

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

2021年3月3日
此文件在 2021年3月3日 收到。城市規劃委員會
只在此日期及文件後才正式確認收到
This document is received on 3 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊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.info.gov.hk/tpb/en/plan_application/apply.html

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-TMT/71
	Date Received 收到日期	- 3 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Well Leading Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

GENDER 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)	D.D.216 Lot Nos. 402 & 413
(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 548.8 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	S/SK-TMT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ 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用途，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	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	176.86 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	1 m 米	<input checked="" type="checkbox"/> About 約
(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))			
(b) Intended use/development 有意進行的用途/發展	Proposed excavation of land for permitted agricultural use (Greenhouses)		

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置															
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置															
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度															
	<table border="1"> <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> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	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)													
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)																

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

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

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

(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

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

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

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

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

.....

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

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ 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

.....

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)

Anticipated Completion Time about 2 years, around May 2023

8. Vehicular Access Arrangement of the Development Proposal 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 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>.....</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>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>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>

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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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</p> <p>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</p> <p>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 checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></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</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>
	<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(倘可)</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。

The current land owner, Well Leading Limited intends to re-cultivate the subject lots and they intend to build 2 greenhouses on Lot Nos. 402 and 413 respectively for inhouse farming.

She had got the recommendations from AFCD. Since she needs to do some greenhouse footing construction of which may involve excavation 1m from the earth, she thus make such s.16 application in order to comply with your goodself requirements. The excavation areas should be the footprint of the 2 propose Greenhouses area.

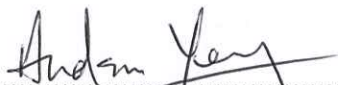
Upon your goodself Approval, we will make application to District Lands Office/Sai Kung for Certificates of Exemption in respect of Building Works(BW), Site Formation Works(SFW) and Drainage Works(DW).

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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
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



YEUNG SHEK HANG

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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

Others 其他

on behalf of
代表

GENDER CONSULTANTS LIMITED

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

Date 日期

25.2.2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	DD216 Lot Nos. 402 & 413, Sai Kung, N.T.		
Site area 地盤面積	548.8	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	S/SK-TMT/4		
Zoning 地帶	Green Belt		
Applied use/ development 申請用途/發展	Proposed excavation of land for permitted agricultural use(Greenhouses)		
(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 checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 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 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 checked="" 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) <hr/> <hr/>	
	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) <hr/> <hr/>	

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 checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		
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.

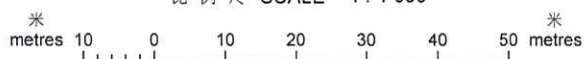
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : _____
 Lot Index Plan No. : ags_S00000021120_0001
 District Survey Office : Land Information Centre
 Date : 26-May-2019
 Reference No. : 8-SW-2C,8-SW-7A

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 SMO-P01 20190526222530 10

免責聲明

本圖則乃地段索引圖的複本，顯示地界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

地段索引圖 LOT INDEX PLAN



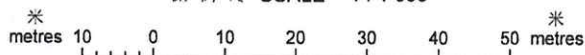
Legend

Proposed Greenhouses



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality :

Lot Index Plan No. : ags S00000021120_0001

District Survey Office : Land Information Centre

Date : 26-May-2019

Reference No. : 8-SW-2C,8-SW-7A

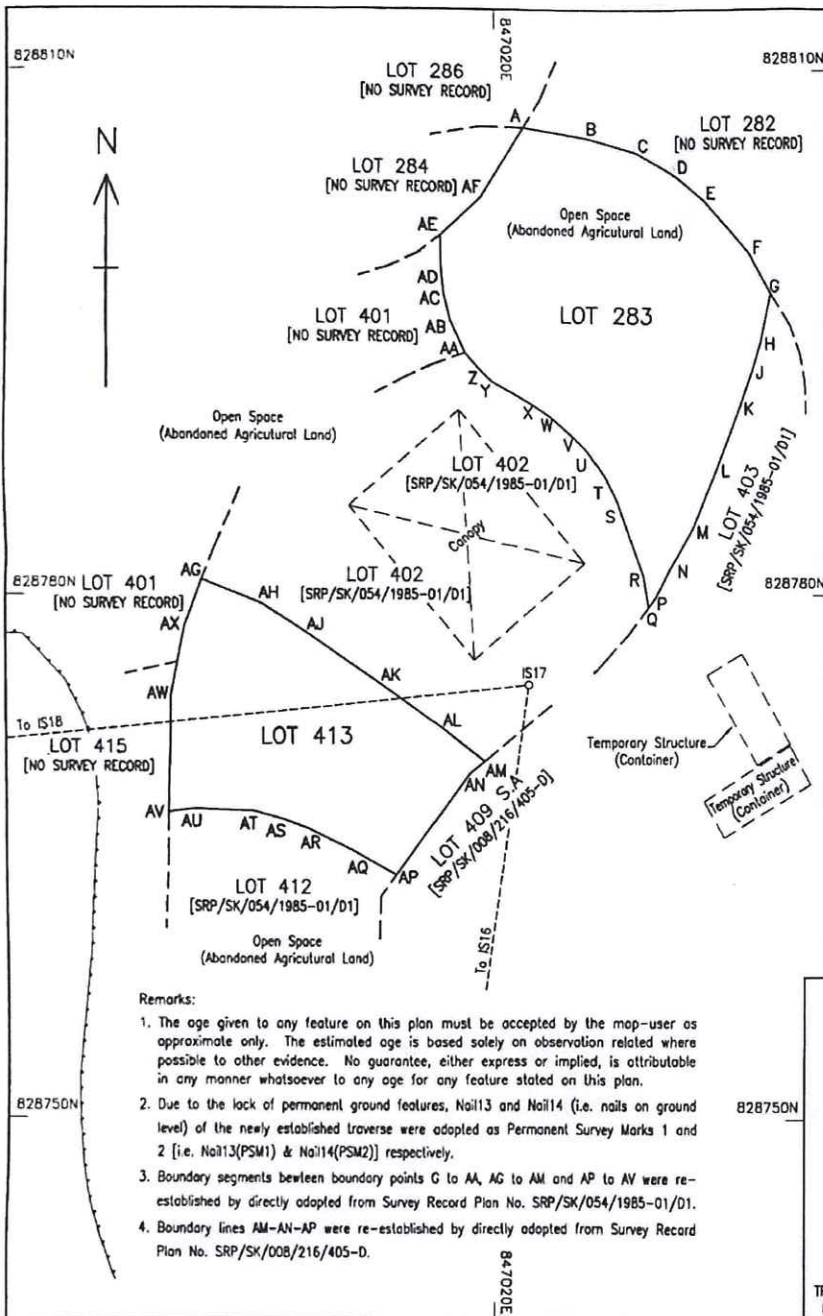
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免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



Notes:

