

此文件在 2022年 1月 2 日 收到。城市規劃委員會
員會在收到所有必要的資料及文件後才正式確認收到
申請的有關。

This document is received on 26 JAN 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

See/1/1/22
27/1/2022

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-HTF/1130
	Date Received 收到日期	26 JAN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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 To Wong (陶旺)	
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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 & 228 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.
(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 3,100 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則之名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Coastal Protection Area' ("CPA")
(f) Current use(s) 現時用途	Vacant site with structure (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
5.1.2022 (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 13.1.2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	3,070	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	30	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 30	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 30	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1: House for storage of tools and fertilizers (Not exceeding 3m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	5 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local access leading to Deep Bay Road <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)																															
	No 否	<input type="checkbox"/>																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)。</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	---

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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。


1. The application site is subject to a previous planning permission No. A/YL-HTF/1100 approved for similar use. The planning permission was revoked due to the presence of hard paving. The applicant has removed all the hard paving within the application site.
2. The proposed development is akin to a farm and intended for agricultural activity which is an always permitted use in the "CPA" zone.
3. The proposed development is next to a fishing ground. The nature and layout of the proposed development is compatible with the surrounding environment.
4. The proposed development involves minimal temporary structures and they are all temporary in nature. The proposed development would make use of the existing natural resources, i.e., the land for cultivation, to allow the public to enjoy the natural environment. In the reason that the application site and adjoining land is privately owned, the "CPA" zoning restricts the development potential in the area. It is naturally that the land owners would not spend resources to their land within "CPA" zone which would generate some environmental and hygiene problems such as breeding of mosquitoes, illegal dumping and accumulation of pig waste from nearby pigsty. The application site could be revitalize and managed with the support of commercial operation and yet such operation would fulfill the planning intention and would not generate adverse impacts to the surrounding environment. The applicant trusts that his proposal would arrive at a win-win situation.
5. Similar planning applications were approved by the Town Planning Board in "CPA" Zone such as A/YL-HTF/1097.
6. Minimal traffic impact
7. Minimal environmental impact because no operation will be held during sensitive hours.
8. Drainage proposal is submitted to show that the drainage impact is minimal.
9. Except the area proposed for parking of 5 private car which is about 160m², the remaining area (i.e. about 2,940m²) will be allocated for the hobby farm use. A maximum of 16 persons will be allowed to visit the hobby farm at the same time. The farm products will be consumed by visitors of the hobby farm at their home.
10. No site formation and hard paving are proposed.

8. Declaration 聲明

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

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


Patrick Tsui
Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

13/1/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 & 228 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	3,100 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	'Coastal Protection Area' ("CPA")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.009 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.96% <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位 5 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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"/>
Proposed drainage plan, site plan and location plan		
Reports 報告書		
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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years
at
Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 & 228 (Part)
in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Drainage Assessment

1. Existing Situation

A. Site particulars

- 1.1 The application site is close to Deep Bay Road. The ingress/egress is situated at the northwestern part of the application site. The application site possesses an area of about 3,100m².
- 1.2 It is observed that the land to the northeast of the site is under active cultivation. A fishing ground is found to the north of the application site. Deep Bay Road is found to the east of the site.
- 1.3 The proposed development is a hobby farm which conforms to the planning intention of the 'CPA' zone. No site formation will be carried out. The application site is covered by soil which allows infiltration of stormwater.

B. Level and gradient of the subject site & proposed surface channel

- 1.4 The application site is gentle in gradient and sloping from south to north from about +3.5 mPD to +3.3mPD.
- 1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 525mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.5 There is a knoll to the south of the application site. As such, the land to the south of the application site commands a higher level and reaches the peak at about +36.5mPD. **(Figure 4)** Under such circumstance, an external catchment is taken into account for the estimation of the size of the proposed surface channel at the application site. The external catchment is about 4,200m² in size and the existing flow of surface runoff is illustrated in **Figure 4**.
- 1.6 The land to the north, south and west commands a similar level than the application site.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.8 According to recent site inspection, a pond is found to the north of the application site. Also, CEDD had completed the drainage improvement works at Hang Hau Tsuen Channel which would be able to withstand flooding with a return period of one in 50 years to reduce the risk of flooding.
- 1.9 According to **Figure 4**, pits and drain pipes leading to the Hang Hau Tsuen Channel were constructed by CEDD and already in place at the above-mentioned pond. When the water level of the pond rises and reaches the level of the pits, the water will be naturally dissipated to the Hang Hau Tsuen Channel.

