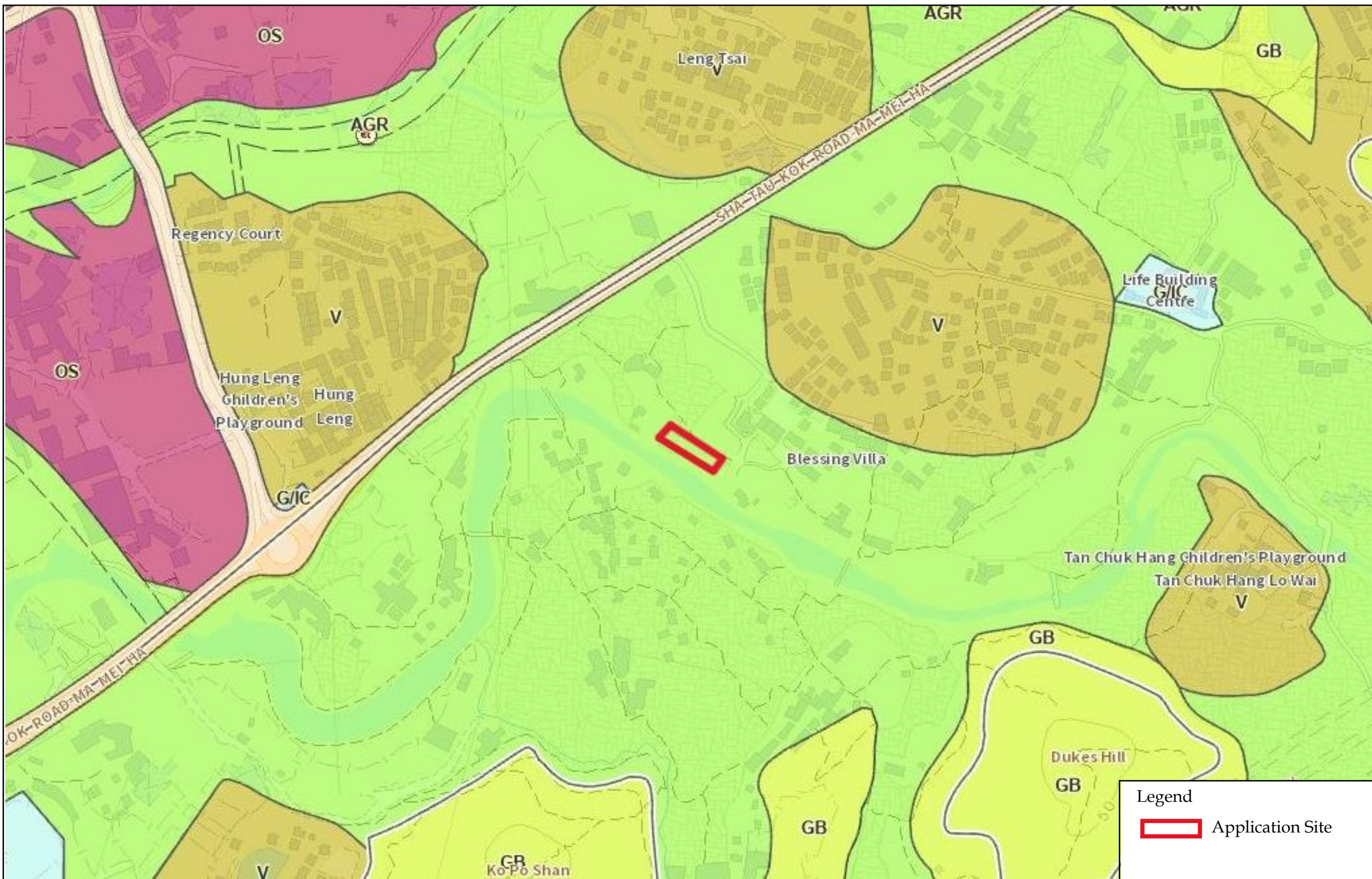


**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary
Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling

Figure 3: Existing Condition

(For reference only. Not to scale.)



**LCH Planning and Development
Consultants Limited**

Figure 5 Extract of Outline Zoning Plan No. S/NE-LYT/19

(For reference only. Not to scale.)

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



Our Ref.: PD2406001/01

Your Ref.:

2 October 2024

By Email

Sha Tin, Tai Po and North District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin, N.T.

Dear Mr. Peter Ngan,

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
PROPOSED FILLING OF LAND FOR AGRICULTURAL USE WITH ANCILLARY
SOLAR PANELS AT LOT NO. 1522 IN D.D. 76

We refer to the comments in regard to the captioned application.

Please find attached the replacement pages of P.14 to P.16 of the Application Form and Annex 1 of the Planning Statement at Attachment 1.

Should you require further information or have any query, please feel free to contact the undersigned or our Larissa Wong at

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.
c.c. the Applicant

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	Lot No. 1522 in D.D. 76 丈量約份第76約地段第1522號		
Site area 地盤面積	834 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱草圖編號S／NE－LYT／19		
Zoning 地帶	Agriculture 農業		
Applied use/ development 申請用途／發展	Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels 擬議填土以作准許的用途農業用途並設置輔助太陽能電池板		
(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	422 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.51 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	about 約 2.5 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	51 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) 1 private car parking space and loading and unloading space for light goods vehicle	1 1
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Status 土地情況 / Location Plan 位置圖/ Site Plan 平面圖/ Existing Condition 現時情況		
Extract of Outline Zoning Plan No. S/NE-LYT/19 分區計劃大綱圖編號S/NE-LYT/19摘錄		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
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



Our Ref.: PD2406001/03
Your Ref.: TPB/A/NE-LYT/835

4 November 2024

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-LYT/835 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to departmental comments received regarding the captioned application.