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point

LOT 283 IN D.D.216

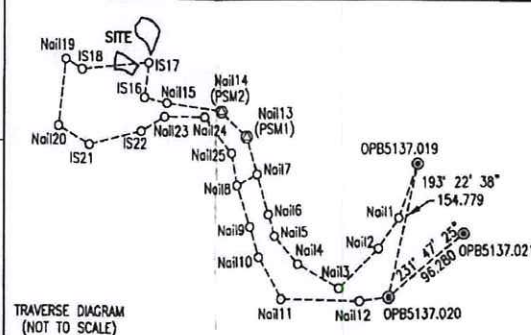
	Bearing	Distance	N	E
A	98° 44' 21"	3.870	828806.750	847021.709
B	105° 08' 32"	2.927	828805.397	847025.535
C	118° 08' 13"	2.369	828804.280	847030.449
D	128° 32' 04"	2.503	828802.721	847032.407
E	137° 42' 23"	4.040	828799.732	847035.126
F	150° 32' 06"	2.619	828797.452	847036.414
G	192° 43' 12"	2.861	828794.661	847035.784
H	197° 35' 38"	1.724	828793.018	847035.263
I	199° 53' 57"	2.215	828790.935	847034.509
J	201° 22' 10"	3.694	828787.495	847033.163
K	202° 17' 22"	3.881	828783.904	847031.691
L	209° 49' 03"	2.743	828781.524	847030.327
M	207° 57' 15"	1.992	828779.764	847029.393
N	216° 57' 46"	0.617	828779.271	847029.022
O	350° 11' 24"	1.843	828781.087	847028.708
P	339° 48' 23"	4.606	828785.410	847027.118
Q	334° 09' 16"	1.496	828786.756	847026.466
R	324° 54' 50"	1.844	828788.265	847025.406
S	314° 58' 00"	1.211	828789.121	847024.549
T	310° 20' 01"	1.764	828790.263	847023.204
U	303° 12' 48"	1.267	828790.957	847022.144
V	299° 14' 04"	2.756	828792.303	847019.739
W	313° 26' 37"	1.067	828793.037	847018.964
X	317° 44' 32"	1.212	828793.934	847018.149
Y	335° 25' 55"	2.132	828795.873	847017.262
Z	346° 35' 54"	1.508	828797.340	847016.913
AA	354° 17' 08"	1.404	828798.737	847016.773
AB	359° 11' 11"	1.848	828800.585	847016.747
AC	47° 35' 06"	3.284	828802.800	847019.171
AD	32° 43' 23"	4.695	828806.750	847021.709

Surveyed Area: 298.1 m² (About)

LOT 413 IN D.D.216

AG	111° 02' 58"	3.806	828780.909	847002.537
AH	122° 05' 55"	3.386	828779.542	847006.089
AJ	123° 59' 09"	5.052	828774.919	847013.146
AK	125° 05' 40"	4.674	828772.232	847016.970
AL	127° 11' 44"	2.972	828770.435	847019.338
AM	232° 12' 11"	1.118	828769.750	847018.454
AN	216° 51' 31"	7.219	828763.974	847014.123
AO	298° 37' 17"	2.981	828765.402	847011.507
AR	295° 01' 05"	3.015	828766.677	847008.775
AS	288° 57' 05"	1.684	828767.224	847007.182
AT	284° 26' 00"	1.645	828767.634	847005.589
AU	272° 15' 01"	3.464	828767.770	847002.128
AV	263° 34' 40"	1.618	828767.589	847000.520
AW	1° 29' 40"	6.687	828774.274	847000.694
AX	11° 48' 44"	4.020	828778.208	847001.517
AG	20° 41' 04"	2.887	828780.909	847002.537

Surveyed Area: 178.4 m² (About)



TRAVERSE DIAGRAM
(NOT TO SCALE)

TRAVERSE:

Stations

OPB5137.019

	Bearing	Distance	N	E
Nail 1	200° 40' 18"	65.759	828625.465	847344.705
Nail 2	215° 11' 04"	42.429	828529.262	847321.492
Nail 3	227° 03' 37"	65.054	828484.946	847297.044
Nail 4	299° 24' 42"	56.571	828512.727	847200.140
Nail 5	309° 58' 41"	95.585	828574.140	847126.895
Nail 6	341° 14' 25"	61.168	828632.058	847107.223
Nail 7	316° 37' 50"	39.207	828660.559	847080.300
Nail 8	197° 40' 20"	3.447	828657.275	847079.253
Nail 9	152° 51' 12"	49.213	828613.484	847101.708
Nail 10	160° 18' 44"	60.460	828556.559	847122.077
Nail 11	144° 57' 37"	100.568	828474.218	847179.817
Nail 12	91° 57' 47"	94.423	828470.984	847274.185
OPB5137.020	83° 35' 15"	34.928	828474.685	847308.895
Nail 7			828660.559	847080.300
Nail 13(PSM1)	359° 41' 10"	60.319	828720.877	847079.969
Nail 14(PSM2)	320° 50' 20"	35.291	828748.241	847057.683
Nail 15	279° 27' 16"	25.209	828752.382	847032.816
IS16	282° 40' 54"	13.931	828755.440	847019.225
IS17	7° 59' 21"	19.557	828774.807	847021.943
IS18	264° 20' 26"	40.508	828770.813	846981.632
Nail 19	300° 12' 22"	11.466	828776.581	846971.723
Nail 20	186° 43' 35"	37.808	828739.034	846967.294
IS21	119° 17' 29"	21.364	828728.581	846985.927
IS22	71° 19' 52"	36.809	828740.364	847020.799
Nail 23	43° 51' 20"	13.098	828749.809	847029.874
Nail 24	100° 28' 29"	26.173	828745.051	847055.611
Nail 25	140° 11' 41"	33.695	828719.165	847077.181
Nail 18	178° 04' 57"	61.925	828657.275	847079.253

I, LEUNG Chi-yan, George, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 20th day of July 2019.

Dated this 16th day of January 2020.

LEUNG Chi-yan, George
MIS Aust MNS WMS WICS FPS (LS) ACIArb
Authorized Land Surveyor

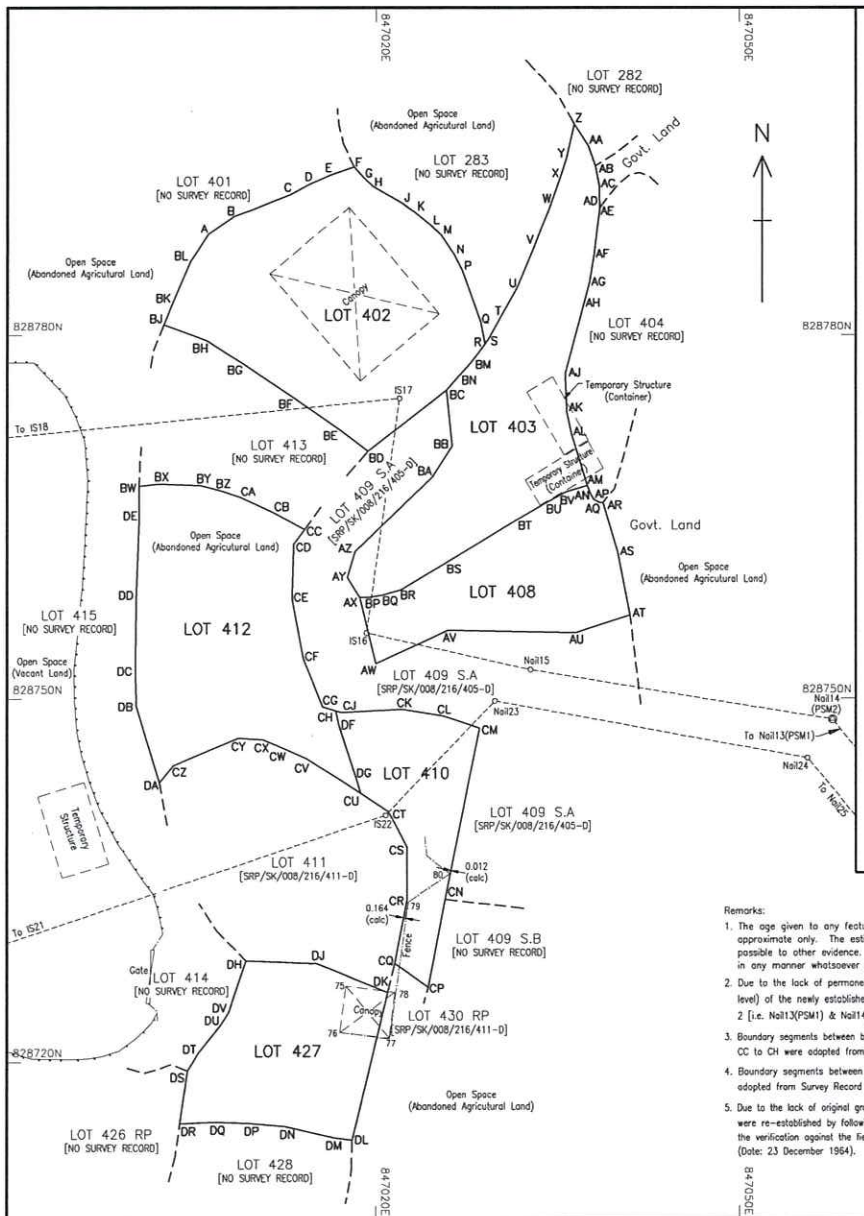
Gland Surveying, Planning & GIS Co. Ltd.
創領測量規劃及地理訊息系統有限公司

