

17 DEC 2020

This document is provided to you for information only.
The Town Planning Board will formally acknowledge the
date of receipt of your 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)**

A/YL-KTN/746

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A12-KT/1746
	Date Received 收到日期	17 DEC 2020

- 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)

蔡德理 Tsoi Tak Lee

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)Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

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 1353 in D.D. 109, Yuen Long, New Territories

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 1,887 sq.m 平方米 ☐ About 約☒ Gross floor area 總樓面面積 375 sq.m 平方米 ☐ About 約(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(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
9/11/2020 (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 10/11/2020 (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，或有關係的鄉事委員會[&]

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) (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 1512sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 375sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 0sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 375sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 375sq.m <input checked="" type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Appendix 1	
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 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 8 a.m. to 7 p.m. everyday (including Sundays and 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)) Kong Po Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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?	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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</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。

Please refer to Appendix 1

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



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

FRANCIS LAU

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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



Others 其他 MRTPI, RPP, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

16.11.2020

(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 1353 in D.D. 109, Yuen Long, New Territories	
Site area 地盤面積	1,887	sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9	
Zoning 地帶	"Agriculture" ("AGR")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)	

(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	375 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	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	19.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.:

Our Ref.: TL20453 / P20084

20 November 2020

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

2020年12月17日
此文件在 2020年12月17日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
This document is received on 17 DEC 2020
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sir,

S.16 Application for

‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’
for a period of 3 years

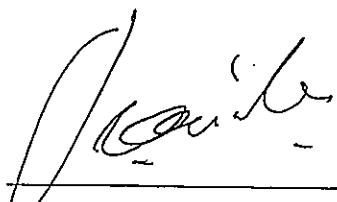
Lots No. 1353 in D.D.109, Yuen Long, New Territories

We act on behalf of Tsoi Tak Lee, the applicant, in applying for the captioned use under Section 16 of Town Planning Ordinance (Cap. 131). Please refer to the Executive Summary and Checklist of Documents for the documents submitted to support the application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.


Francis LAU

Executive Summary

1. The application site (the site) is on Lots 1353 in D.D.109, Yuen Long, New Territories.
2. The site falls within "Agriculture" zone under the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9.
3. The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)' for a Period of 3 years.
4. The site area is about 1,887 m².
5. A total of 2 structures (total floor area of about 375 m²) are proposed on the site for office, resting area, storage, and works area uses.
6. Operation hours are 9 a.m. to 7 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1353 號。
2. 申請地點處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 的“農業”地帶。
3. 申請用途為‘擬議臨時康體文娛場所(休閒農場)’用途，為期 3 年。
4. 申請面積為大約 1,887 平方米。
5. 申請地點將提供 2 個構築物（總樓面面積大約為 375 平方米）作辦公室、休息室、貯存處及工作室用途。
6. 營業時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期）。

JUSTIFICATION

Lots 1353 in D.D. 109, Yuen Long, New Territories.

1 Applied Use

- 1.1 The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)' for a Period of 3 years.

2 Location

- 2.1 The application site (the site) is on Lots 1353 in D.D.109, Yuen Long, New Territories.

3 Site Area

- 3.1 The site area is about 1,887m² where no Government Land is involved.

4 Planning Context

4.1 Zoning

- 4.1.1 The site falls within "Agriculture" ("AGR") zone under the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9.

4.2 Planning intention

- 4.2.1 The planning intention of the zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 4.2.2 Hobby Farm falls within Place of Recreation, Sports or Culture use under the Column 2 uses. It may be permitted with or without conditions on application to the Town Planning Board.
- 4.2.3 Nevertheless, according to covering notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board.

5 Proposed Development

5.1 Development parameters

5.1.1 Two structures are proposed on the site. The detail dimensions are shown as follows:

No.	Structure	Covered Area	Floor Area	No. of storey	Height
1	Office and Resting Room	147 m ²	147 m ²	1	3.0 m
2	Storage and Works Area	228 m ²	228 m ²	1	3.0 m
Total:		<u>375 m²</u>	<u>375 m²</u>		

5.1.2 Structure 1 is used as office, resting room and toilet respectively for visitors and staff; Structure 2 is used as storage and works area to store tools, seeds and produce. Please refer to the Layout Plan (Plan 3) for details.

5.2 Operation hours

5.2.1 The operation hours will be from 8:00 a.m. to 7:00 p.m. every day, including Sundays and public holidays.

5.3 Mode of operation

5.3.1 The proposed temporary hobby farm is intended for small groups of people who would like to experience agricultural lifestyle. Visitors can engage in agricultural activities throughout the week. Daily agricultural works will be maintained by the staff.

5.3.2 Vegetation will be planted in the farming area. Please see the Layout Plan (Plan 3) for details.

5.3.3 Maximum 10 visitors per day during weekends are expected. The targeted visitors are families, and other institutions.

6 Similar application in vicinity

- 6.1 There are two approved applications for the use of shop and services in vicinity of “AGR” zone.