2. Runoff Estimation (Q_1)

- 2.1 Rational method is adopted for estimating the designed run-off

$$Q_1 = k \times i \times A / 3,600$$

- 2.2 Assuming that:

- The area of the entire catchment (including the application site) is approximately 7,300m². (**Figure 4**);
- Although the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 0.5 because the land within the catchment is almost untouched and paved with soil and vegetation.

$$\text{Difference in Land Datum} = 36.5\text{m} - 3.3\text{m} = 33.2\text{m}$$

$$L = 256\text{m}$$

$$\therefore \text{Average fall} = 33.2\text{m in } 256\text{m} \text{ or } 1\text{m in } 7.71\text{m}$$

- 2.3 According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [256 / (12.97^{0.2} \times 7,300^{0.1})]$$

$$t_c = 9.11 \text{ minutes}$$

- 2.4 According to the Geotechnical Manual for slope, runoff is calculated based on the Rational Method and a design rainstorm return period of 1 in 50 years for permanent surface drainage systems. The mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 235mm/hr

$$\text{By Rational Method, } Q_1 = 0.5 \times 235 \times 7,300 / 3,600$$

$$\therefore Q_1 = 238.26 \text{ l/s} = 14,295.83 \text{ l/min}$$

- 2.5 According to the calculation in succeeding paragraph, 525mm U-surface channel at a gradient of 1:500 is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent area.

3. Proposed Drainage Facilities

- 3.1 The proposed development is a hobby farm. No land filling will be carried. The application site is primarily covered by soil which allows infiltration of stormwater. The proposed development would neither change or divert the flow of stormwater.
- 3.2 Subject to the above calculations, it is determined that 525mm surface U-channel at a gradient of 1:500 at the southern site periphery of the site is adequate to intercept storm water passing through and generate at the application site (**Figure 4**).
- 3.3 The intercepted stormwater will then be discharged to the pond by the proposed 525mm surface U-channel. The said pond is fitted with pits and drain pipes which was constructed by CEDD. When the water level of the pond rises and reaches the level of the as-built pits, the water will be naturally dissipated to the Hang Hau Tsuen Channel.
- 3.4 The applicant will seek consent from the relevant stakeholders or DLO/Yuen Long if the proposed drainage facilities fall outside the application site.
- 3.5 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 3.6 No site fencing is proposed because of the nature of the development so that no fencing would obstruct the flowing of surface runoff from adjacent area.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by an existing vehicular track leading from Deep Bay Road. Such vehicular track is mainly fall upon private land.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours below. The proposed development is a hobby farm. Being a recreational use, it is undoubtedly that the traffic generation and attraction would be mainly occurred on Saturdays, Sundays and public holidays.
- 2.3 The operation hour of the application site is 9:00a.m. to 7:00p.m. on all days. The proposed development is intended to serve a maximum of 16 persons at the same time. In the reason that the site is only 3 minutes walk from Deep Bay Road which is served by public mini green-bus, it is trust that 5 parking spaces as proposed by the applicant would cater for the demand. Also, the fertilizer will be transported to the site by private car.
- 2.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Deep Bay Road and nearby road networks.