Attached our responses to departmental comments and updated planning statement for consideration of the Town Planning Board. Since this Further Information only involve responses to comments and provides clarification on the operation without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong at

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.
c.c. the Applicant



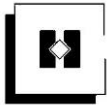
Section 16 Planning Application No. A/NE-LYT/835

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
A. Comments from Lands Department (Contact Person: Mr. CHOW Wai Choi, Tel: 2675 1521)		
1.	The application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site.	Noted.
2.	This office has not received any Letter of Approval ('LoA') application nor referral from the Agricultural, Fisheries and Conservation Department (AFCD).	Please refer to the Supporting Planning Statement (SPS). Application for 'Letter of Approval for Agricultural Structures' ('LoA') will follow upon approval of the captioned application.
3.	If the planning application is approved, the applicant will need to apply to AFCD under the New One Stop approach for an LoA to permit agricultural structure(s) to be erected within the said private lot and for the Certificates of Exemption ('CoE') prior to the commencement of the works. Unless and until the LoA is granted, the greenhouse and solar panels are not permitted.	Please refer to the SPS. Application for 'Letter of Approval for Agricultural Structures' ('LoA') and 'Certificate of Exemption' ('CoE') will be submitted in the subsequent stage.
4.	The applications for the LoA and the CoE will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The LoA and the CoE, if approved, will be subject to such terms and conditions as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted.
5.	The submission is silent upon the design and specifications of the proposed rooftop solar panels. Unlike standard photovoltaic (PV) system erected or installed as per the requirements specified by the Building Department (BD) atop an NTEH-type	Detail design of the ancillary rooftop solar panels will be prepared by technical expert upon the construction of greenhouse is completed. The applicant will take note to ensure the solar panels



No.	Comments Received	Our Responses
	village house that is built in accordance with the standards and specifications stipulated under the Buildings Ordinance (Application to the New Territories) Ordinance, the structural/mechanical and electrical/fire safety of the proposed solar panels and the connecting greenhouse is a crucial concern.	will not exceed the height restriction as required in the LoA at the detail design stage.
6.	According to para. 3.4.1 of the Supporting Planning Statement, the proposed solar panels will be connected to the existing power network of CLP Power Hong Kong Limited under the Feed-in Tariff (FiT) Scheme which promotes the development of renewable energy (RE). It appears the electricity-generated is not for the sole use of the Site, which is in contrary to the applied use under the current application. Please clarify.	The electricity generated by the ancillary solar panels will mainly use to serve the cultivation of mushrooms. Relevant part of the planning statement has been revised and attached as Attachment 1 .
7.	For the installation of the proposed rooftop solar panels, the applicant should observe relevant requirements and seek prior approval from relevant authority or authorities (where necessary) before the commencement of works.	Noted, the applicant will observe relevant requirements and seek prior approval from relevant authority or authorities before the commencement of works.
8.	The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	Noted.
B. Comments from Transport Department (Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)		
1.	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.	Well noted with thanks. Based on the latest proposal, as the proposed use is mainly to serve the applicant who lives nearby the Site, no vehicle will be used and no parking space will be provided. Please see the revised layout plan at Annex 1 and the updated supporting planning statement.
2.	The applicant should advise the dimensions of the driveway in the Site and the width of the vehicular access leading to the Site.	
3.	The applicant should indicate the location of the vehicular entrance to the Site and demonstrate that it is adequate for vehicle access.	
4.	The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering to and exiting	



No.	Comments Received	Our Responses
	from the Site, maneuvering within the Site and into/out of the parking spaces.	
5.	The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the Site, maneuvering within the Site and into/out of the parking spaces.	
6.	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	
7.	The vehicular access between the Site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	
8.	Upon receipt of further information, TD may offer further comments on the application.	Noted.
C. Comments from Planning Department (Contact Person: Mr. NGAN Pak Lun, Peter, Tel: 2158 6094)		
1.	<u>Development Proposal</u> Noting that part of the application site (the Site) (i.e. 422m ² or about 51% of the Site) is proposed to be filled with concrete of not more than 0.2m in depth (para 2.5.2 of the planning statement refers), the applicant should supplement on the justification(s) for the necessity of filling of land for the permitted agricultural use at the Site. In particular, please advise if the agricultural structure (i.e. greenhouse) can be erected at the Site without filling of land as currently submitted.	The Site will involve mushroom farming. As mushrooms are highly sensitive to changes in their environment, maintaining a consistent level of humidity is critical for their development. The proposed greenhouse will be fully enclosed with controlled-environment facilities. The proposed filling of land is essential to form the foundation of the greenhouse, as well as to provide insulation layer to the greenhouse to ensure the greenhouse is fully enclosed and provide suitable environment for cultivation of mushrooms. Relevant part of the planning statement has been revised and attached as Attachment 1 .
2.	The applicant shall be reminded that the current application is for proposed filling of land for permitted agricultural uses with ancillary solar panels at the Site. The greenhouse structure to be erected should form part of the current application. Please	Noted. Relevant parts of the planning statement and application form have been revised and attached as Attachments 1 and 2 .



No.	Comments Received	Our Responses
	review the relevant description in para. 2.5.1 of the planning statement.	
3.	While the applicant advises that the solar panels on the rooftop of the greenhouse should be considered as ‘ancillary use’ as the electricity generated will be used solely for the operation of the permitted agricultural use (i.e. greenhouse) (para. 2.6.1 and 3.4.2 refers), it is also stated that the solar panels will be connected to existing electricity network of CLP under the ‘Renewable Energy Feed-in Tariff Scheme’ for selling the renewable energy to CLP (para. 3.2.2 to 3.2.3, 3.4.1 & 4.7.1 of planning statement refers). Please clarify the nature of the solar panels under the current planning application, and revise the relevant content of planning statement as appropriate.	Comment noted. The ancillary solar panels will mainly use to serve the operation of the greenhouse. Relevant part of the planning statement has been revised and attached as Attachment 1 .
4.	Further to the comments from Transport Department, please clarify/supplement on the traffic means or logistic arrangement for the agricultural activities upon commencement of the development proposal.	Based on the latest proposal, as the proposed use is mainly to serve the applicant who lives nearby the Site, no vehicle will be used and no parking space will be provided.
5.	Please clarify/supplement on the operation mode of the greenhouse, i.e. whether it is a small-scale agricultural use serving the local community (para. 2.6.5 of planning statement refers) or a large-scale commercial agricultural development for profitmaking (para. 4.3.1 of planning statement refers). If the former is the case, please review the relevant contents in the planning statement (i.e. para. 3.2.1 and 4.3.1).	The greenhouse will be a small-scale agricultural use serving the local community. Relevant part of the planning statement is revised and attached as Attachment 1 .
6.	Please provide a brief description on the labour(s)/staff(s) to be involved in the operation of greenhouse at the Site (e.g. number of labour(s)/staff(s) to be involved during daily operation, number of labour(s)/staff(s) to be stayed overnight (if any) etc.)	The proposed greenhouse at the Site will be solely operated by the applicant and no staff will be involved.
7.	<u>Completion Time of the Development Proposal</u>	