FOR OFFICIAL USE

Survey District: SAI KUNG
Date of Survey: December 2019
Scale: 1:300 Field Bk.: GL2045
Survey Sheet No: 8-SW-2C
Reference SRPs: SRP/SK/054/1985-01/D1
& SRP/SK/008/216/405-D

PLAN OF
LOT Nos. 283 & 413 IN D.D.216

Survey Record Plan No.: SRP/SK/054/2045-01/D1



Notes:

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	N	E
LOT 402 IN D.D.216				
A	54° 36' 37"	2.634	828798.367	847006.197
B	828795.372	847006.197		
C	4.828	828791.630	847012.849	
D	62° 20' 32"	1.933	828792.527	847014.561
E	66° 17' 56"	1.826	828793.261	847016.233
F	70° 28' 45"	2.031	828793.934	847018.149
G	137° 44' 32"	1.212	828793.037	847018.964
H	133° 26' 37"	1.067	828792.303	847019.739
I	119° 14' 04"	2.756	828790.957	847022.144
J	123° 12' 48"	1.267	828790.263	847023.204
K	30° 20' 01"	1.764	828789.121	847024.544
L	134° 58' 00"	1.211	828788.265	847025.406
M	144° 54' 50"	1.844	828786.756	847028.466
N	154° 09' 16"	1.496	828785.410	847027.118
O	159° 48' 23"	4.606	828781.087	847028.708
P	170° 11' 24"	1.843	828779.271	847029.022
Q	216° 56' 18"	2.012	828777.663	847029.813
R	222° 12' 05"	1.709	828776.397	847028.665
S	221° 58' 00"	1.243	828775.473	847028.834
T	232° 12' 11"	8.221	828770.452	847019.338
U	307° 11' 44"	2.972	828772.432	847016.970
V	305° 05' 40"	4.674	828774.919	847013.146
W	303° 59' 09"	3.052	828777.743	847008.957
X	302° 05' 55"	3.022	828775.542	847008.089
Y	291° 02' 58"	3.806	828780.309	847002.537
Z	217° 47' 44"	1.861	828782.637	847003.228
AA	237° 18' 09"	3.829	828786.154	847004.743
AB	33° 18' 59"	2.648	828798.367	847006.197

Surveyed Area: 370.4 m²(About)

LOT 403 IN D.D.216

Boundary Point	Bearing	Distance	N	E
LOT 403 IN D.D.216				
AA	146° 48' 34"	2.163	828795.642	847036.414
AB	160° 36' 20"	1.738	828794.003	847038.175
AC	169° 41' 42"	1.646	828792.264	847038.417
AD	170° 10' 35"	1.226	828791.139	847038.512
AE	178° 12' 36"	0.544	828790.595	847038.529
AF	186° 50' 36"	3.911	828786.712	847038.063
AG	189° 04' 57"	2.357	828784.385	847037.691
AH	194° 51' 51"	1.813	828782.633	847037.226
AI	194° 51' 24"	6.030	828776.805	847035.680
AJ	177° 37' 50"	3.169	828773.639	847035.811
AK	167° 18' 27"	1.861	828771.823	847036.220
AL	163° 00' 08"	4.413	828767.603	847037.510
AM	253° 25' 09"	1.808	828767.087	847035.777
AN	241° 12' 20"	2.131	828766.061	847033.909
AO	239° 45' 48"	2.703	828764.700	847031.574
AP	238° 41' 47"	6.940	828761.094	847025.484
AQ	237° 47' 50"	4.159	828759.002	847022.666
AR	233° 22' 29"	1.638	828758.535	847020.686
AS	261° 03' 00"	1.048	828758.372	847019.451
AT	268° 14' 15"	0.780	828758.348	847018.671
AV	327° 55' 27"	1.957	828760.007	847017.632
AW	16° 28' 43"	2.226	828762.141	847018.264
AX	46° 02' 06"	8.959	828768.361	847024.712
AY	33° 03' 25"	2.979	828770.859	847026.334
AZ	353° 48' 20"	4.642	828775.473	847025.834
BA	41° 58' 00"	1.243	828776.397	847026.665
BB	42° 12' 05"	1.709	828777.663	847027.813
BC	36° 56' 18"	0.617	828779.764	847029.393
BD	27° 57' 15"	1.992	828781.524	847030.327
BE	29° 49' 03"	2.743	828783.904	847031.691
BF	22° 17' 22"	3.881	828787.495	847033.163
BG	21° 22' 00"	3.694	828790.935	847034.509
BH	19° 53' 57"	2.215	828793.018	847035.263
BI	17° 35' 38"	1.724	828794.661	847035.784
BJ	12° 43' 12"	2.861	828797.452	847036.414

Surveyed Area: 279.0 m²(About)

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	N	E
LOT 408 IN D.D.216				
BA	88° 14' 15"	0.780	828758.348	847018.671
BB	81° 03' 00"	1.048	828758.535	847020.486
BC	73° 22' 29"	1.632	828759.002	847022.050
BD	59° 47' 50"	4.159	828761.094	847025.644
BE	58° 41' 47"	6.940	828764.700	847031.574
BF	59° 45' 48"	2.703	828766.061	847033.909
BG	61° 13' 20"	2.131	828767.087	847035.777
BH	73° 25' 09"	1.808	828767.603	847037.510
BI	157° 41' 51"	0.722	828766.925	847037.784
BJ	150° 44' 51"	0.534	828766.469	847038.045
BK	119° 57' 40"	0.359	828766.190	847038.329
BL	90° 00' 00"	0.279	828766.190	847038.808
BM	163° 41' 08"	4.307	828762.056	847040.018
BN	168° 48' 42"	5.267	828756.889	847041.040
BO	251° 54' 25"	4.712	828755.425	847036.561
BP	271° 07' 51"	10.593	828755.634	847025.970
BQ	245° 25' 49"	6.560	828752.906	847020.004
BR	346° 14' 16"	5.603	828758.348	847018.671

Surveyed Area: 167.7 m²(About)

LOT 410 IN D.D.216

Boundary Point	Bearing	Distance	N	E
LOT 410 IN D.D.216				
CA	107° 17' 01"	0.477	828748.978	847016.689
CB	87° 01' 39"	5.058	828749.099	847022.195
CC	99° 18' 21"	3.396	828748.350	847025.546
CD	108° 14' 10"	3.207	828747.546	847028.592
CE	147° 07' 42"	5.442	828733.427	847025.725
CF	190° 54' 15"	7.422	828726.139	847024.322
CG	305° 21' 27"	3.403	828728.108	847024.547
CH	107° 47' 42"	5.442	828733.427	847025.725
CI	0° 28' 27"	4.286	828737.739	847022.601
CJ	331° 39' 56"	3.349	828740.688	847021.012
CK	302° 41' 10"	2.702	828742.147	847018.738
CL	342° 24' 27"	1.709	828743.776	847018.223
CM	342° 26' 30"	4.197	828747.777	847016.957
CN	347° 23' 57"	1.231	828748.978	847016.689

Surveyed Area: 129.5 m²(About)