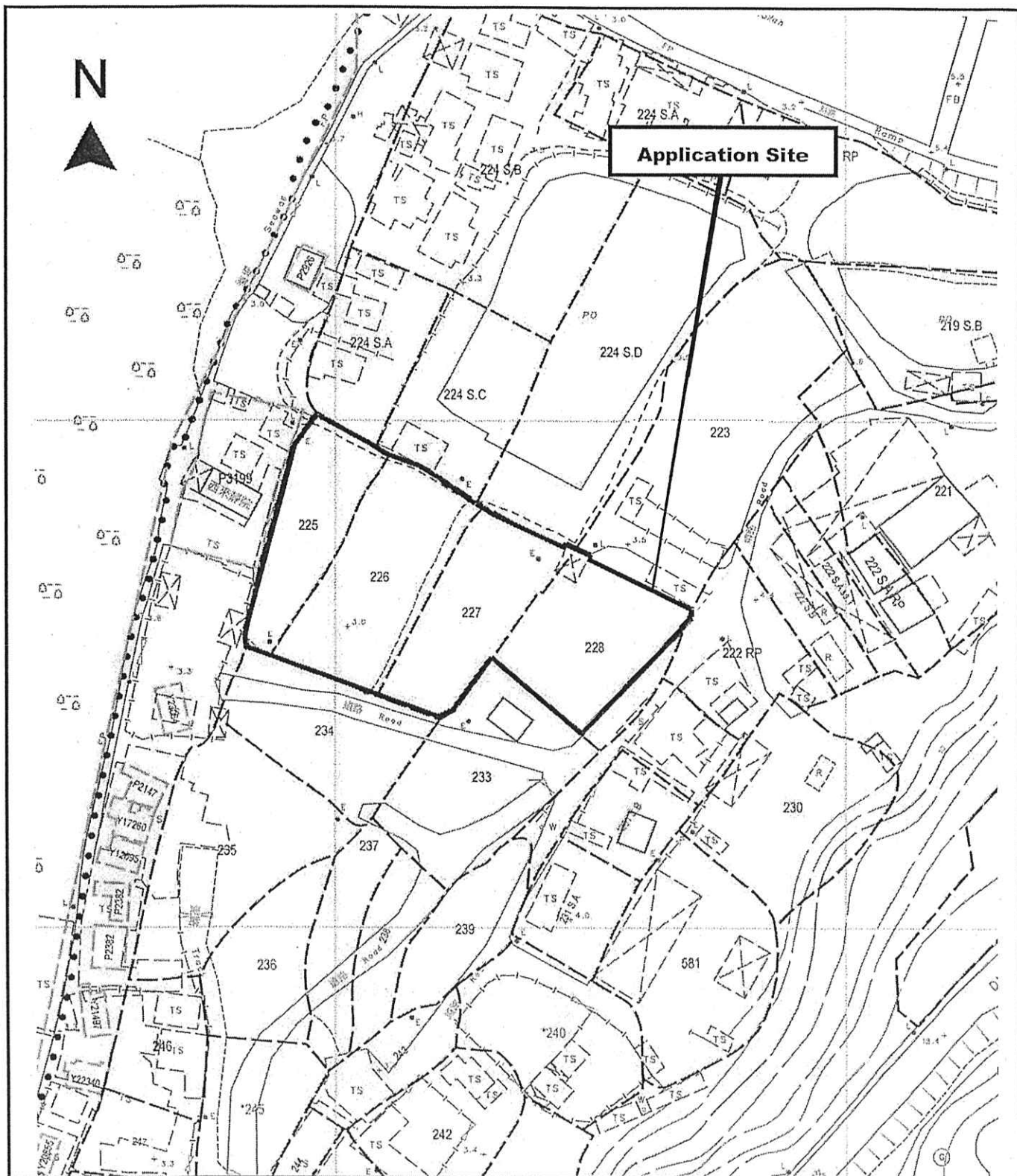
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.1	0.1	2	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.5 It is anticipated that the proposed development would not generate traffic impact to the area.



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 & 228 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