No.	Comments Received	Our Responses
	Please advise whether the completion time as stated in Part 7 of Application Form refer to 'filling of land' or the whole development (i.e. erection of greenhouse at the Site). If the former is the case, please briefly advise the implementation schedule of the whole development.	In view that approval of LoA and CoE is required to commence the construction of greenhouse, the anticipated completion time of the development will be end of 2027. Relevant part of the application form is revised and attached as Attachment 2 .
8.	The applicant should note to the comments from the Lands Department regarding the application for 'Letter of Approval for Agricultural Structures' ('LoA') and 'Certificate of Exemption' ('CoE') in the subsequent stage (para 2.2.2 refers).	Please refer to the SPS. Application for LoA and CoE will be submitted in the subsequent stage.
9.	It is stated that 'the proposed drainage system would improve the existing drainage condition by diverting the flow away from the adjacent lot' (para 4.8.1 refers of planning statement). Given that a drainage proposal is yet to be submitted at this stage, please kindly review the relevant paragraph in the planning statement.	Comment noted. Relevant part of the planning statement has been revised and attached as Attachment 1 .

November 2024
Report : Version 1.1



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This proposal is submitted to the Town Planning Board ("**the Board**") for a Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels ("**the Proposed Development**") at Lot No. 1522 in D.D. 76 ("**the Subject Site**").

The Subject Site falls within an area of "Agriculture" ("**AGR**") zone on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 ("**the OZP**"). According to the Notes of the OZP for "AGR" zone, 'Agricultural Use' is a Column 1 use which do not require planning permission from the Board. According to the "Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance", the installation of solar panel system for the purpose of generating electricity for a permitted use, such as a farm, greenhouse/farm structure within an "AGR" zone used for self-sufficient agricultural generation is also considered an ancillary use, which does not require permission from the Board. Filling of land is necessary to commence the agricultural use on the Subject Site, which planning permission from the Town Planning Board for the proposed development is required. Upon completion of the proposal, it comprises a 1-floor enclosed greenhouse and an open structure with ancillary solar panels on the rooftop of the greenhouse. The proposed building height of 2.5 m and the total floor area is about 422 sq.m. which conforms to the respective requirement under the OZP.

This proposal aims to operate as a small-scale agriculture use serving the local community. It is situated at a convenient location that is favourable to operate a greenhouse and to serve the applicant and nearby residents if possible. It is expected that the implementation of the proposed greenhouse can improve the supply of good quality vegetables (mushroom farming) and electricity which accommodate the demand of local fresh vegetable needs of the local community and promote the use of renewable energy.

The Proposed Development does not hinder the long-term planning intention of "AGR" zone. In addition, laying of soil for filling of land for the proposed development will not exceed 0.2m thickness of concrete for about 422 sq.m. in area for greenhouse built-up and its cultivation. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Proposal.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃就粉嶺龍躍頭(下稱「**擬議地點**」)的用地，向城市規劃委員會(下稱「**城規會**」)徵求意見作擬議填土以作准許的用途農業用途並設置輔助太陽能電池板(下稱「**擬議發展**」)。

申請地點現時於《龍躍頭及軍地南分區計劃大綱草圖編號 S/NE-LYT/19》(下稱「**大綱圖**」)劃作「農業」地帶。根據大綱圖有關「農業」地帶的註釋，「農業用途」屬於「農業」地帶的第一欄用途，不需要獲得城規會的規劃許可。根據「根據《城市規劃條例》第 16 條提出安裝太陽能光伏系統的申請的評審準則」，安裝太陽能系統用於為許可用途發電，例如農場、溫室/農場「農業」的建築物主要用於自給自足的農業發電，也被視為輔助用途，不需要獲得城規會的規劃許可。申請地點的農業用途需要填土，需要獲得城規會的規劃許可才能進行擬議發展。完成擬議填土後，將會有一座 1 層封閉式溫室和一個開放式結構，溫室屋頂設有輔助太陽能電池板。擬建建築高度為 2.5 米，總建築面積為約 422 平方米，合乎大綱圖的相關要求。

是次規劃申請旨在用作小規模農業用途，以服務當區居民。因其地理位置優越，有利於運營溫室並為附近的居民提供本地蔬菜。預計擬議溫室和太陽能光伏系統的實施可以提供優質蔬菜和增加電力的供應，從而滿足當區居民對本地蔬菜的需求並促進再生能源的使用。

擬議發展不會妨礙長遠規劃意向。此外，擬議發展開發的土地填土將不超過 0.2m 混凝土厚度，面積約 422 平方米，用於溫室建設和種植。擬議填土亦不會對交通、視覺、景觀、排水系統和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准本申請。



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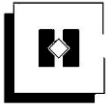
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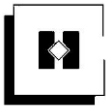
Diagram 1	Existing Village Clusters
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1 INTRODUCTION

1.1 The Proposal

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning proposal for a proposed filling of land for agricultural use with ancillary solar panels (hereinafter referred to as the “**Proposed Development**”) in Kan Tau Tsuen, Fanling (**Figure 1**) (hereinafter referred to as the “**Subject Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Subject Site falls within an area designated as “Agriculture” (“**AGR**”) zone on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (“**the OZP**”) (**Figure 5**). According to the Notes of the OZP for “AGR” zone, ‘Agricultural Use’ is a Column 1 use that is always permitted by the Board.
- 1.1.3 The Notes also state that any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance, except laying of soil not exceeding 1.2m in thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department.
- 1.1.4 Filling of land is necessary to commence the agricultural use (i.e. mushroom cultivation) on the Subject Site. This Application is seeking permission from the Town Planning Board for the proposed filling of land.