Application No.	Applied Use	Decision
A/YL-KTN/516	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved on 18.3.2016
A/YL-KTN/538	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved on 23.12.2016

7 No adverse impact to the environment

7.1 Visual

- 7.1.1 The proposed development comprises of temporary single-storey structures. It is compatible with the surrounding low-density developments. No adverse visual impact is anticipated.

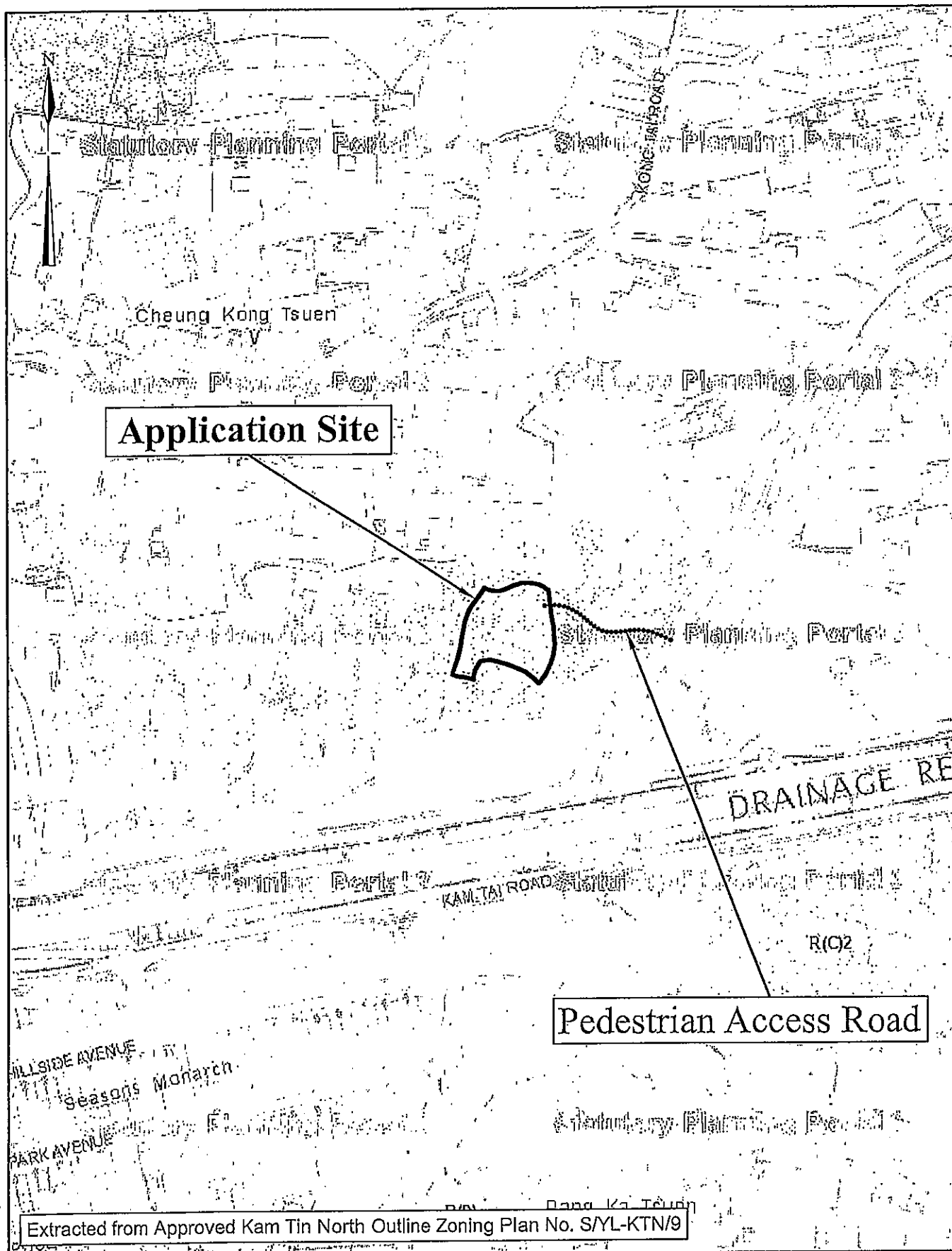
7.2 Access

- 7.2.1 The site is accessible from Kong Po Road. Please refer to the Location Plan (Plan 1) for details.
- 7.2.2 No parking space is provided. Workers are hired from nearby village. They go to the site within walking distance.
- 7.2.3 Visitors may take public transportation or taxi to the site.