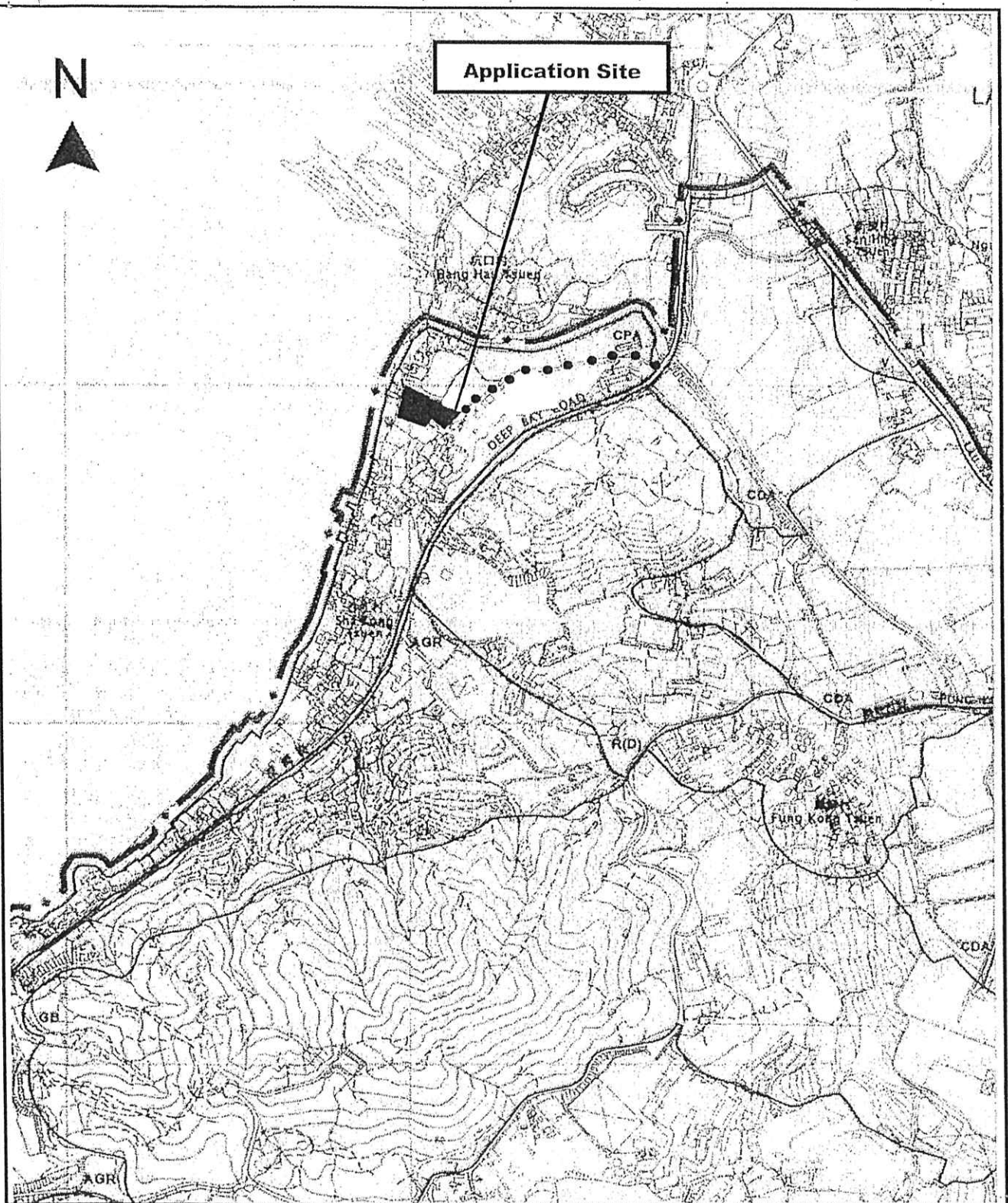
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 & 228 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