2 THE SUBJECT SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Subject Site

- 2.1.1 The Subject Site (covers a total of about 834 square metres (“sq. m.”). Portion of the Subject Site is currently under vegetation (**Figure 3**).
- 2.1.2 The Subject Site is attached to the road to the Blessing Villa that connects the site to Sha Tau Kok Road (**Figure 2**). The site is situated at the southeast of Sha Tau Kok Road (Ma Mei Ha) and Kan Tau Tsuen. Besides, there is a river known as Tan Shan River which is located in the southwest of the site. It is also located in the west of Blessing Villa and the northeast of Ng Uk Tsuen.

2.2 Land Status

- 2.2.1 The Subject Site falls within the boundary of Lot No. 1522 in Demarcation District 76, Ma Mei Ha (“**the Lot**”) (**Figure 4** refer).
- 2.2.2 The Lot is subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant will follow the procedures of acquiring “Letter of Approval for Agricultural Structures” and “Certificate of Exemptions” from the Lands Department¹ will be followed once the Proposed Development application is approved to align with the official standard of greenhouse farming operation.

2.3 Surrounding Context

- 2.3.1 Ma Mei Ha is a sub-urban area located northeast of Fanling in the New Territories. The area is comprised of Eight villages and the major uses of land are agriculture land, low-rise residential developments, temporary structures, domestic structures and vacant land. Ma Mei Ha is located in between three major villages (Hung Leng, Leng Tsai and Kan Tau Tsuen). There is a major road (Sha Tau Kok Road) in Ma Mei Ha, and the major transportation mode is by bus or minibus, connecting Ma Mei Ha to Fanling MTR station.
- 2.3.2 The Subject Site is located at the northeast edge of Kwan Tei, with village houses and temporary structures surrounding the site.

¹ Agriculture, Fisheries and Conservation Department. (2024). Application Guide for Letter of Approval for Agricultural Structures & Certificates of Exemption.
https://www.afcd.gov.hk/english/agriculture/agr_hk/agr_hk_app/agr_hk_app.html



2.4 Existing Village Clusters in the Vicinity

- 2.4.1 At the northern edge of Ma Mei Ha, the Hung Leng is adjacent to the west across the Sha Tau Kok Road – Ma Mei Ha. Going north along the Sha Tau Kok Road are the Regency Court and Leng Tsai Ning, and further south are the Ng Uk Tsuen, Blessing Villa, Kan Tau Tsuen, Tan Chuk Hang Lo Wai and Ma Mei Ha Tsuen.

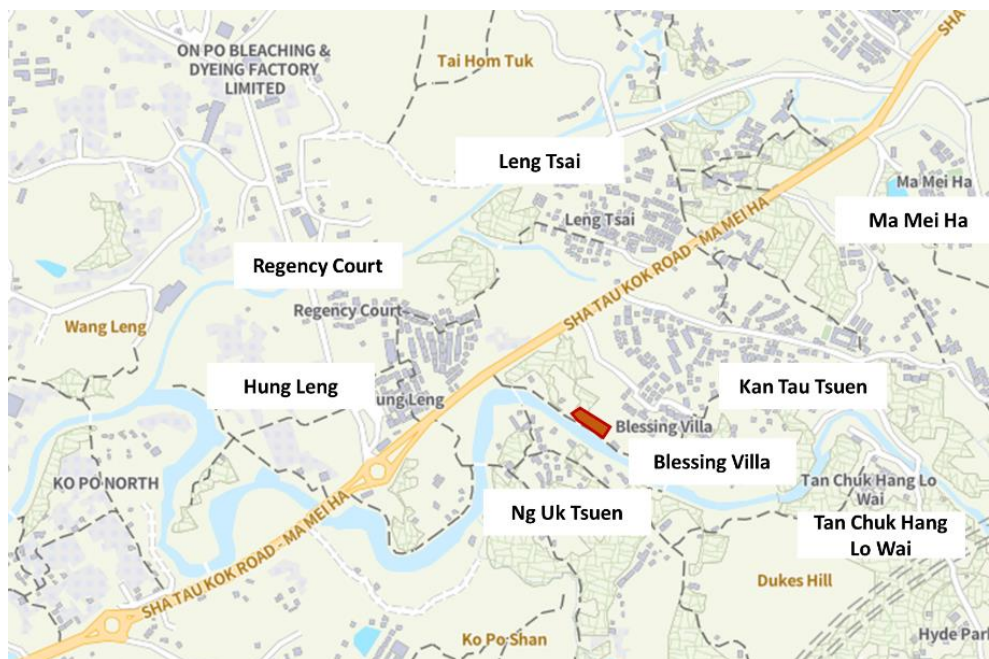
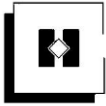


Diagram 1 Existing Village Clusters (Source: GeoInfo Map, HKSAR Government)

2.5 Controlled-environment Greenhouse as Agricultural Use

- 2.5.1 A single storey of enclosed greenhouse with ancillary solar panels rooftop will be built at the subject Site for cultivation of mushrooms. The proposed building height of 2.5 m and the total floor area is 422 sq.m.
- 2.5.2 As mushrooms are highly sensitive to changes in their environment, maintaining a consistent level of humidity is critical for their development. The proposed greenhouse will be fully enclosed with controlled-environment facilities. The proposed filling of land is therefore essential to form the foundation of the greenhouse, as well as to provide insulation layer to the greenhouse to ensure the greenhouse is fully enclosed and provide suitable environment for mushrooms cultivation. Details of the filling of land is shown in the table below.

Proposed Development Parameters of Filling of Land	
Site Area	About 834 sq.m.
Proposed Filling of Land	About 422 sq.m. with about/not more than a 0.2m layer of concrete
Indicative Development Parameters of the Greenhouse	
Covered/Total Floor Area of Greenhouse Structure	About 422sq.m.



No. of Structure	1
Maximum Height of Structure	1 storey/ 2.5 meters

2.6 Operation Arrangement of the Greenhouse

- 2.6.1 The proposed controlled environment greenhouse will operate 24 hours a day and is powered by the solar panels on the roof to meet the heat, moisture and lighting needs for mushroom cultivation. The electricity generated will be mainly used for the operation of mushroom production in the proposed greenhouse.
- 2.6.2 The follow-up procedures of the acquiring “Letter of Approval for Agricultural Structures” and “Certificate of Exemption” from the Lands Department will be followed.
- 2.6.3 The Applicant, who lives in the vicinity, will consume the mushroom cultivated and shared among the villagers. Excess supply of mushroom may be exported to local vegetable suppliers within the vicinity or Fanling District.
- 2.6.4 As the greenhouse will be operated by the applicant who lives within the walking distance to the subject Site, no vehicles will be used and no parking space will be provided.