LOT 412 IN D.D.216

Boundary Point	Bearing	Distance	N	E
LOT 412 IN D.D.216				
DA	83° 34' 40"	1.618	828767.770	847002.520
DB	92° 15' 01"	3.464	828767.634	847005.589
DC	68° 26' 00"	1.645	828767.224	847007.182
DD	108° 57' 05"	1.684	828766.677	847008.775
DE	115° 01' 05"	3.015	828765.402	847011.507
DF	118° 37' 17"	2.981	828763.974	847014.123
DG	216° 51' 31"	1.313	828762.764	847013.216
DH	181° 54' 32"	4.521	828758.245	847013.066
DI	165° 11' 37"	5.010	828753.324	847014.005
DJ	158° 30' 04"	4.301	828749.323	847015.581
DK	107° 17' 01"	1.160	828748.978	847016.689
DL	167° 22' 37"	1.231	828747.777	847016.957
DM	162° 26' 30"	4.197	828743.776	847018.223
DN	162° 27' 14"	1.709	828742.147	847018.738
DO	302° 41' 10"	5.290	828745.003	847014.286
DP	294° 28' 05"	2.869	828746.191	847011.674
DQ	294° 28' 05"	1.065	828746.632	847010.706
DR	273° 12' 37"	2.049	828746.747	847008.659
DS	246° 31' 18"	5.816	828744.430	847003.325
DT	218° 18' 18"	1.805	828743.014	847002.206
DU	343° 15' 31"	6.645	828749.377	847000.292
DV	358° 24' 32"	2.917	828752.973	847000.211
DW	0° 44' 37"	6.241	828758.533	847000.232
DX	2° 10' 14"	6.469	828764.997	847000.537
DY	359° 37' 27"	2.592	828767.589	847000.520

Surveyed Area: 301.3 m²(About)

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	N	E
LOT 427 IN D.D.216				
EA	92° 33' 36"	5.824	828728.368	847003.298
EB	112° 31' 39"	6.329	828725.683	847020.963
EC	193° 32' 37"	12.490	828713.541	847018.037
ED	277° 14' 30"	4.187	828713.728	847016.562
EE	280° 01' 50"	4.173	828714.669	847012.496
EF	273° 26' 42"	2.940	828714.948	847009.569
EG	271° 53' 42"	2.813	828715.041	847006.759
EH	267° 31' 24"	2.893	828714.916	847003.868
EI	8° 25' 38"	4.388	828713.257	847004.300
EJ	30° 20' 14"	1.584	828720.624	847005.307
EK	38° 31' 54"	3.076	828721.030	847007.223
EL	32° 36' 45"	1.210	828724.049	847024.875
EM	18° 14' 09"	4.547	828728.368	847009.298

Surveyed Area: 178.9 m²(About)

TRAVELER'S

Na11	200° 40' 18"	65.759	828553.940	847321.452
Na12	215° 11' 04"	42.429	828529.262	847297.044
Na13	227° 03' 37"	65.054	828484.946	847249.420
Na14	299° 24' 42"	56.571	828512.727	847200.140
Na15	309° 58' 41"	92.595	828574.140	847126.995
Na16	341° 14' 25"	61.168	828632.058	847107.223
Na17	316° 37' 50"	39.207	828660.559	847080.300
Na18	197° 40' 20"	3.447	828657.275	847079.873
Na19	152° 51' 12"	45.213	828613.684	847011.788
Na110	160° 18' 44"	60.460	828556.559	847122.077
Na111	144° 57' 37"	100.568	828474.218	847179.817
Na112	91° 57' 47"	94.423	828470.984	847274.185
OPB5137.020	83° 35' 15"	34.928	828474.885	847308.895
RADATIONS:				
Na17			828660.559	847080.300
Na113(PSM1)	359° 41' 10"	60.319	828720.871	847079.965
Na114(PSM2)	320° 50' 20"	35.291	828748.241	847057.683
Na115	279° 27' 16"	25.209	828752.382	847032.816
IS16	282° 40' 54"	13.931	828755.440	847019.225
IS17	7° 59' 21"	19.557	828774.807	847021.943
IS18	264° 20' 26"	40.508	828770.813	846981.632
Na119	300° 12' 22"	11.466	828776.581	846971.723
Na120	186° 43' 35"	37.808	828779.034	846967.294
IS21	119° 17' 29"	21.364	828728.581	846985.927
IS22	71° 19' 52"	36.808	828780.364	847020.799
Na121	131° 21' 20"	13.931	828777.877	846979.877
Na124	100° 28' 29"	26.173	828745.051	847055.611
Na125	140° 11' 41"	63.129	828719.165	847077.181
Na18	178° 04' 57"	61.925	828657.275	847079.873
RADATIONS:				
Surveyed Point	Bearing	Distance	N	E
6222			828740.364	847020.799
To 76	193° 04' 15"	14.493	828740.364	847020.799
76	191° 35' 10"	18.326	828722.433	847017.014
77	189° 52' 10"	18.326	828722.433	847017.014
78	176° 36' 55"	14.493	828725.738	847021.664
79	165° 07' 23"	7.732	828733.238	847022.696
80	131° 38' 25"	7.192	828735.554	847026.146

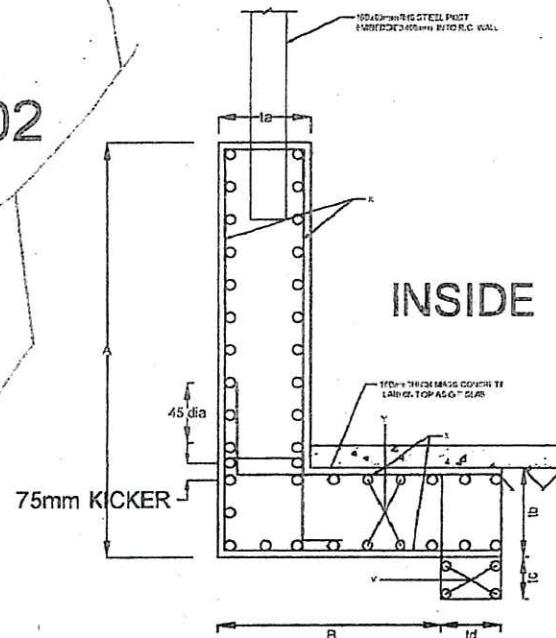
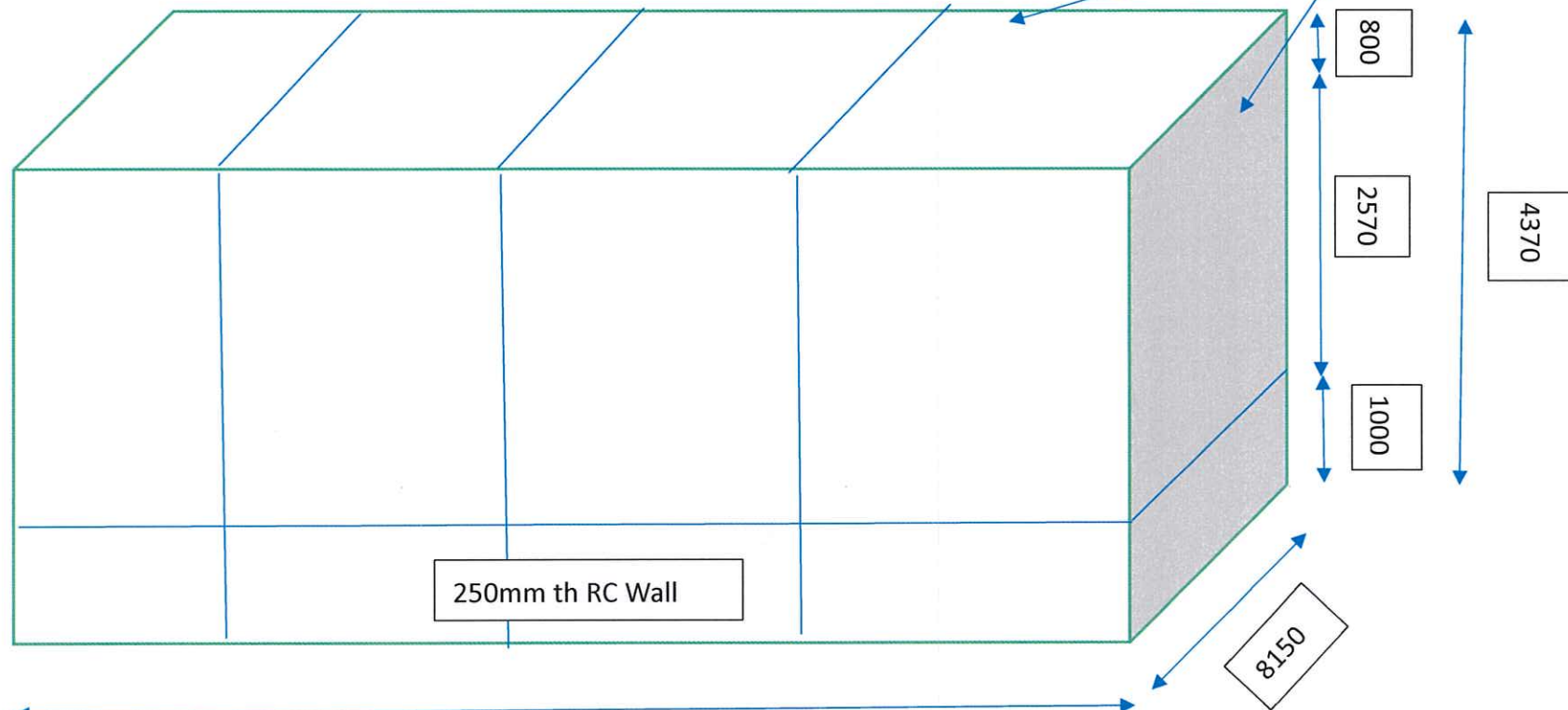