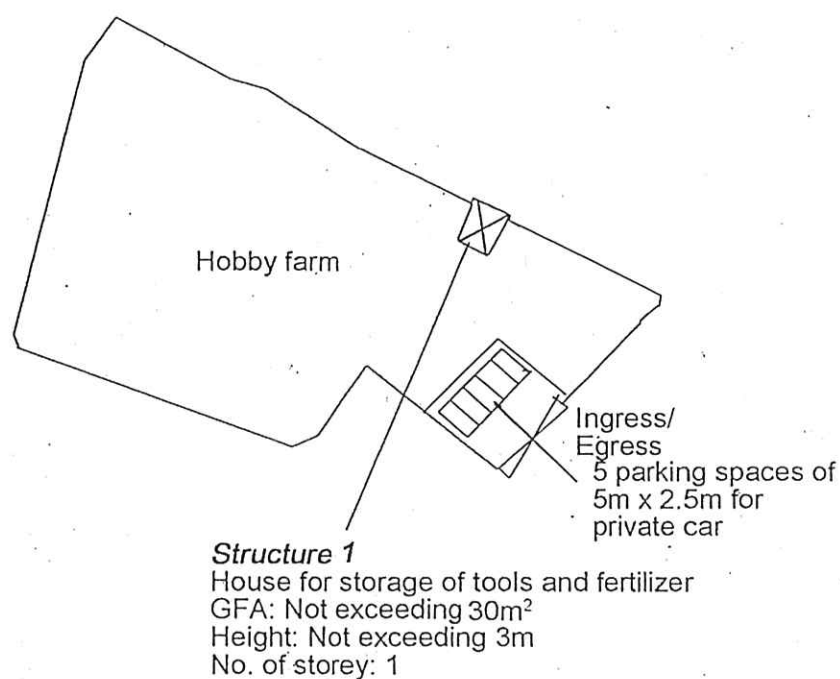
Figure 2

Remarks 備註:

●●● Vehicular access leading from Deep Bay Road

Scale 比例:

1:7500



Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 & 228 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註: Scale 比例: 1:1000
	Drawing No. 圖號: Figure 3	

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration</u>
1	A/YL-HTF/1100	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.1.2020 (Revoked on 11.11.2021)

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejected Reasons</u>
1	A/YL-HT/290	Pond filling for Agriculture use (fruit trees, flowers nursery & vegetables cultivation)	21.3.2003	1, 2
2	A/YL-HT/310	Planting fruit trees, flowers nursery & vegetables cultivation after Pond filling	25.7.2003	1-5
3	A/YL-HT/317	Planting fruit trees, flowers nursery & vegetables cultivation after Pond filling	29.8.2003	1-5
4	A/YL-HT/805	Temporary Organic Farm with Ancillary Education and Activity Centre and Small-scale Barbecue Spot for a Period of 3 Years	4.1.2013 (TPB)	3-5

1. The proposal involved permanent filling of fish ponds which would result in significant loss of flood storage. No technical assessment had been submitted to demonstrate that the proposed development would not cause adverse drainage impact on the adjacent area.
2. Part of the site fell within the proposed resumption limit of the Hang Hau Tsuen Channel and Associated Works Phase I Project. Approval of the application would pose constraint to the implementation of the project.
3. Not in line with the planning intention of the "CPA" zone. There was insufficient information in the submission to justify a departure from the planning intention.
4. There was insufficient information in the submission to demonstrate that there would be no adverse landscape impact on the surrounding area.
5. The approval of the application would set an undesirable precedent for similar applications within the "CPA" zone, the cumulative effect of which would result in a general degradation of the ecological value of the area.

**Similar s.16 Applications in the Vicinity of the Site and within the Same “CPA” Zone on
the Ha Tsuen Fringe OZP in the Past 5 Years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1.	A/YL-HT/1094	Temporary Place of Recreation, Sports or Culture (Fishing Ground) and Ancillary Refreshment Kiosk for a Period of 3 Years	22.3.2019
2.	A/YL-HT/1097	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	20.9.2019

Government Departments' General Comments

Land Administration

1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):
 - He has no comment on the application.

Traffic

2. Comments of the Commissioner for Transport (C for T):
 - He has no adverse comment on the application from traffic engineering point of view.

Environment

3. Comments of the Director of Environmental Protection (DEP):
 - (a) He has no objection to the application.
 - (b) There is no substantiated complaint pertaining to the Site received in the past 3 years.

Agriculture, Fisheries and Conservation

4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
 - According to the applicant, the hard paving at the Site has been removed. He has no strong view on the application from agricultural and nature conservation points of view.

Landscape

5. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
 - With reference to the aerial photo of 2021, the Site is located in an area of rural landscape character dominated by temporary structures, open storage yards, vacant land, village houses, ponds, tree clutters and woodland. The Site is a vacant land with presence of existing temporary structures without any significant tree and vegetation. According to the record, similar approved hobby farm under planning application no. A/YL-HTF/1097 is observed in the same zone, therefore, the proposed development is considered not incompatible with the existing landscape character of the surrounding area.

Building Matters

6. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
 - As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

Fire Safety

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

- He has no objection in principle to the proposal subject to fire services installations (FSIs) being provided to his satisfaction.
- In consideration of the design/nature of the proposal, 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.

Drainage

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

- He has no in-principle objection to the application from drainage point of view. Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD.

Water Supply

9. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- He has no objection to the application.

Others

10. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- After reviewing the location and scope of the proposed temporary place of recreation, sports or culture (hobby farm) as well as the findings of previous archaeological work, he has no objection in principle to the application from the archaeological and built heritage conservation perspective.

District Officer's Comments

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

- His office did not receive any comments from the locals on the application.

Other Departments

12. The following departments have no comment on the application:

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Chief Engineer/Land Works, CEDD (CE/LW, CEDD); and
- (c) Commissioner of Police (C of P).

Recommended advisory clauses

- (a) the applicant is advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission again, sympathetic consideration would not be given to any further applications;
- (b) the permission is given to the development/use under application. It does not condone any other development/use which are not covered by the application;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises six Old Schedule Agricultural Lots held under the Block Government Lease (Lots 223, 224 S.D, 225, 226, 227 and 228 all in D.D.128) and two New Grant Agricultural Lots both held under Tai Po New Grant No. 5560 (Lot 222 RP in D.D. 128) which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) without Short Term Waiver (STW) will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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, approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of

obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively. 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. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and they are subject to the control of Part VII of the B(P)R. If the proposed use is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed checking under the BO will be carried out at building plan submission stage;

- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to ensure that the operation of the proposed hobby farm and the associated visitors' activities would not encroach on or affect the surrounding area in particular the pond to the northwest of the Site, as well as mangrove / mudflat habitat along the coast of Deep Bay;
- (i) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice (COP) on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to clearly indicate the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course / public drainage system). The existing channel, to which the applicant proposed to discharge the stormwater from the Site is not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long should be consulted. Since there is no record of the said discharge path, the applicant is required to provide site photos to demonstrate its presence and existing condition. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit / sand trap. The applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (l) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. 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. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively; and

- (m) to note the comments of Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

tpbpd@pland.gov.hk

寄件者: Kristy CHOW <kristy@cahk.org.hk>
寄件日期: 2022年02月23日星期三 16:19
收件者: tpbpd@pland.gov.hk
副本: roy@cahk.org.hk
主旨: Comments on the Section 16 Application No. A/YL-HTF/1130
附件: TPB20220223(HTF1130).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association

T: 2728 6781
D: 2272 0307
F: 2728 5538

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

23rd February 2022

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-HTF/1130

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Coastal Protection Area (CPA)

According to the approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12, the planning intention of Coastal Protection Area (CPA) is *“to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development.”*

Also, *“There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.”* From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention.

2. Adverse environmental impacts in adjacent area

The application mentioned that the proposed hobby farm would be operated from 9 am to 7 p.m. from Mondays to Fridays. We worry that light and noise pollution during both construction and operation phase would be highly inevitable. However, no attempts have been proposed to tackle such disturbance.



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

Moreover, a planning permission (A/YL-HTF/1100) was revoked by TPB on 11th November 2021, as the applicant had failed to comply with one of the conditions which was approved by 641st Rural & NT Planning Committee Meeting: “(b) *removal of the existing hard-paving on the Site, as proposed by the applicant, before the operation of the proposed use*”. The new application does not present how the applicant will comply above condition to ensure no adverse environmental impacts.

3. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-2). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

Figure 1-2 The proposed site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk



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



A/YL-HTF/1130 DD 128 Lau Fau Shan CPA
21/02/2022 02:07

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

A/YL-HTF/1130

Lots 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 and 228 (Part) in D.D. 128, Lau Fau Shan

Site area : About 3,100sq.m

Zoning : "Coastal Protection Area"

Applied use : Hobby Farm / 5 Vehicle Parking

Dear TPB Members,

This is the same site less one lot 222 S.B. (Part), approved 3 Jan 2020

Minutes Application 1100

*The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application, **as the site had been cleared and paved with concrete**, which was incompatible with the surrounding natural environment of the "Coastal Protection Area" ("CPA") zone*

So in other words Destroy to Build

Applicant failed to fulfill two significant conditions – let us not forget that this is CPA and very close to the shoreline.

(b) removal of the existing hard-paving on the Site, as proposed by the applicant, before the operation of the proposed use;

(c) no land/pond filling, as proposed by the applicant, is allowed on the Site during the planning approval period;

But the Applicant knows how the system works, modify the site and submit another application.

So will members reward the Applicant and PlanDs inevitable "it was considered that the temporary approval **would not undermine the long-term planning intention of**

the "CPA" zone."

Clearly with global warming we are going down the same road as that of Covid. Ignore the signs, fail to make preparations for the inevitable and then I guess run to Beijing bleating for assistance when our coastline is inundated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 4 December 2019 1:38 AM CST
Subject: A/YL-HTF/1100 Ha Tsuen CPA

A/YL-HTF/1100

Lots 222 S.B (Part), 222 RP (Part), 223 (Part), 224 S.D (Part), 225, 226, 227 and 228 (Part) in D.D. 128, Lau Fau Shan

Site area : About 3,924sq.m

Zoning : "Coastal Protection Area"

Applied use : Hobby Farm / 5 Vehicle Parking

(A/YL-HTF/1094

Lots 215 S.A (Part), 219 S.A ss.1 RP (Part), 219 S.B, 221 (Part), 222 S.A RP (Part), 222 S.A ss.1 (Part), **222 S.B (Part)**, 224 S.B (Part), 224 S.C (Part) and **224 S.D** in D.D.128, Lau Fau Shan)

Dear TPB Members,

You rolled over the Fishing Ground application on 22 March based on: PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. **The application mainly involved using of the existing fish ponds as recreational fishing ground and no pond filling was involved. Approval of the application on a temporary basis would not undermine the long-term planning intention of the "Costal Protection Area" zone.**

Hobby Farm is anything but a benign use of land designated as Coastal Protection. Additional structures and parking would be introduced. Land and habitat not intended for agriculture would be dug up and exposed to non-native species and fertilizers = chemicals. Fauna and flora would be disturbed.

Moreover the exploitation of additional sites translates into 10,000sq.mts of a sensitive buffer area given over to commercial enterprises. This is not the intention of the zoning.

It is time the admirable Greta Thunberg comes to Hong Kong to ignite awareness of the importance of wetlands in the fight against rising sea levels and global warming.

Members have a duty with regard to the SAFETY of the local community. This includes prohibiting land uses that negatively impact coastal protection measures.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, February 21, 2019 1:44:25 AM
Subject: AYL-HTF/1094 Ha Tsuen CPA

Dear TPB Members,

Another roll over for two decades. On 18 March 2016 members asked no questions.

Global warming and rising sea levels are indisputable facts. Many studies, including those by Chinese scientists and weather experts have predicted that parts of the Pearl River Delta will be susceptible to flooding in coming years.

Instead of making preparations to mitigate the impact, Hong Kong government has failed to initiate a programme to recuperate wetlands that have been misused.

Hopefully this time around some members will take the initiative to ask hard questions with regard to what, if any, projects will be initiated to reinforce our natural coastal defences and to restore the necessary ecological diversity so that they can fulfill their function as described by Ag and Fish.

Functional value:

They also perform vital functions including water storage, flood control, erosion control, shore stabilization and water purification through retention of sediments and filtering out pollutants, climate stabilization etc.

The onus is on members to ensure that sites fulfill their function as proscribed via their zoning.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 15, 2016 1:26:10 AM
Subject: AYL-HT/1010 Ha Tsuen CPA
AYL-HT/1010
Lots in D.D.128, Ha Tsuen, Yuen Long
Site area : About 6,050m²
Zoning: "Coastal Protection Area"
Applied Use : Fishing Ground

Dear TPB Members,

The planning intention of the "Coastal Protection Area" ("CPA") zone aims to conserve, protect and retain the natural coastlines and the sensitive coastal

natural environment, including interesting geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum built development within the zone.

However in this application there is mention of "additional structures are proposed" that indicate an escalation in a possible degeneration of the ecological function of the site.

Converted container for toilet, mobile toilet, container for refreshment kiosk all indicate run off and contamination.

CPA is intended to preserve our coastline for the benefit and enjoyment of the community at large. These private fishing grounds are contrary to the intent of the zoning.

TPB should reject this application.

Mary Mulvihill
[REDACTED]