3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

- 3.1.1 The Subject Site falls within an area designated as “Agriculture” zone on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 (**Figure 5**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes”*.
- 3.1.2 According to Notes of “AGR” zone of OZP (**Figure 5**), ‘Agricultural Use’ is Column 1 use under “AGR” zone. With reference to the Definition of Terms as published by the Town Planning Board, ‘Agricultural Use’ includes any structure or premises ancillary to and directly connected with the agricultural activities, such as cowshed, green house and structure for the storage of machinery, tools, carts, trolleys, seeds and fertilizers; but excludes any structure or premises for domestic purposes.
- 3.1.3 The Notes also state that any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance, except laying of soil not exceeding 1.2m in thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department.
- 3.1.4 **The agricultural use is in line with the long-term planning intention of the “AGR” zone. The proposed controlled-environment greenhouse is always permitted under the Notes of the OZP, this Application is seeking permission from the Town Planning Board for the proposed filling of land to construct the proposed controlled-environment greenhouse.**



AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

(Source: Town Planning Board, HKSAR Government)

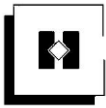


AGRICULTURE (Cont'd)

Remarks (Cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

(Source: Town Planning Board, HKSAR Government)



3.2 Mushroom Cultivation in Controlled-Environment Greenhouse

- 3.2.1 It is noteworthy that mushroom cultivation in controlled-environment greenhouse has long been recognised by the Agriculture, Fisheries and Conservation Department. There are various types of mushrooms that can be farmed in greenhouse with the adoption of technologies. For further information, the Agriculture, Fisheries and Conservation Department regularly publishes newsletters on technologies in greenhouse, which include mushroom cultivation².

3.3 Solar Panels to Support Controlled-environment Greenhouse

- 3.3.1 The proposed ancillary solar panels are directly ancillary and commensurate in scale with the development use within the “AGR” zone at the rooftop of private building (i.e. the proposed greenhouse as closed structure with a roof and walls) mainly for generating electricity for agricultural purposes. According to the *“Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance”* published by the Town Planning Board, it is regarded as an ancillary use for supplementing power supply to its use. No planning permission is required.

3.4 Drainage Consideration

- 3.4.1 The existing drainage condition and pattern of the area will not be altered. The Proposed Development will not cause any adverse drainage impact onto the area.

3.5 Traffic Consideration

- 3.5.1 The Proposed Development will not incur adverse traffic impact, as it serves the landowner which is also the Applicant only which may not cause extra traffic flow. Therefore, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

3.6 Environmental Consideration

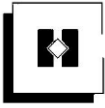
- 3.6.1 The Applicant will follow the relevant mitigation measures and requirements in the latest *“Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites”* to minimize any potential environmental impact. Also, no felling of recorded existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species will be incurred. No adverse environmental impact is anticipated.

3.7 Visual and Landscape Compatibility

- 3.7.1 The Subject Site is situated in area of rural village landscape character which are surrounded by village houses and temporary structures. The proposed greenhouse use is compatible with the surrounding use and will not disturb

² Agriculture, Fisheries and Conservation Department. (2024).
Controlled-Environment Greenhouse Newsletters.

https://www.afcd.gov.hk/english/agriculture/agr_ceg/agr_ceg_new/agr_ceg_new.html



the prevailing rural village landscape character. Existing tree group in the Subject Site will be preserved to maintain the landscape environment. Refer to **Annex 3** for the location of the existing tree group.

- 3.7.2 The proposed filling of land is not visually incompatible with the surrounding. The proposed greenhouse with a maximum height of about 2.5 metres is visually compatible with the 1-storey village houses in the west and east boundaries, and the temporary structures along the east boundary.



4 PLANNING MERITS & JUSTIFICATIONS

4.1 In Line with the Long-term Planning Intention of “AGR” Zone

- 4.1.1 The development of the greenhouse is permitted as-of-right in the “AGR” zone. The proposed filling of land for the construction and operation of greenhouse is in line with the long-term planning intention of the “AGR” zone. Instead of not fully utilizing the land resources, constructing a greenhouse can further accommodate the demand of the citizens and villagers for the vegetables and electricity which is compatible with the long-term planning intention for the village and city.

4.2 Adoption of Sustainable Energy

- 4.2.1 The development of renewable energy is an important part of the government’s response to climate change. Increasing the use of renewable energy will help decarbonize the power generation industry.

4.3 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 4.3.1 The proposed filling of land as well as the greenhouse is visually compatible with the surrounding environment, which is mainly composed of village houses and temporary structures. There is no immediate change to the rural village landscape character. No adverse visual and landscape impact is anticipated.

4.4 No Adverse Traffic Impact

- 4.4.1 The proposed greenhouse will not incur adverse traffic impact as it is a small-scale works inside the private land. Therefore, it is expected that there will be insignificant negative impacts regarding the safety of road users and the traffic network of the area concerned.

4.5 No Adverse Environmental Impact

- 4.5.1 The proposed greenhouse aligns with the sustainable environmental goals for the government to decarbonize the electricity generation sector and combating climate change in Hong Kong through community participation. It demonstrates as a precedented development of sustainable integration of agriculture and renewable facility.
- 4.5.2 Moreover, the latest “*Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses*” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality in the vicinity.

4.6 No Adverse Drainage Impact

- 4.6.1 The existing drainage condition and pattern of the area will not be altered. Hence, adverse drainage impact is not anticipated.



5 CONCLUSION

- 5.1.1 In view of the above, we respectfully request the Board Members to give permission on the proposed filling of land.