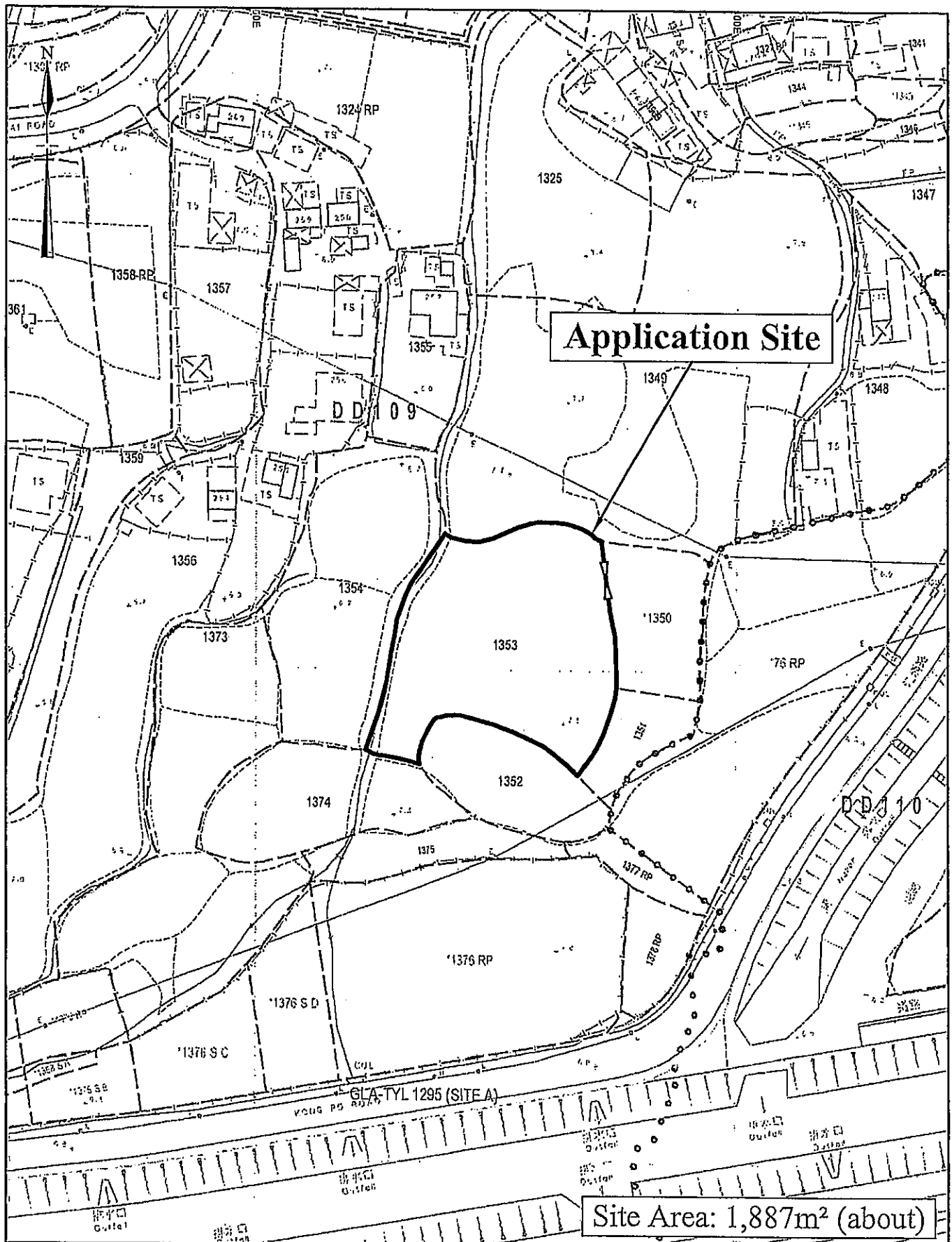
8 Planning Gain

- 8.1 The proposed development promotes agricultural activities and green lifestyle to the public.
- 8.2 It improves environmental quality in the vicinity and benefits the local community.
- 8.3 It also provides a place for environmental education and eco-tourism activities.

-End-



Not to scale	Location Plan	Goldrich Planners & Surveyors Ltd.
October 2020	Lot 1353 in D. D. 109	Plan 1 (P 20084)