TABLE FOR R.C. WALL REINFORCEMENT DETAIL (mm)								
WALL	A	B	la	lb	lc	ld	X	Y
RW1	1250	1400	250	250	100	250	T16@200/c/c	T10@200/c/c

DRG No.: SK-02
Date : OCT 2020

Project: Proposed Greenhouse at Lot Nos. 402 & 413 in D.D.216

Full Tempered Glass



250mm th RC Wall

10850

800

2570

1000

4370

8150

All Steel Structure 160MM x 80MM Rectangular Hollow Section (RHS)

SK-3 ISOMETRIC VIEW
Scale: 1 :100

Date: 1 Nov.2020



Re: Fw: A/SK-TMT/71 - Proposed Excavation of Land for Permitted Agricultural Use at
Lots 402 and 413 in D.D. 216, Long Keng Village, Tai Mong Tsai Road, Sai Kung,
NT22/04/2021 12:37

From: Hudson Yeung <[REDACTED]>

To: vlkma@pland.gov.hk, Aester Fung <[REDACTED]>

1 Attachment



DD216.pdf

Dear Ms. Ma,

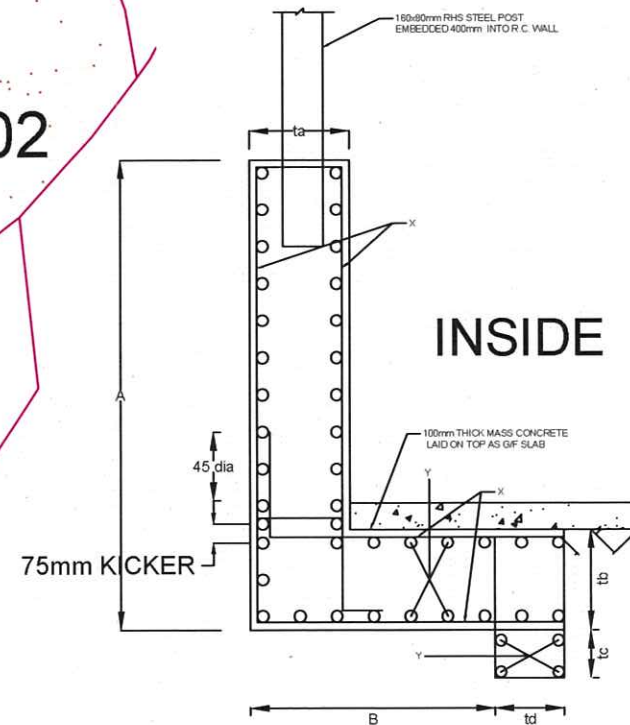
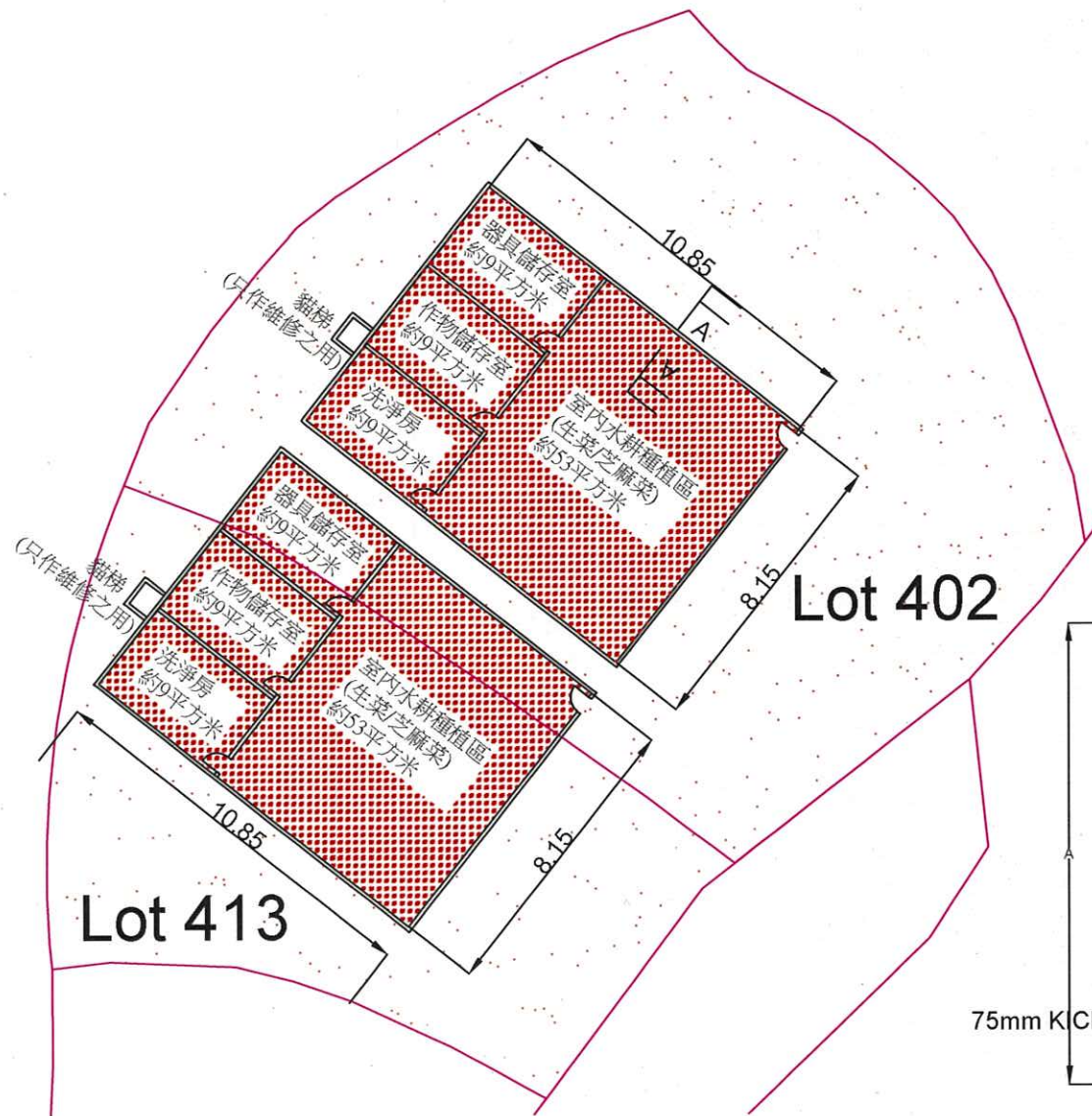
I refer to your email dd 20.4.2021 and our subsequent tele-conversation concerning the subject matter of your request.

2. The following are for your references:

- a. The section A-A reinforcement details is appended for your information;
- b. In order to strengthen the 2 subject Greenhouses not to be collapsed during typhoon seasons, the excavation of 1m depth is the minimum requirement; and
- c. As we had discussion in the site meeting yesterday, we still have not yet decided whether the farming activities would carry on the surrounding land. I can only guarantee all farming activities inside the 2 Greenhouses would use non-polluted fertilizer because we are promoting organic farming and we know the subject site is on the Water Gathering Ground and we do not want to pollute the earth. All foul/waste water will be collected for reuse.

Should you require any information/query, please feel free to phone me directly.

Hudson Yeung
Director of Gender Consultants Limited
Tel: [REDACTED]



SECTION A-A REINFORCEMENT DETAILS
N.T.S.

TABLE FOR R.C. WALL REINFORCEMENT DETAIL (mm)								
WALL	A	B	ta	tb	tc	td	X	Y
RW1	1250	1400	250	250	100	250	T16@200c/c	T10@200c/c

備註

- 一、所標示尺寸只供閱覽不宜按比例量度。
- 二、地盤位於建築物條例附表所列地區之外。
- 三、是次申請不涉及地盤平整或任何涉及斜坡的工程。
而地盤屬於以下類別：
 - 甲、地段邊界之間的傾斜度不超過15°；
 - 乙、地段邊界以外10米劃線範圍內，不論任何方向量度，整體傾斜度少於15°；
 - 丙、地段邊界以外 10米範圍內，並無陡於30°或高於1.5米的斜坡；及
 - 丁、地段以內，或地段以外10米範圍內，並無高於1.5米的護土牆或台地護土牆。
- 四、擬建之構築物之每幅承重牆的厚度必須符合下列規定：
 - 甲、鋼筋混凝土牆不得少於175毫米；
 - 乙、最低層的磚牆不得少於340毫米；及
 - 丙、第二層及以上的磚牆不得少於225毫米。
- 五、若以柱梁混凝土構架建造，須遵守一甲所述的尺寸。
- 六、混凝土的品質應不低於250級。
- 七、鋼筋的品質應不低於建築標準CS2級光面圓鋼筋及高度有效鋼筋分別定明的250級及460級的標準。
- 八、地基屬於筏式結構；結構厚度最少為375毫米。在任何一面或任何方向配置的鋼筋均不少於混凝土的橫截面積的0.85%及最外層鋼筋的保護層不少於40毫米亦不多於50毫米。
- 九、外牆及天窗應有有效的防水設施。

圖示

- 地段邊界
- 農地範圍
- 有蓋面積資料
- 農地範圍
大小不多於10.85m(長)X8.15m(闊)X4.57m(高)
擬建農用建築物
- 總有蓋面積=88平方米

Gender Consultants Ltd.

PROPOSED GREEN
HOUSE DEVELOPMENT
DD 216 Lot 402 & 413

DRG No.: SK-02
Date : OCT 2020

TPB PG-NO. 10

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
DEVELOPMENT WITHIN GREEN BELT ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the “Green Belt” (“GB”) zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The “GB” zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some “GB” areas are also designated as Country Parks. Most of the land within the “GB” zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the “GB” zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the “GB” zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will

be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect

drainage or aggravate flooding in the area.

- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- l. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

**TOWN PLANNING BOARD
JULY 1991**

**Appendix III of RNTPC
Paper No. A/SK-TMT/71**

Previous Applications Covering the Application Site

	Application No. and Proposed Use(s)	Location	Date of Consideration	Decision of the RNTPC/ TPB	Reasons for Rejection
1	A/SK-TMT/52 Proposed Filling of Land for Permitted Agricultural Use	Lots 402, 403, 409 S.A (Part), 410, 411, 427 and 430 RP (Part) in D.D. 216, Long Keng, Sai Kung	12.8.2016	Rejected/Not agreed	(a), (b), (c)
2	A/SK-TMT/61 Proposed Filling of Land for Permitted Agricultural Use	Lots 402, 403, 408, 409 S.A (Part), 410, 411, 412, 427 and 430 RP in D.D. 216, Long Keng, Sai Kung, New Territories	2.2.2018	Rejected/Not agreed (upon review)	(a), (b), (c)

Reasons for Rejection

- (a) The applicant fails to demonstrate that the proposed development would not cause adverse drainage and landscape impacts on the surrounding areas.
- (b) There is insufficient information to justify the need for filling of land for agricultural use at the site.
- (c) Approval of the application would set an undesirable precedent for similar applications within the “Green Belt” zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse drainage and landscape impacts on the area.

**Appendix IV of RNTPC
Paper No. A/SK-TMT/71**

**Similar Applications within the same “Green Belt” Zone
on the Approved Tai Mong Tsai and Tsam Chuk Wan OZP No. S/SK-TMT/4**

	Application No. and Proposed Use(s)	Location	Date of Consideration	Decision of the RNTPC/ TPB	Approval Conditions/ Reasons for Rejection
1	A/SK-TMT/68 Proposed Excavation of Land for Permitted Agricultural Use	Lot 318 S.D in D.D. 216, Wo Liu, Sai Kung, New Territories	4.12.2020	Rejected/Not agreed Approved	(a), (b)
2	A/SK-TMT/70 Proposed Filling and Excavation of Land for Permitted Agricultural Use	Lots 416 S.A, 416 S.B and 416 RP in D.D. 216, Long Keng Village, Tai Mong Tsai Road, Sai Kung, New Territories	Planning Application being Processed	N.A.	N.A.

Reasons for Rejection:

- (a) The application is not in line with the Town Planning Board Guidelines for Development within Green Belt Zone in that the proposed excavation of land for agricultural use would involve clearance of natural vegetation which will adversely affect the natural landscape of the area.
- (b) No risk assessment has been submitted to demonstrate that the proposed excavation of land would not generate adverse impact on water quality within the water gathering ground.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月04日星期日 3:08
收件者: tpbpd
主旨: A/SK-TMT/71 DD 216 Long Keng GB
附件: Long Keng - Google Maps.pdf

5-1

A/SK-TMT/71
Lots 402 and 413 in D.D. 216, Long Keng, Sai Kung
Site area: About 548.8sq.m
Zoning : "Green Belt"
Applied development : Green Houses / Excavation of Land

Dear TPB Members,

Despite the rejection of Application 61 in Feb 2018, it is clear from Google Maps that work went ahead and there has been further 'Destroy to Build' activity. These lots are at the top part of that site. The lots fall within Water Gathering Grounds.

Green houses require lots of water, so where would this be pumped from? Illegal connection to the local stream or south to the pumping station would both require additional excavation.

Members must reject this application in line with its 2018 review decision:

- (a) the applicant fails to demonstrate that there is a need for filling of land for agricultural use at the Site;
- (b) the applicant fails to demonstrate that the proposed filling of land would not cause adverse drainage and landscape impacts on the surrounding areas; and
- (c) (c) approval of the application would set an undesirable precedent for similar applications within the "Green Belt" zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse impact on drainage and landscape of the area."

Members must also question what enforcement action is being taken with regard to the extensive cutting of trees and removal of vegetation in this area.

Mary Mulvihill

From: "[REDACTED]"
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, December 1, 2017 3:56:20 AM
Subject: A/SK-TMT/61 DD 216 Long Keng GB

Dear TPB Members,

It is quite evident from the minutes of 12 Aug 2016 that this site has a history and there have been illegal activities. The site was subject to planning enforcement actions and Reinstatement Notices (RNs) requiring the concerned landowners to remove the leftovers, debris and fill materials and to grass the land were issued but the requirements under the RNs had not been complied with.

TPB must again reject this application as 'Destroy to Build' activities must never be encouraged.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, June 9, 2017 1:35:52 AM
Subject: A/SK-TMT/61 Long Keng

A/SK-TMT/61

Lots 402 in D.D. 216, Long Keng, Sai Kung (Lots 402, 403, 408, 409 S.A (Part), 410, 411, 412, 427 and 430 RP)

Site area : About 2,200 m²

Zoning : "Green Belt"

Applied Development : Filling of Land for ???

Dear TPB Members,

Not only is the previous 'destroy first, build later' application back, it is now a larger site. The site was the subject of three enforcement actions for illegal activities.

After deliberation on 12 Aug 2016, the Committee decided to reject the application. The reasons were :

"(a) the applicant fails to demonstrate that the proposed development would not cause adverse drainage and landscape impacts on the surrounding areas;

(b) there is insufficient information to justify the need for filling of land for agricultural use at the site; and

(c) approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse drainage and landscape impacts on the area."

As no material evidence has been provided that there has been a change in material circumstances, TPB must again reject this application for the same reasons.

Previous objections still applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, December 16, 2015 12:34:51 AM
Subject: A/SK-TMT/52 Long Keng

A/SK-TMT/52

Lots D.D 216, Long Keng, Sai Kung

Site area : About 1,520 m²

Zoning : "Green Belt"

Applied Use : Proposed Filling of land for Permitted Agricultural Use

Dear TPB Members,

I must yet again deplore the lack of essential information provided on the Gist thereby prohibiting members of the public of their right to reach an informed decision.

Who is the born again farmer so eager to cultivate 1,500+sqmts of crops?
What crops does he intend to cultivate?
How did he manage to amalgamate so many lots?
Why no images of the current appearance of the site?

In the absence of such information one can only consider that this is probably a plan to trash Green Belt, remove trees and vegetation in preparation of an application to build a residential development. Recently there have been media reports on similar cases.

On Dec 13 SCMP reported the following:

The latest in a string of clearances in country park enclaves by private developers staking claims to be farming organically - Villagers in rural Tai Po have cleared large patches of greenery in an area home to rare dragonflies and aquatic fauna for a temporary "organic farm" they claim will be open to the public.

TPB members have a duty as representatives of the community to safeguard our country parks and green belt designated zones.

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zoning. There is a general presumption against development within this zone.

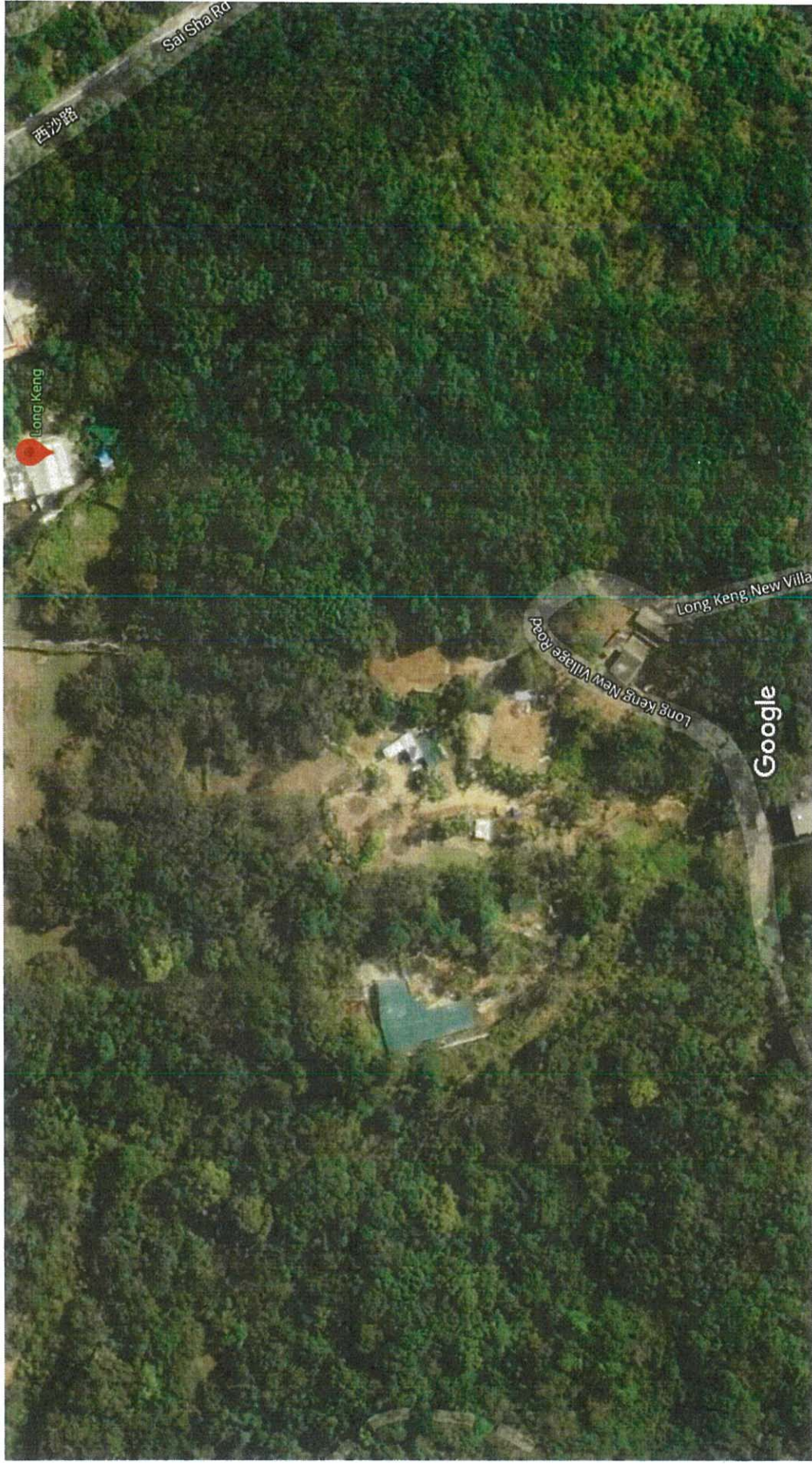
There is no strong planning justification in the submission for a departure from the planning intention.

The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed filling in would affect the existing natural landscape.

TPB should reject this application as it would set an undesirable precedent and approval would encourage further applications to trash our countryside.

Mary Mulvihill

Google Maps Long Keng



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210407-201737-38182

提交限期

Deadline for submission:

07/04/2021

5-2

提交日期及時間

Date and time of submission:

07/04/2021 20:17:37

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-TMT/71

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳嘉琳

意見詳情

Details of the Comment :

本人對此項申請有保留。根據居民所言，在此申請前事主已用剷泥機移除範圍內的植坡，若委員會批准申請則會有「先破壞，後發展」之嫌

陳嘉琳 謹啟

西貢離島區區議員

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210407-223009-29875

提交限期

Deadline for submission:

07/04/2021

5-3

提交日期及時間

Date and time of submission:

07/04/2021 22:30:09

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-TMT/71

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss KOC

意見詳情

Details of the Comment :

Oppose the destruction of GREEN BELT land for 'Green Houses' - no doubt related to application for 'organic farming' - A/SK-TMT/70. In total both areas of land zoned Green Belt - are significant, and damage / destruction under the guise of 'organic' farming (destroy now, build later) will irreversibly impact the landscape of the area.

This land is currently frequented by numerous species of wild mammals, and forms an important habitat area and provides a (currently) safe space for numerous observed species of wildlife.

Why is it even proposed to destroy green belt?

If the land owner wants to build and profit (organic farm / village houses!) - the Government should initiate a 'swap' for alternative land that isn't zoned as Green Belt or compensate the land owner either financially or with an alternative plot of same size land - that ISN'T zoned as green belt.

PLEASE stop allowing the destruction of our green belts!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210407-232241-54440

提交限期

Deadline for submission:

07/04/2021

5-4

提交日期及時間

Date and time of submission:

07/04/2021 23:22:41

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-TMT/71

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. John Wright

意見詳情

Details of the Comment :

This application should be rejected for the same reasons previous applications were rejected. This is a property developer who keeps trying to have another bite of the cherry.



香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

7 April 2021

**Chairman and members
Town Planning Board**

15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)

5-5

By E-mail ONLY

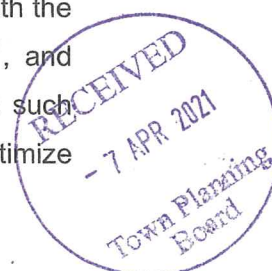
Dear Sir/Madam,

**RE: Proposed excavation of land for permitted agricultural use (green houses) on
“Green Belt” zone at Long Keng, Sai Kung (A/SK-TMT/71)**

WWF would like to lodge our objection to the captioned application with the following reason:

Suspected “destroy first, apply later” case

The captioned site falls within the “Green Belt” (“GB”) zone of the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (No. S/SK-TMT/4). As observed from the aerial photos, signs of vegetation clearance and suspected land filling/excavation can be found at the application site in February 2021 (Fig. 1). According to the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (No. S/SK-TMT/4), any filling or excavation of land in the “GB” zone requires permission from the Town Planning Board in advance. However, no such approval record can be found in the Statutory Planning Portal 2. Therefore, we consider that the Town Planning Board should investigate whether the captioned application is a “destroy first, apply later” case. If yes, we opine that the captioned application should be rejected so as to align with the Town Planning Board’s approach to deter “destroy first, build later” activities¹, and prevent legitimizing any unauthorized development. Otherwise, we worry that such approval would set an undesirable precedent for other landowners to legitimize



together possible

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢 GBS 義務公司秘書：嘉信秘書服務有限公司
主席：白丹尼先生 義務司庫：匯豐銀行
行政總裁：江偉賢先生 註冊慈善機構

The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
CEO: Mr Peter Cornthwaite

Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity

註冊名稱 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

unauthorized developments using similar approach, which will cause cumulative impacts to the "Green Belt" zone.

We would be grateful if our objection could be considered by the Town Planning Board.

Yours faithfully,



Andrew Chan
Senior Conservation Officer, Policy

¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

5-5

Fig. 1 Signs of vegetation clearance and suspected land filling/excavation can be found at the captioned site (indicated as red circle approximately) as per the aerial photo taken in Feb 2021 (Image source: Google Earth)



07 April 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

5-6

**Proposed Excavation of Land for Permitted Agricultural use (Green House)
(Application No. A/SK-TMT/71)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is ~~primarily for defining the limits of urban and sub-urban development areas by natural features~~ and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- It is noted that two agricultural applications at the same site were **rejected** by the Board on 12 August 2016 and 02 February 2018 with the following reason:
 - (a) the applicant fails to demonstrate that the proposed development would not cause adverse drainage and landscape impacts on the surrounding areas;
 - (b) there is insufficient information to justify the need for filling of land for agricultural use at the site; and
 - (c) approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse drainage and landscape impacts on the area
- From the Google Earth's aerial image, the proposed site has been destroyed without any previous planning approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



5-6 創建 Designing Hong Kong 香港 .com



February 2021

- It is noted that an **enforcement notice** (Case No. E/SK-TMT/016) has been issued for unauthorised land filling on 15 December 2014. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- The applicant fails to show in the drainage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the rural landscape and environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

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

5-7

7th April, 2021.

By email only

Dear Sir/ Madam,

Proposed excavation of land for permitted agricultural use (Green Houses)
(A/SK-TMT/71)

1. We refer to the captioned.

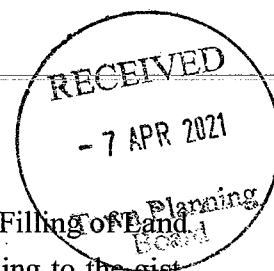
2. There are two rejected applications for the same purpose (i.e., Proposed Filling of Land for Permitted Agricultural Use) covering the current application site, according to the gist. The reasons for the rejection (rejected on review) of the latest one (i.e., A/SK-TMT/61) are reproduced below:

(a) the applicant fails to demonstrate that there is a need for filling of land for agricultural use at the Site;

(b) the applicant fails to demonstrate that the proposed filling of land would not cause adverse drainage and landscape impacts on the surrounding areas; and

(c) approval of the application would set an undesirable precedent for similar applications within the "Green Belt" zone. The cumulative effect of approving such similar proposals would result in a general degradation of the environment and bring about adverse impact on drainage and landscape of the area.

3. We urge the Board to consider whether the applicant needs to appropriately demonstrate that there is a need for the proposed excavation of land, and whether the applicant needs to appropriately demonstrate that the proposed excavation of land would not cause any drainage



and landscape impacts on the surrounding areas (which are largely covered by Green Belt (GB)).

4. We also urge the Board to thoroughly consider the potential cumulative impacts of approving this application on the GB zone in the area, as the approval would set a precedent for other similar applications in this GB zone.

5. We would also like the Board to note that, based on the information collected from the Planning Department on 1 April 2021, Enforcement Notice has been issued for an enforcement case (E/SK-TMT/027; involving excavation of land and filling of land) adjacent to the current application site, but we could not observe (on 1 April 2021) that Compliance Notice has been issued.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

**Appendix VI of RNTPC
Paper No. A/SK-TMT/71**

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that if planning permission for the subject application is given, his office will reconsider the Letter of Approval application made by the applicant. However, there is no guarantee that the application will be approved. Such application, if eventually approved, shall be subject to such terms and conditions as the Government considers appropriate at its discretion;
- (b) to note the comments of Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage collection and disposal facilities will be provided in connection with the proposed development to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impacts or nuisance to the adjoining areas.;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that the applicant should be reminded to observe at all times the following conditions in protecting the water gathering ground (WGG) against pollution, and failing which he/she would be liable for prosecution as per relevant ordinances/regulations:
 - (i) no pesticide shall be used within the WGG;
 - (ii) the imported fill materials to be used for filling up the Site shall not cause any material increase in pollution effect to the WGG;
 - (iii) no discharge of eluent from the watchman's shed and the agricultural buildings to the WGG is allowed;
 - (iv) fertilizers to be used shall be submitted to WSD for approval;
- (d) to note the comments of the Director of Environmental Protection that any wastewater discharge with fumigant (a form of pesticide spray to control disease causing organism) or pesticide into the nearby watercourse is prohibited under the Water Pollution Control Ordinance, even though the current proposal does not indicate there would be such wastewater discharge;
- (e) to note the comments of Chief Town Planner/Urban Design and Landscape that the applicant should note that approval of the section 16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;

- (f) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department that:
- (i) all non-exempted site formation, building, drainage works are subject to compliance with BO;
 - (ii) AP must be appointed for the works referred to (i) above;
 - (iii) unless the proposed site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site should be determined by the Building Authority under B(P)R 19(3);
 - (iv) the means of obtaining access to the proposed building from a street should be clarified to demonstrate compliance of B(P)R 5;
 - (v) emergency vehicular access complying with B(P)R 41D shall be provided for all buildings in the site;
 - (vi) for unauthorized building works (UBW), if any, erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with this department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW, if any on site under BO; and
 - (vii) detail comments will be given during GBPs submissions stage.