擬議發展計劃的預計完成時間

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

[illegible]

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p><u>Lock track road leading to Sha Tau Kok Road - Ma Mei Ha</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

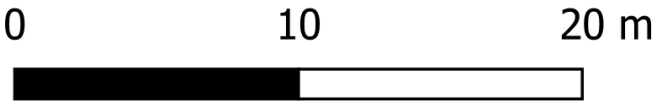
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Status 土地情況 / Location Plan 位置圖/ Site Plan 平面圖/ Existing Condition 現時情況		
Extract of Outline Zoning Plan No. S/NE-LYT/19 分區計劃大綱圖編號S/NE-LYT/19摘錄		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
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

Application Site Area: about 834 sq.m.
Site Levels before Filling of Land:
about +14.0mPD

Proposed Filling of Land
0.2m thick of concrete layer
About 422 sq.m. in area

Proposed Site Levels: about +14.2mPD



Legend

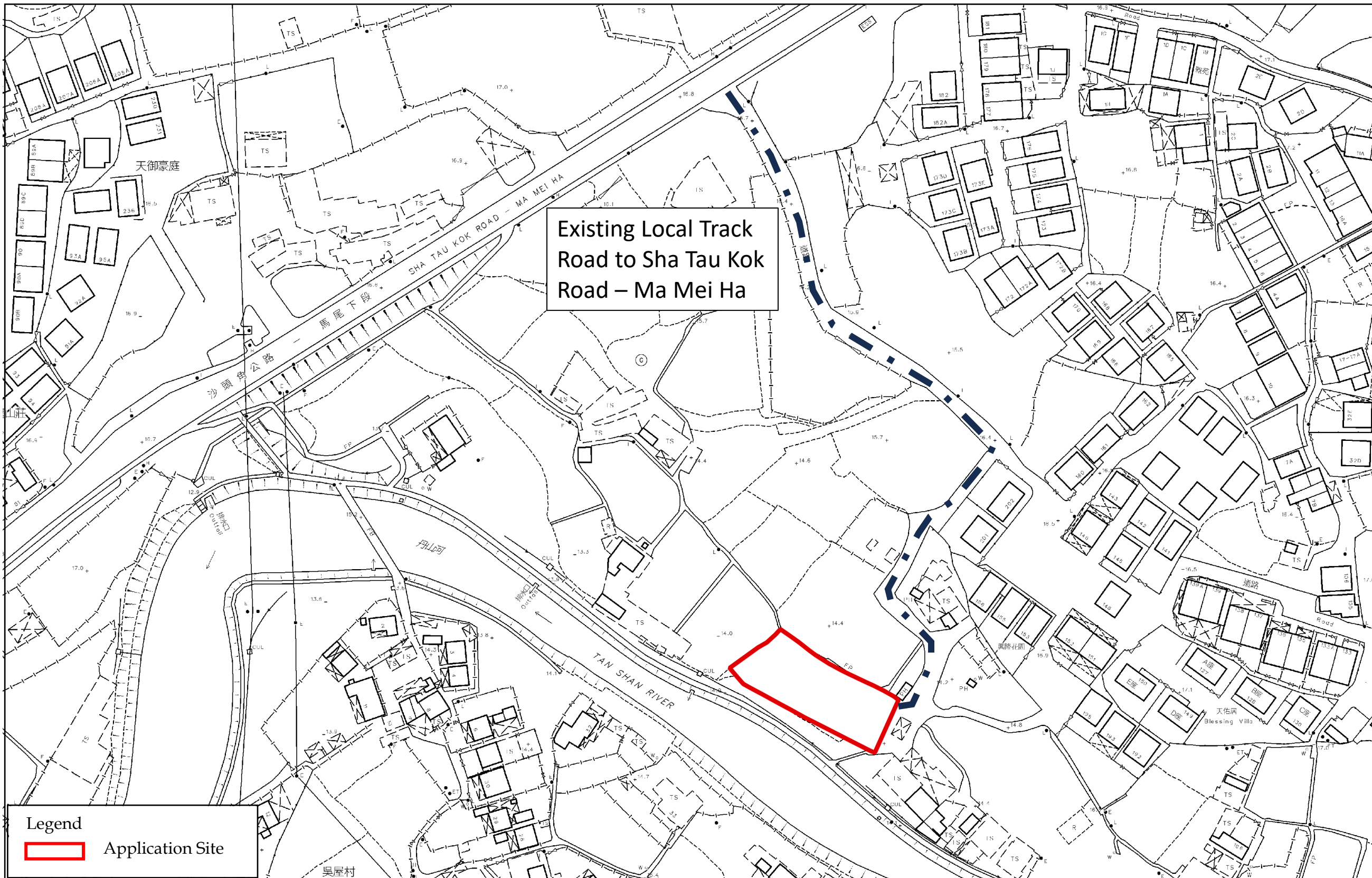
 Application Site

 Proposed Land Fill



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling



Legend

Application Site

LCH Planning and Development

Consultants Limited

Annex 2 : Traffic Route

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling



**LCH Planning and Development
Consultants Limited**

Annex 3 : Existing Tree Group

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling



Our Ref.: PD2406001/04
Your Ref.: TPB/A/NE-LYT/835

14 November 2024

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-LYT/835 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to departmental comments received regarding the captioned application.

Attached our responses to departmental comments for consideration of the Town Planning Board (**Annex 1**). Since this Further Information only involve responses to comments without changing the scheme, according to TPB PG-No. 32B this Further Information should be exempted from publication and recounting requirements.

Should you require further information or have any query, please feel free to contact the undersigned or Larissa Wong at

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

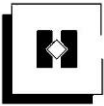
Encl.
c.c. the Applicant




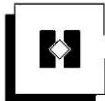
Section 16 Planning Application No. A/NE-LYT/835