1 : 1000

Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

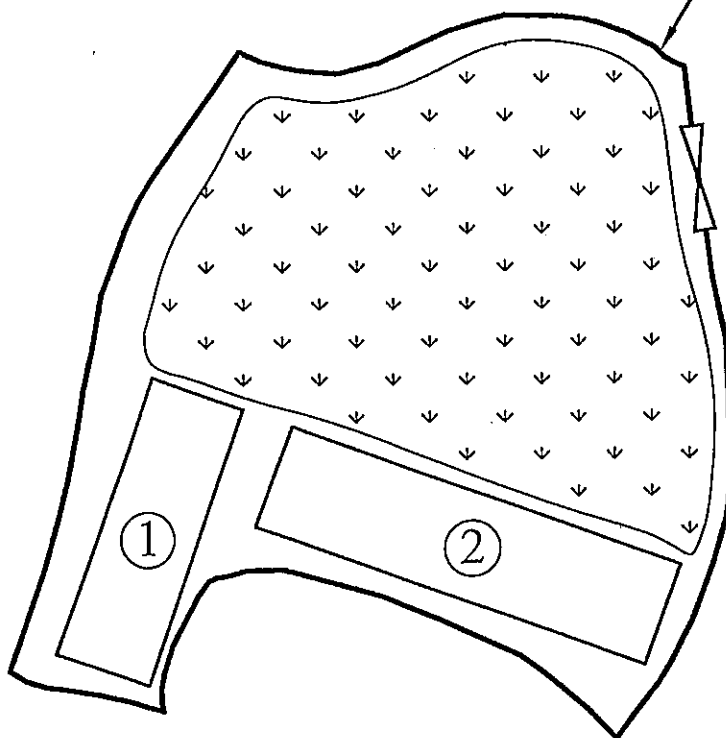
October 2020

Lot 1353 in D. D. 109

Plan 2
(P 20084)



Application Site



Legend



Pedestrian Access



Farm Area

Site Area: 1,887m² (about)

No.	Structure / Use	Covered Area	Floor Area	Height
1	Office and Resting Room	147m ²	147m ²	3m
2	Storage and Works Area	228m ²	228m ²	3m
Total:		375m ²	375m ²	

1 : 500	Layout Plan Lot 1353 in D. D. 109	Goldrich Planners & Surveyors Ltd.
November 2020		Plan 3 (P 20084)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/746

Our Ref.: TL21021 / P20084

30 March 2021

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

Dear Sir,

**Submission of Further Information
Response to the Departmental Comment**

**‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’
for a period of 3 years**

**Lots No. 1353 in D.D. 109, Yuen Long, New Territories
(Application no.: A/YL-KTN/746)**

We would like to submit a further information to respond the comments from the Agriculture, Fisheries and Conservation Department, the Planning Department and the Transport Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

Application No.: A/YL-KTN/746

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)

Location: Lots No. 1353 in D.D. 109, Yuen Long, New Territories

Date: 30 March 2021

Comments of the Agriculture, Fisheries and Conservation Department

	Comments dated 27.1.2021	Response
	The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site.	The applicant would like to plant organic vegetables such as corns, tomatoes, potatoes, choy sums, Chinese cabbages etc. These produces will be sold to the organic vegetables wholesaler.

Comments of the Planning Department

1.	Clarification of typo on structure height and use.	<p>We would like to clarify the typo in the previously submitted documents.</p> <p>The height of the structure 1 and 2 should be 4.5m instead of 3m.</p> <p>The use of structure 1 is updated from "Office and Resting Room" to "Reception, Office, Changing Room and Seating Room".</p> <p>The use of structure 2 is updated from "Storage and Works Area" to "Storage of farming tools, materials and crops, Works Area and Agricultural Education Room".</p> <p>Operation hours are 8 a.m. to 7 p.m. every day (including Sundays and Public Holidays).</p> <p>Please refer to the updated Executive Summary, Justification, Application Form and Layout Plan (Plan 3b).</p>
2.	Clarification on the proportion of farming area, soil/sand ground (if any), paved area and covered area with percentage.	<p>The farming area is about 1,029m². It is about 55% area of the site.</p> <p>The soil/sand ground area is about 280m². It is about 15% area of the site.</p> <p>The paved area is about 578m². It is about 30% area of the site.</p> <p>Please refer to Layout Plan (Plan 3b) for details.</p>

3.	<p>Demonstration for the proportion of area covered by structure and paved area - demonstrate that the area covered by structure and paved area are kept to a minimum.</p>	<p>The paved area below the structures provides a waterproofing layer for the structures. The paved portion prevents water soaked into the structures, making the office, storage and works area moist.</p> <p>The paved area around the structure is about 0.5m wide to provide a buffer between the unpaved area and the paved area.</p> <p>The paved area from the entrance to the structures provides a path for walking and transporting goods and tools by trolleys.</p> <p>These paved area, buffer area and foot path are considered a minimum width to perform its function.</p>
4.	<p>Justifications for the required paved area - provide full justifications for the required paved area, clear explaining the purpose of the paved area and demonstrate why the paved area is necessary and why not other alternatives such as soil/ sand ground.</p>	<p>Structure 1 is used as reception, office, changing room and seating room. Visitors would register in the reception. Staff could handle the documentary works such as managing visitors booking, purchasing tools and material, communicate with wholesaler, making quotation, obtaining certificate etc. Seats are provided for workers to take rest while the outdoor is hot and sunny.</p> <p>Structure 2 is used as storage of farming tools, materials and crops, works area, and agricultural education room.</p> <p>These structures act as many functions. The area covered by the structures are kept to be minimum.</p>

Application No.: A/YL-KTN/746

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)

Location: Lots No. 1353 in D.D. 109, Yuen Long, New Territories

Date: 30 March 2021

5.	Please state if there is any public announcement system, portable loudspeaker or any form of audio amplification system on the site.	There is no public announcement system on site.
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Comments of the Transport Department

	Comments dated 27.1.2021	Response
(a)	The applicant should justify no parking and loading / unloading provisions considering the commute of staff / visitors and logistics;	<p>There is no parking and loading / unloading provisions in the site.</p> <p>Farm products will be carried out to the road side by trolley to be collected by wholesaler's goods vehicles early in the morning when the farm products are ripe. This may be done once in two or three months.</p> <p>Visitors can only come by public transportation.</p>
(b)	The applicant should provide the nearest public transport services for the development	There is a minibus stop near Cheung Kong Tsuen. The minibus no. is 602. A walking distance of about 9 mins from the minibus stop to the subject site. Please refer to the Location of Minibus Stop Plan (Plan 5) for details.

Comments of the Transport Department

	Comments dated 19.3.2021	Response
(a)	The applicant should justify no parking provisions for visitors given that the walking distance between the GMB stop and the site is more than 500 m; and	The visitors who join the hobby farm are well aware that the hobby farm is some distance away from the minibus stop and there is no parking space. They know the walking distance is about 9 minutes before they join the farm. To join the hobby farm means to walk some distance in the rural area and carry out some farming activities. Therefore, the walking distance is not a problem to the visitors.
(b)	The applicant should check whether alternative routing between GMB stop and the site.	The site is surrounded by private lots. It requires consent from other lot owners to provide a short cut. Alternative routing is not available.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Executive Summary

1. The application site (the site) is on Lots 1353 in D.D.109, Yuen Long, New Territories.
2. The site falls within "Agriculture" zone under the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9.
3. The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)' for a Period of 3 years.
4. The site area is about 1,887 m².
5. A total of 2 structures (total floor area of about 375 m²) are proposed on the site for reception, office, changing room, seating room, storage of farming tools, materials and crops, works area and agricultural education room uses.
6. Operation hours are 8 a.m. to 7 p.m. every day (including Sundays and Public Holidays).

行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1353 號。
2. 申請地點處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 的“農業”地帶。
3. 申請用途為‘擬議臨時康體文娛場所(休閒農場)’用途，為期 3 年。
4. 申請面積為大約 1,887 平方米。
5. 申請地點將提供 2 個構築物（總樓面面積大約為 375 平方米）作接待處、辦公室、更衣室、休息室、農用工具、物資及農作物貯存處、工作室及農業教育室用途。
6. 營業時間為每日上午 8 時至下午 7 時（包括星期日及公眾假期）。

(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	375 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 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	19.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Appendix I

5 Proposed Development

5.1 Development parameters

5.1.1 Two structures are proposed on the site. The detail dimensions are shown as follows:

No.	Structure	Covered Area	Floor Area	No. of storey	Height
1	Reception, Office, Changing Room and Seating Room	147 m ²	147 m ²	1	4.5 m
2	Storage of farming tools, materials and crops, Works Area and Agricultural Education Room	228 m ²	228 m ²	1	4.5 m
Total:		<u>375 m²</u>	<u>375 m²</u>		

5.1.2 Structure 1 is used as reception, office, changing room and seating room; Structure 2 is used as storage of farming tools, materials and crops, works area and agricultural education room. Please refer to the Layout Plan (Plan 3) for details.

5.2 Operation hours

5.2.1 The operation hours will be from 8:00 a.m. to 7:00 p.m. every day, including Sundays and public holidays.

5.3 Mode of operation

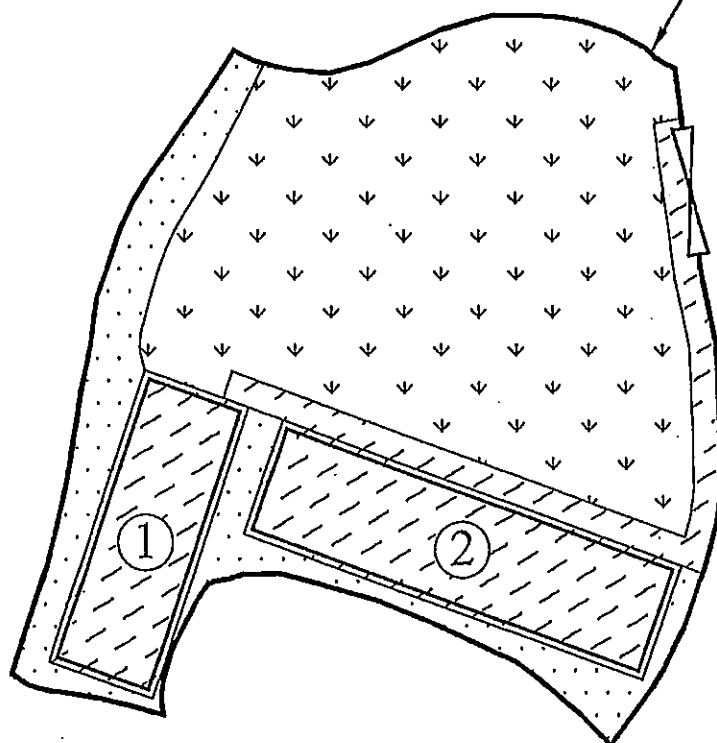
5.3.1 The proposed temporary hobby farm is intended for small groups of people who would like to experience agricultural lifestyle. Visitors can engage in agricultural activities throughout the week. Daily agricultural works will be maintained by the staff.

5.3.2 Vegetation will be planted in the farming area. Please see the Layout Plan (Plan 3) for details.

5.3.3 Maximum 10 visitors per day during weekends are expected. The targeted visitors are families, and other institutions.



Application Site



Legend



Pedestrian Access



Farm Area (1,029m², 55%)



Unpaved Area (280m², 15%)

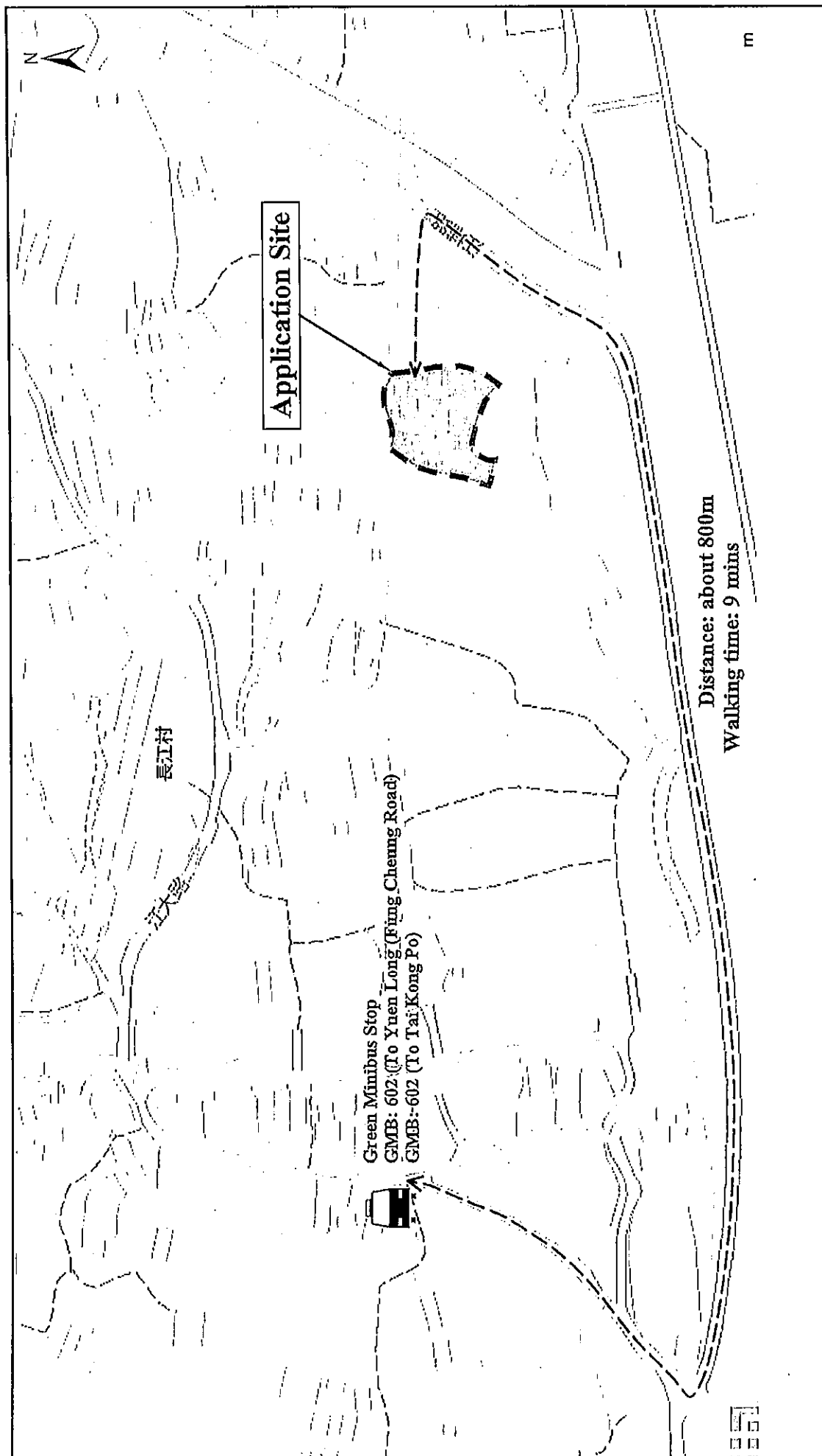


Paved Area (578m², 30%)

Site Area: 1,887m² (about)

No.	Structure / Use	Covered Area	Floor Area	Height
1	Reception, Office, Changing Room and Seating Room	147m ²	147m ²	4.5m
2	Storage of farming tools, materials and crops, Works Area and Agricultural Education Room	228m ²	228m ²	4.5m
Total:		375m ²	375m ²	

1 : 500	Layout Plan Lot 1353 in D. D. 109	Goldrich Planners & Surveyors Ltd.
February 2021		Plan 3b (P 20084)



Not to Scale	Location of Minibus		Goldrich Planners & Surveyors Ltd.
February 2021			Plan 5 (P 20084)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/746

Our Ref.: TL21169 / P20084

20 March 2021

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

Dear Sir,

Submission of Further Information

'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)'

for a period of 3 years

Lots No. 1353 in D.D. 109, Yuen Long, New Territories

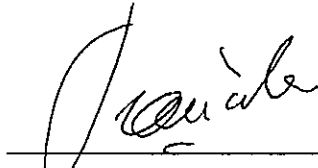
(Application no.: A/YL-KTN/746)

We would like to clarify that the paving material for the paved area is gravel. There is no filling of land on site. The site will be reinstated upon the expiry of the planning permission.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Similar Applications within the Same “AGR” Zone on the Kam Tin North OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-KTN/465	Proposed Temporary Hobby Farm for a Period of 3 Years	3.7.2015 [revoked on 3.4.2016]	(1), (2), (3), (4), (5), (6)
2.	A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of 3 Years	7.8.2015 [revoked on 7.8.2016]	(1), (2), (3), (4), (5), (6), (10)
3.	A/YL-KTN/513	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.2.2018]	(1), (2), (3), (4), (5), (6)
4.	A/YL-KTN/516	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.12.2016]	(1), (2), (3), (4), (5), (6)
5.	A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of 3 Years	27.5.2016	(1), (2), (3), (4), (5), (6), (7)
6.	A/YL-KTN/535	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017 [revoked on 13.12.2018]	(1), (2), (3), (4), (5), (6), (7),
7.	A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017	(1), (2), (3), (4), (5), (6), (7)
8.	A/YL-KTN/538	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	23.12.2016 [revoked on 23.9.2017]	(1), (2), (3), (4), (5), (6), (7), (8), (9)
9.	A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	8.9.2017	(1), (3), (4), (5), (6), (7)
10.	A/YL-KTN/579	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.12.2017 [revoked on 22.5.2020]	(1), (3), (4), (5), (6), (7), (8)
11.	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]	(1), (2), (3), (4), (5), (6), (7), (8)
12.	A/YL-KTN/610	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2020]	(1), (2), (3), (4), (5), (6), (7), (8)
13.	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018 [revoked on 16.4.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
14.	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018 [revoked on 7.2.2021]	(1), (2), (3), (4), (5), (6), (7), (8)

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
15.	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (11)
16.	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (11)
17.	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]	(1), (2), (3), (4), (5), (6), (7), (8)
18.	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (2), (3), (4), (5), (6), (7), (8)
19.	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (11)
20.	A/YL-KTN/665	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019	(1), (3), (4), (5), (6), (7), (8), (11)
21.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (11)
22.	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (3), (4), (5), (6), (7), (11)
23.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020	(1), (3), (4), (5), (6), (7)
24.	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020 [revoked on 17.1.2021]	(1), (3), (4), (5), (6), (7)
25.	A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020	(1), (3), (4), (5), (6), (7)
26.	A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020	(1), (3), (4), (5), (6), (7), (12)
27.	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020	(1), (3), (4), (5), (6), (7)
28.	A/YL-KTN/720	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.8.2020	(1), (3), (4), (5), (6), (7)
29.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020	(1), (3), (4), (5), (6), (7)

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
30.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021	(1), (3), (4), (5), (6), (7)
31.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021	(1), (3), (4), (5), (6), (7)

Approval Conditions:

- (1) Restriction on operation hours / no queue back or reserve of vehicles onto/from public road
- (2) Submission and implementation of landscape and tree preservation proposal/ implementation of the accepted landscape proposal
- (3) Submission and implementation of drainage proposal/maintenance of drainage facilities
- (4) Submission and implementation of fire service installations proposal
- (5) Revocation of the planning approval if any of the planning conditions is not complied by the specified date or during the planning approval period
- (6) Reinstatement of the site to an amenity area
- (7) No public announcement system, portable loudspeaker or any form or audio amplification system on the site
- (8) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter the site
- (9) Submission of a proposal and implementation to provide buffer planting along the northern boundary in order to screen potential disturbance to the adjacent drainage channel
- (10) Submission and implementation of a revised layout plan with reduced paved area
- (11) Maintenance of the implemented drainage facilities on the site
- (12) The existing trees on site shall be maintained in healthy condition

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1.	A/YL-KTN/394	Proposed temporary field study/education centre and hobby farm for 5 years	14.6.2013 [on review]	(1), (2), (3)

Rejection Reasons:

- (1) The site was the subject of unauthorized land filling. The filling materials on-site comprising sand, stones, debris and construction waste were not suitable for cultivation. There was no detailed information provided regarding the design and operation of the proposed development particularly the hobby farm, field study/education centre and the office with porch
- (2) The applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas
- (3) Approving the application would set an undesirable precedent for similar applications within the "AGR" zone, and the cumulative effect of which would result in a general degradation of the rural environment of the area

5-1

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-KTN/746 DD 109 Kong Tai Road
18/01/2021 04:09

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

A/YL-KTN/746
Lot 1353 in D.D 109, Kong Tai Road, Kam Tin North
Site area : About 1,887sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm

Dear TPB Members,

Another Hobby Farm???? Members should ask for details of how many similar operations have been approved in Kam Tin North. Or an excuse to build on Agriculture land?

There are a number of real farms in the area where maximum use is made to cultivate crops. Approval to construct on farmland is reducing the amount of arable land. The current health crisis should be a catalyst for a review of our agricultural policy and the need to ensure a minimum supply of fresh produce is available in times of crisis.

Mary Mulvihill



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



By email only

19 January 2021

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Yuen Long (A/YL-KTN/746)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 The Town Planning Board should not encourage "destroy first, build later"

- 1.1 Three Enforcement Notices (Case no. E/YL-KTN/162, E/YL-KTN/338 and E/YL-KTN/374) for the unauthorized development of land filling and open storage had been issued at the application site since 2006.
- 1.2 From Google Earth aerial photographs, landscape changes including vegetation clearance and parking uses were seen at the application site recently between 2017 and 2020 (Figure 1). We consider that this is "destroy first, build later". We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of "destroy first, develop later" attitudes among landowners in the locality. As the Board has suggested that *"the Board 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 We urge the Board to reject this

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



application.

2 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone and the existing agricultural cluster from any development threats.

3 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Yours faithfully,

Suet Mei

Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

Figure 1. The Google Earth aerial photographs show that landscape changes including vegetation clearance and parking uses were seen at the application site recently between 2017 and 2020. The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the AGR zone, and thus nullifying the statutory planning control mechanism.



創建 Designing Hong Kong 香港.com

19 January 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

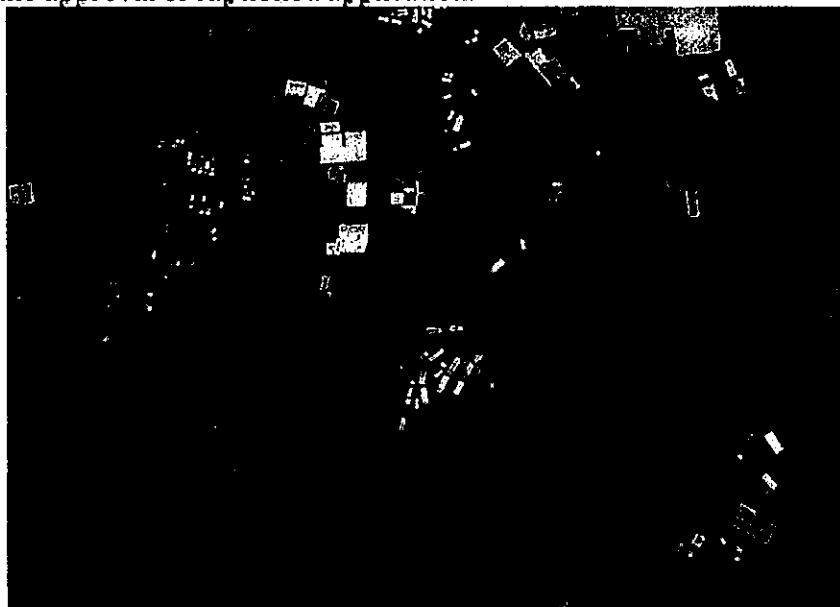


Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3⁰ Years
(Application No. A/YL-KTN/746)

Dear Chairman and Members,

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

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- From the Google Earth's aerial image, the proposed site has been cleared and used for storage 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.



March 2020

創建 Designing Hong Kong 香港 .com

- It is noted that two **enforcement notices** (Case No. E/YL-KTN/338 and Case No. E/YL-KTN/374) have been issued for unauthorised storage and workshop use. The approval of the application will further legitimize unauthorized use of land and set an undesirable precedent to regularize unlawful activities through planning application.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(s) will need to apply to his office to permit the structure(s) to be erected or 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. Applications for any of the above will be considered by LandsD acting in the capacity as 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 rent or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not be managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that Kong Po Road is not maintained by his department. HyD shall not be responsible for the maintenance of any access connecting to the Site and Kam Tai Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note DAFC's comments that there is a watercourse running along the western boundary of the Site. The applicant is advised to avoid adversely affecting the watercourse concerned.
- (e) note DEP's comments that the applicant shall (i) follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; (ii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (f) note Dof FS's comments that 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. 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. 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; and

- (g) note CBS/NTW, BD's comments that before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by the 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. 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, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.