Annex 1 - Response to Departmental Comments Table

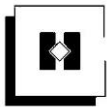
No.	Comments Received	Our Responses
A. Comments from Transport Department (Contact Person: Mr. LAM To Lun, Jeffrey, Tel: 2399 2549)		
1.	Please clarify whether any loading/unloading (L/UL) spaces will be provided. If no L/UL spaces will be provided, please advise how the L/UL activities would be carried out for the application site (the Site).	Noted, no vehicle parking and L/UL spaces will be provided at the Site. Since the applicant lives in the nearby area and within walking distance to the Site, trolley will be used to carry out the L/UL activities.
B. Comments from Sha Tin, Tai Po and North District Planning Office of Planning Department (Contact Person: Mr. NGAN Pak Lun, Peter, Tel: 2158 6094)		
1.	It is noted that private car or light goods vehicle (LGV) would not be used for the proposed greenhouse development under the current proposal. Further to Transport Department's comment (paragraph above refers) and my previous comment (item 4 refers), please advise the transport means or logistic arrangement for the daily operation of the greenhouse (e.g. transport of agricultural equipment, delivery of crops etc.)	Comment noted. Since the applicant lives in the nearby area and within walking distance to the Site, trolley will be used for transporting agricultural equipment, delivery of crops and etc.
2.	Noting that the applicant advises that the existing tree groups encroaching onto the southwestern boundary of the Site will be maintained and preserved, please annotate the concerned tree groups on the site layout plan (i.e. Annex 1 of the revised planning statement). Likewise, please also show the application site boundary on the aerial photos of existing tree groups (i.e. Annex 3 of the revised planning statement). In particular, please demonstrate that there is <u>no conflict</u> between the existing tree groups and greenhouse to be erected on-site.	Aerial photo of the Site (Attachment 1) shows that the existing tree group will be preserved and there will be no conflict between the existing tree group and the greenhouse to be erected on-site.
3.	Other than the site layout plan attached in the revised planning statement (i.e. Annex 1), please also provide <u>a section plan with dimensions for the greenhouse structure with ancillary solar panels</u> .	Indicative section plan (Attachment 2) is attached for your reference.



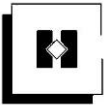
No.	Comments Received	Our Responses
4.	<p>Please provide <u>details on ancillary solar panels on the rooftop of the greenhouse</u> for reference (e.g. number of solar panels to be installed, size of the solar panels etc.). Reference photo(s) would be encouraged to use for illustration purpose.</p>	<p>The ancillary solar panels are intended to be built at the rooftop of the greenhouse. Detail design of the rooftop solar panels will be prepared by technical expert upon the construction of the proposed greenhouse is completed.</p> <p>Based on the preliminary research, the size of solar panels will be 1722mm (L) x 1134mm (W) x 30mm (thick) and it is expected that not more than 42 solar panels to be installed at the rooftop of the greenhouse.</p> <p>Reference photo is provided below for your reference.</p>  <p>(Source: Google)</p>
5.	<p>Please clarify what type of agricultural related activity(ies) will be carried out in the non-filling area upon the completion of the proposed greenhouse.</p>	<p>Upon completion of the proposed greenhouse, the non-filling area will be remained as existing status.</p>



No.	Comments Received	Our Responses
6.	Please response to the public comments, in particular those related to the proposal of filling of land and ancillary solar panels.	Noted, responses to public comments are provided in Section E below.
C. Comments from Agriculture, Fisheries and Conservation Department (Contact Person: Ms. NG Chiu Ue, Chole, Tel: 2150 6931)		
1.	The applicant is reminded to adopt good site practice to avoid adverse impact to the Tan Shan River during construction and operation of the proposed greenhouse.	Noted.
D. Comments from Food and Environmental Hygiene Department (Contact Person: Mr. Raymond CHAN, Tel: 3141 1231)		
1.	No Food and Environmental Hygiene Department's (FEHD) facilities will be affected.	Noted.
2.	Proper licence/permit issued by this Department is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) (including wholesale and retail) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will	Noted.



No.	Comments Received	Our Responses
	be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.	
3.	Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.	Noted.
4.	There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.	Noted.
<i>E. Comments Received during the 3-week Public Consultation Period</i>		
1.	Concerns on filling of land <ul style="list-style-type: none"> Justification for filling of land Much of the Site to be filled in with concrete. This is most undesirable when the location is so close to a wide watercourse 	The Site will involve mushroom farming. As mushrooms are highly sensitive to changes in their environment, maintaining a consistent level of humidity is critical for their development. The proposed greenhouse will be fully enclosed with controlled-environment facilities. The proposed filling of land is essential to form the



No.	Comments Received	Our Responses
		<p>foundation of the greenhouse, as well as to provide insulation layer to the greenhouse to ensure the greenhouse is fully enclosed and provide suitable environment for cultivation of mushrooms.</p> <p>The area for land filling has been kept to minimal for the footprint of the greenhouse to ensure it is fully enclosed for mushroom cultivation.</p>
2.	<p>Concerns on the design of solar panel</p> <ul style="list-style-type: none">No data provided on the number of panels.	<p>The ancillary solar panels are intended to be built at the rooftop of the greenhouse. Detail design of the rooftop solar panels will be prepared by technical expert upon the construction of the proposed greenhouse is completed.</p> <p>Based on the preliminary research, the size of solar panels will be 1722mm (L) x 1134mm (W) x 30mm (thick) and it is expected that not more than 42 solar panels to be installed at the rooftop of the greenhouse.</p>



Legend

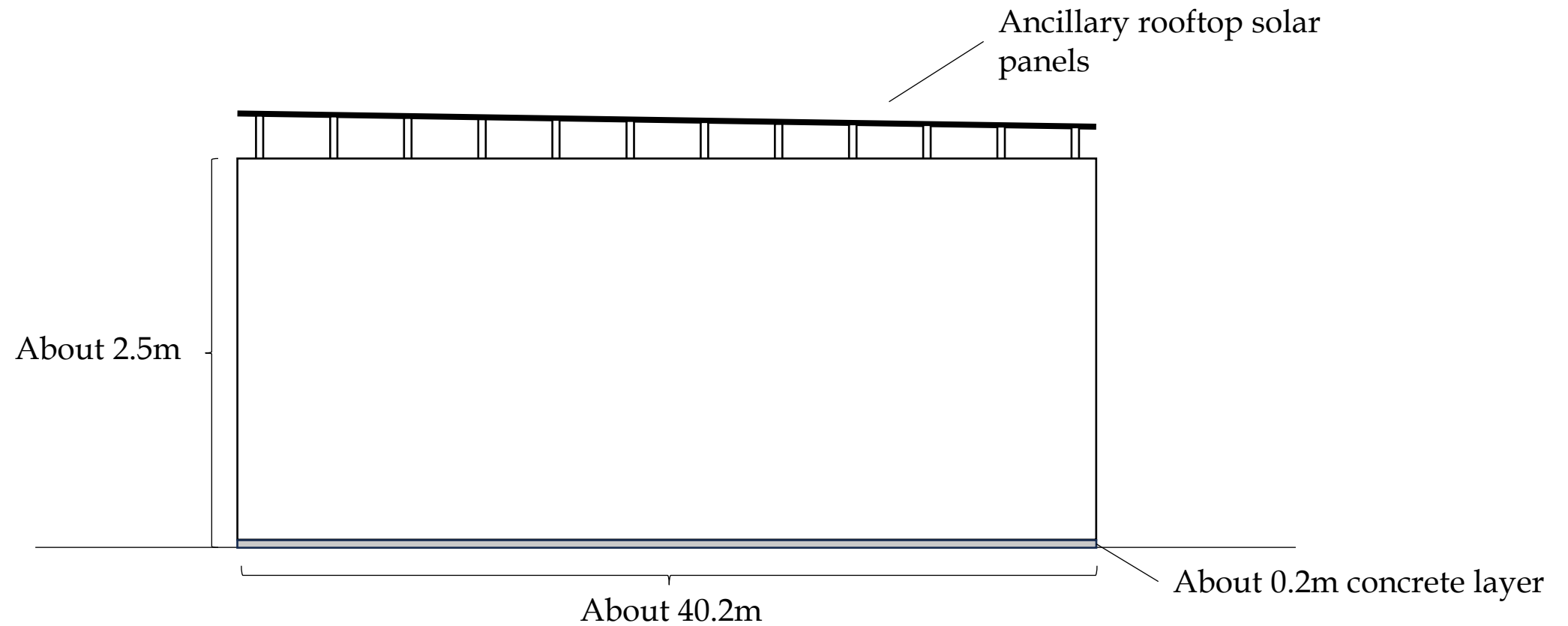
 Application Site



**LCH Planning and Development
Consultants Limited**

Attachment 1: Aerial Photo

Section 16 Application for Proposed Greenhouse with Solar Photovoltaic (SPV) System
at Lot Nos. 1522 in D.D. 76 Kan Tau Tsuen, Fanling for a period of 3 Years



For indicative purposes only, not to scale.



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Filling of Land for Agricultural Use with Ancillary Solar Panels at Lot No. 1522 in D.D. 76 Kan Tau Tsuen, Fanling

Attachment 2: Section Plan

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) should the application be approved, the applicant will need to apply to the Agriculture, Fisheries and Conservation Department under the New One Stop approach for an Letter of Approval (LoA) to permit agricultural structure(s) to be erected within the said private lot and for the Certificates of Exemption (CoE) prior to the commencement of the works. Unless and until the LoA is granted, the greenhouse and solar panels are not permitted;
 - (iii) the applications for the LoA and the CoE will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The LoA and the CoE, if approved, will be subject to such terms and conditions as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iv) regarding the installation of the rooftop solar panels, the applicant should observe relevant requirements and seek prior approval from relevant authority or authorities (where necessary) before the commencement of works; and
 - (v) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice to avoid adverse impact to the Tan Shan River during construction and operation of the proposed development;
- (c) to note the comments of the Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting to the Site;
- (d) to note the comments of the Director of Environmental Protection (DEP) that
 - (i) the applicant should follow the Recommended Pollution Clauses for Construction Contracts to minimise any potential environmental impacts during construction stage;
 - (ii) regarding the proposed filling of land, the applicant is reminded that the land should not

be filled with construction waste and it is his/her responsibility to comply with all relevant environmental legislation during both the construction and operation phases of the project; and

- (iii) the applicant is also advised to observe the Water Pollution Control Ordinance (Cap. 358) and follow the mitigation measures as required under the Environment, Transport and Works Bureau Technical Circular (Works) (ETWB TC (Works)) No. 5/2005 “Protection of natural streams/rivers from adverse impacts arising from construction works” for land filling works during construction phase;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- (i) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and
 - (ii) the applicant should construct and maintain the proposed drainage facilities within or outside the Site at his/her own expense, and the implemented drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (the BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (the BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the BO. An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R;
- (vi) the applicant's attention is also drawn to the provision under regulation 40 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of surface water; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

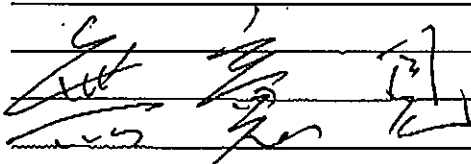
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/835

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

2024.10.9

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

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A/NE-LYT/835

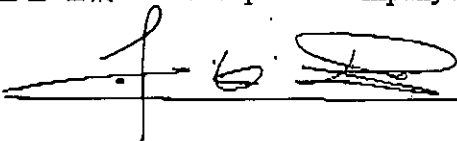
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

投訴意見

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

簽署 Signature



日期 Date

8-10-2016

From:
Sent: 2024-10-20 星期日 03:40:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/835 DD 76 Kan Tau Tsuen FiT

A/NE-LYT/835

Lot 1522 in D.D. 76, Kan Tau Tsuen, Fanling

Site area: About 834sq.m

Zoning: "Agriculture"

Applied development: ??? Panels Solar Farm / **Filling of Land** / 1 Vehicle Parking

Dear TPB Members,

Strong Objections, much of the site to be filled in with concrete. This is most undesirable when the location is so close to a wide watercourse.

No data provided on the number of panels.

Lots south of Sha Tau Kok Road are Cat 3 and 4, areas where filling of land is considered undesirable.

Application should be rejected.

Mary Mulvihill

From:
Sent: 2024-10-25 星期五 21:02:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on 11 planning applications
Attachment: 241025 s16 FTA 247c.pdf; 241025 s16 KTN 1023 & 1024c.pdf; 241025 s16 KTN 1053.pdf; 241025 s16 HTF 1181.pdf; 241025 s16 HTF 1171.pdf; 241025 s12a TYST 9-10c.pdf; 241025 s12a LFS 13c.pdf; 241025 s12a LFS 12.pdf; 241025 s16 LYT 835.pdf

Dear Sir/ Madam,

Attached please see our comments regarding 11 applications. There are NINE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

25th October, 2024.

By email only

Dear Sir/ Madam,

Proposed Filling of Land for Permitted Agricultural Use with Ancillary Solar Panels
(A/NE-LYT/835)

1. We refer to the captioned.
2. We urge the Board to look at an aerial photo showing the site below (extracted from Town Planning Board Statutory Planning Portal 3). We urge the Board to investigate with relevant authorities/ parties as to why filling of land is needed.



3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden