

此文件在 2021年3月15日 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請。

This document is received on 15 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-KTN/1760
	Date Received 收到日期	15 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱

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

永豪園綠化工程有限公司 Wing Ho Yuen Landscaping Company Limited

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin 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	<input checked="" type="checkbox"/> Site area 地盤面積 3,565 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 332 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone ("AGR")
(f) Current use(s) 現時用途	Plant Nursery (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. 如上述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
23/2/2021 (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 10/3/2021 (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 Office for Permitted Agricultural Use for a Period of 3 Years and Land Filling (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 3,302sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 332sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 332sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 332sq.m ☒ 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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	107m ² (ABOUT)	107m ² (ABOUT)	4.5m (ABOUT)X1-STORY
B2	PORTABLE TOILET	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)X1-STORY
B3	GREENHOUSE	51m ² (ABOUT)	51m ² (ABOUT)	3m (ABOUT)X1-STORY
B4	GREENHOUSE	54m ² (ABOUT)	54m ² (ABOUT)	3m (ABOUT)X1-STORY
B5*	STORAGE OF FERTILIZER & FARM TOOLS	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)X1-STORY
B6	GUARDROOM	3m ² (ABOUT)	3m ² (ABOUT)	2.8m (ABOUT)X1-STORY
TOTAL		332m ² (ABOUT)	332m ² (ABOUT)	

*STRUCTURE B5 IS A CONTAINER-CONVERTED STRUCTURE

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 4

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 旅遊巴士位 /

Light Goods Vehicle Spaces 輕型貨車車位 1

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 9:00 - 19:00 Daily (including public holiday).....																																	
(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)) <u>Accessible from Kong Tai Road via a local access</u>																															
	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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 851 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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 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"/>
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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 許可屆滿口期 (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>(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。

The applicant seek to use Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin Yuen Long, New Territories (the Site) for Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years and land filling (**Plan P01**). The applicant is a landscaping company and would like to use portion of the Site as back office of the company to support the daily operation of the proposed development, while the remaining area are for agricultural use, i.e. plant nursery, greenhouses etc..

The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 (**Plan P02**). Although 'agricultural use' is always permitted within the "AGR" zone, 'Office' is not a column one nor two use, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone.

The Site occupied an area of 3,565 sqm (about)(**Plan P03**). A total of 4 structures are proposed at the Site for site office, meeting room, covered car parking spaces, portable toilet, greenhouse and guardroom with total GFA of 332sqm (about)(**Plan P04**). The operation hours of the Site are 09:00 to 18:00 daily including public holiday. The estimated number of staff working at the Site is 8. No visitor is allowed at the Site. No sales activities are carried out at the Site.

The Site is accessible from Kong Tai Road via a local access (**Plan P01**). Four private car parking and one loading/unloading (L/UL) spaces for light goods vehicle are provided at the Site (**Plan P04**). No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. Light goods vehicle is used for transportation of plants. No medium, heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

Large amount of space is reserved for agricultural use (**Plan P04**). An area of 851sqm (about) will be hard-paved as site formation of structure, parking/L/UL and circulation spaces (**Plan P05**). Considering the Site's operation, the land filling area has been kept to minimum.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Land Filling'.

.....

.....

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.....

.....

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

Michael WONG

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

on behalf of
代表

R-riches Property Consultants Limited

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



Date 日期

19/02/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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。)

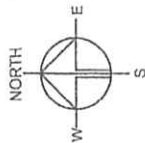
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin Yuen Long, New Territories 新界元朗錦田丈量約份第110約地段第84號(部份)、第85號A分段餘段(部份)、第85號C分段(部份)、第86號餘段(部份)及第113號(部份)
Site area 地盤面積	3,565 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9 錦田北分區計劃大綱核准圖編號: S/YL-KTN/9
Zoning 地帶	"Agriculture" Zone 「農業」用途地帶
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 Office for Permitted Agricultural use for a Period of 3 Years and Land Filling 擬議臨時辦公室以作准許的農業用途(為期3年)及填土

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	332 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 - 4.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	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		4
	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) _____ _____		4 / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		/ / 1 / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the applicaiton site, Plan showing paved ratio of the site		
Location plan, Plan showing the land status of the application site		
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 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。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3.555m² (ABOUT)

ACCESSIBLE FROM KONG TAI ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM KONG TAI ROAD VIA A LOCAL ACCESS

RUE DE CANVES
RUE DE RICE
Bessons Villas

Shek Kong
San Tsuen

Long Ma Tsuen

KAM TAI ROAD

KAM TAI TSUEN

Shek Kong
San Tsuen
Long Ma Tsuen
KAM TAI TSUEN

Drawing No
PD1

Ver
01

Project

PROPOSED
OFFICE FOR PERMITTED
AGRICULTURAL USE FOR A
PERIOD OF 3 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 110,
KAM TIN, YUEN LONG, NEW
TERRITORIES

Drawing Title

LOCATION PLAN

Scale of A1

1 : 5000

Drawn

Date

19.1.2021

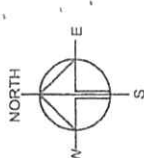
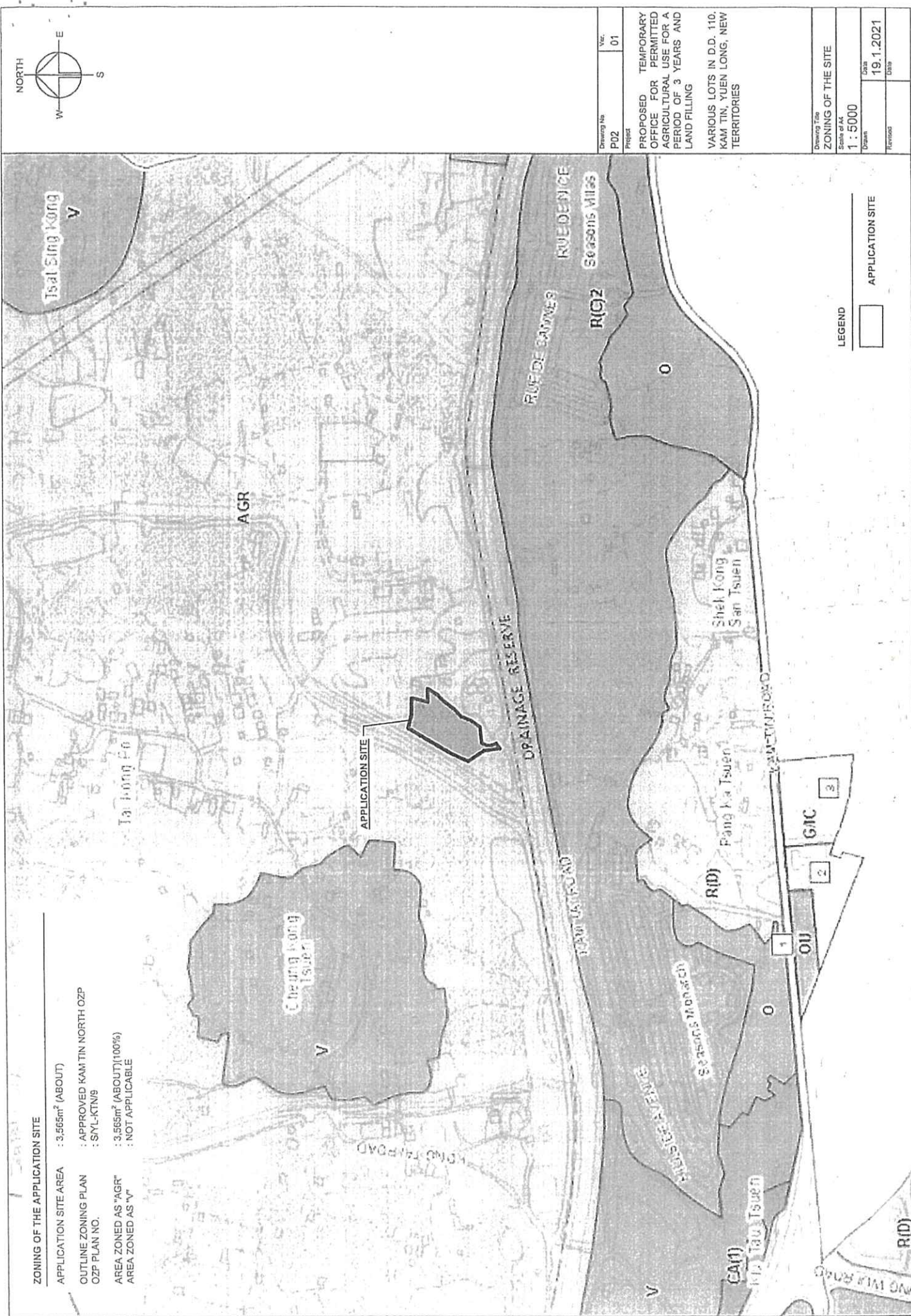
Revised

Date

LEGEND



APPLICATION SITE



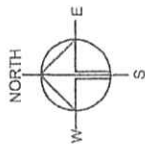
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3.565m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTN19
AREA ZONED AS "AGR" : 3.565m² (ABOUT)(100%)
AREA ZONED AS "V" : NOT APPLICABLE

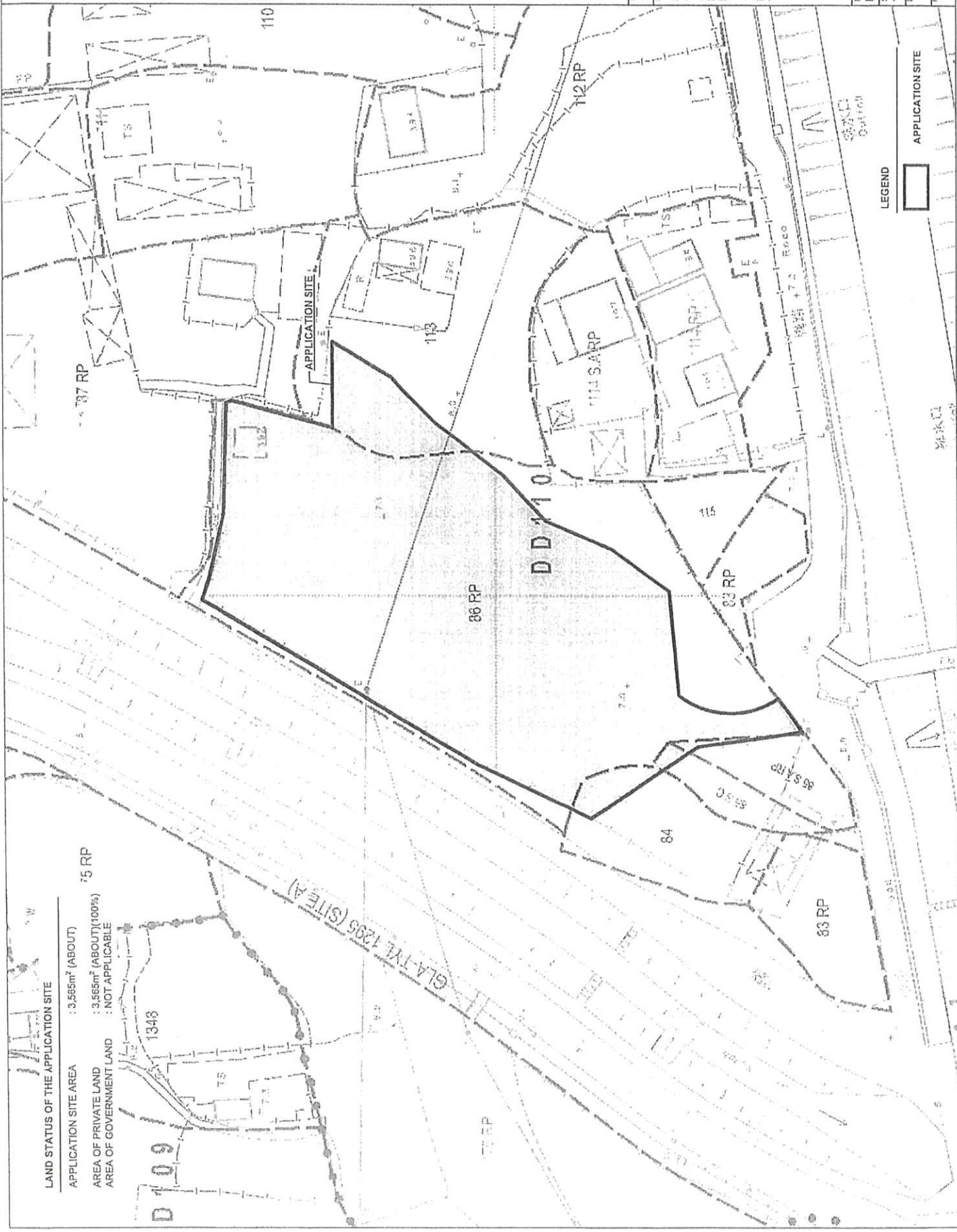
Drawing No.	P02	Ver.	01
Project	PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING		
VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES			
ZONING OF THE SITE			
Scale of A.C.	1 : 5000		
Drawn		Drawn	19.1.2021
Reviewed		Checked	

LEGEND

☐ APPLICATION SITE



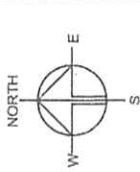
Drawing No.	PD3	Ver.	01
Project	PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES		
Drawing Title	LAND STATUS OF THE SITE		
Scale of A4	1 : 800		
Drawn	19.1.2021		
Revised			



LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 3.555m ² (ABOUT)
AREA OF PRIVATE LAND	: 3.555m ² (ABOUT)(100%)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

LEGEND

APPLICATION SITE

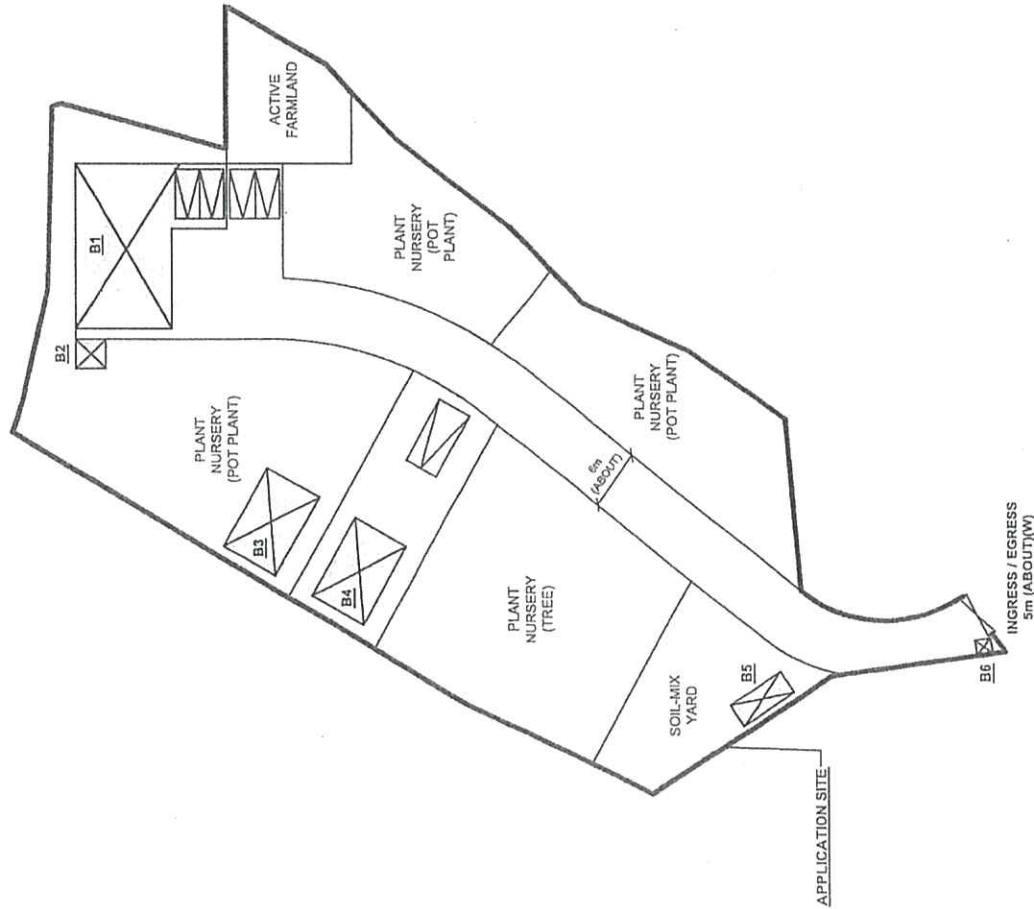


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,565m ² (ABOUT)
COVERED AREA	: 332m ² (ABOUT)
UNCOVERED AREA	: 3,233m ² (ABOUT)
PLOT RATIO	: 0.09 (ABOUT)
SITE COVERAGE	: 9% (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 332m ² (ABOUT)
BUILDING HEIGHT	: 2.8 TO 4.5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197m ² (ABOUT)	197m ² (ABOUT)	4.5m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	GREENHOUSE	54m ² (ABOUT)	54m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	STORAGE OF FERTILIZER & FARM TOOLS	54m ² (ABOUT)	54m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5*	GUARDROOM	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B6		3m ² (ABOUT)	3m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		332m ² (ABOUT)	332m ² (ABOUT)	

*STRUCTURE B5 IS A CONTAINER-CONVERTED STRUCTURE



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LULG SPACE FOR LGV	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

LAYOUT PLAN

Scale of A4	1 : 700
Date	25.1.2021
Drawn	
Revised	

Drawing No.

P04

Ver

01

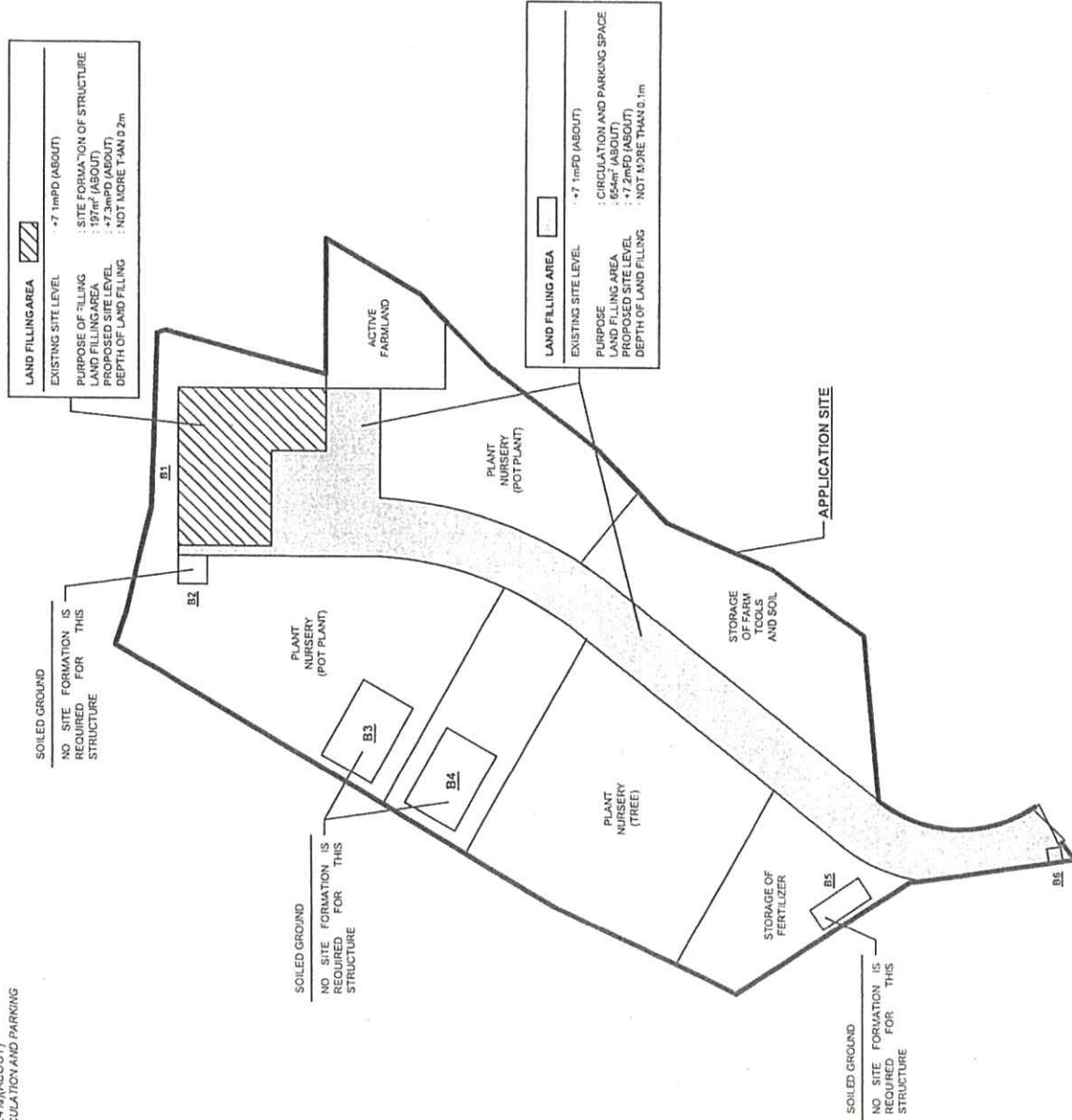
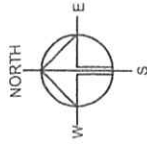
Project

PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

PAVED RATIO OF THE APPLICATION SITE

- APPLICATION SITE AREA : 3,565m² (ABOUT)
- SOILED GROUND AREA : 2,714m² (76%)(ABOUT)
 - FOR CIRCULATION SPACE, PLANT NURSERIES, STORAGE OF FERTILIZER, FARM TOOLS, AND SOIL
- LAND FILLING AREA : 851m² (24%)(ABOUT)
 - FOR SITE FORMATION OF STRUCTURE, CIRCULATION AND PARKING



Drawing No	Ver
P05	01
Project	
PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES	

Drawing Title	Scale of A4
PAVED RATIO OF THE SITE	1 : 700
Drawn	9.3.2021
Checked	
Reviewed	

LEGEND	STRUCTURE
	INGRESS / EGRESS

Our Ref.: DD110 Lot 84 & VL
Your ref.: TPB/A/YL-KTN/760

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

By Email

7 May 2021

Dear Sir,

1st Further Information

**Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part),
86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/760)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [redacted] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN
(Attn.: Mr. Vincent LAU

email: llyduen@pland.gov.hk)
email: vkflau@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/760)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. TSANG Yu-man; Tel: 2150 6933)		
(a)	<p>The subject site falls within 'AGR' zone and is currently a plant nursery. Agricultural use is always permitted in the 'AGR' zone. AFCD will not support any non-agricultural development or related proposal in the subject site, which has potential for agricultural rehabilitation. The applicant should justify the need for temporary office for agricultural use and filling of land for TPB's consideration.</p>	<p>The plant nursery is operated by the applicant which is a local landscaping company provides landscaping, horticultural and arboricultural services for the public and private sectors. The application site (the Site) is currently used as a plant nursery. The proposed structure B1 (for site office, meeting room and covered car parking spaces) is to provide indoor working space for administrative staff and shelter for farmers working at the Site to support the operation of the plant nursery, while the remaining area are for agricultural use.</p> <p>As heavy loading of structure B1 and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, the paved/filled area and the number of structures are considered necessary and have been kept to minimum for the site</p>

		operation. The applicant will implement works to reinstate the Site for agricultural purpose after the planning approval period.
2. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, Pland) (Contact Person: Ms. Isabella TSUI; Tel: 2231 4349)		
(a)	According to the site photos taken by our office on 30.03.2021, the site is fenced off, mainly bare soil being with car parking and some existing temporary structures. Active farming activity is noted within part of the site at northeast. Approximately 4 nos. of existing trees of common species and few trees claimed to be stocked trees for nursery trees are found within the Site. With reference to the layout plan, it is apparent that two existing trees are in conflict with proposed Structure B1, B2 and B5.	Structure B5 is relocated further northwest to avoid encroaching onto existing trees. Pruning of the existing tree to the west of structure B1 will be carried out by the applicant in accordance to 'Guidelines on Tree Pruning' issued by Greening, Landscape and Tree Management Section Development Bureau (Plans 1 and 2).
(b)	<u>Advisory comments to the applicant:</u> It is apparent that two existing trees are in conflict with the proposed Structure B1, B2 and B5. The applicant shall revise the layout to preserve the existing trees as far as possible.	Noted. The applicant will preserve all existing trees within the Site as far as possible.
3. Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. Gabriel CHEUK; Tel: 2152 5779)		
	Existing water mains will be affected. The developer shall bear the cost of any necessary diversion works affected by the proposed development.	Noted. The applicant will bear the cost of the diversion works affected by the proposed development. The applicant will submit proposal for diversion of water mains and implement the accepted proposal to the satisfaction of Director of Water Supplies after planning permission has been obtained from the Town Planning Board.

S.16 Planning Application No. A/YL-KTN/760

	No structure shall be erected over this waterworks reserve and such area shall not be used for storage purposes.	Noted. The applicant will ensure structure will not be erected over the waterworks reserve and such area will not be used for storage purposes.
4. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The proposed development is for a temporary office for permitted agricultural use (plant nursery), which only staff will access the Site. Four private car parking spaces and one loading / unloading (L/UL) space for light goods vehicle for staff to commute to the Site. Majority of staff is required to take public transport to Kam Tin Road then walk to the Site. Light goods vehicle is deployed for transportation of items to support the operation of the plant nursery, hence, one L/UL space for LGV is provided at the Site. Therefore, the proposed parking and L/UL provision is considered appropriate for the operation of the proposed development
(b)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kong Po Road and the local access;	The operation hours of the proposed development are from 09:00 to 18:00 daily. It is estimated that four trips will be generated at AM and PM peak hours (Annex I). As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kong Po Road and the local access should not be anticipated
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kong Po Road, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Kong Po Road, along the local access and within the Site (Annex II and Plan 3).

S.16 Planning Application No. A/YL-KTN/760

(d)	The applicant should clarify if the site would be accessible from Kam Po Road to the east of the site;	The Site can either be accessible (i) from Kong Tai Road via a local access; or (ii) from Kam Tai Road via a local access (Annex III and Plan 4). Estimated vehicular trips of route (ii) is provided for your consideration (Annex I).
(e)	The applicant should provide nearest public transport services and indicate on the layout plan.	Majority of staff will access the Site by private car. However, staff can also access the Site by taking public transport to Kam Tin Road then walk to the Site (Plan 5).

Estimated Traffic Generation and Attraction

**Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part),
86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/760)

- (i) The operation hours of the proposed development are from 09:00 to 18:00 daily. The Site can either be accessible (i) from Kong Tai Road via a local access; or (ii) from Kam Tai Road via a local access.
- (ii) Four private car parking spaces and one loading/unloading space for light goods vehicle are provided at the Site for staff only.
- (iii) The breakdown of the estimated vehicular trips (Kong Po Road) are as follows:

Time Period		Trip Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	In	In		
AM Peak	09:00 – 10:00	3 (staff)	0	0	0	3
	10:00 – 11:00	0	0	1 (staff)	1 (staff)	2
	11:00 – 12:00	0	0	1 (staff)	1 (staff)	2
	12:00 – 13:00	0	0	1 (staff)	1 (staff)	2
	13:00 – 14:00	2 (staff)	2 (staff)	0	0	4
	14:00 – 15:00	0	0	0	0	0
	15:00 – 16:00	0	0	0	0	0
	16:00 – 17:00	0	0	0	0	0
PM Peak	17:00 – 18:00	0	4 (staff)	0	0	4

(iv) The breakdown of the estimated vehicular trips (Kam Tai Road) are as follows:

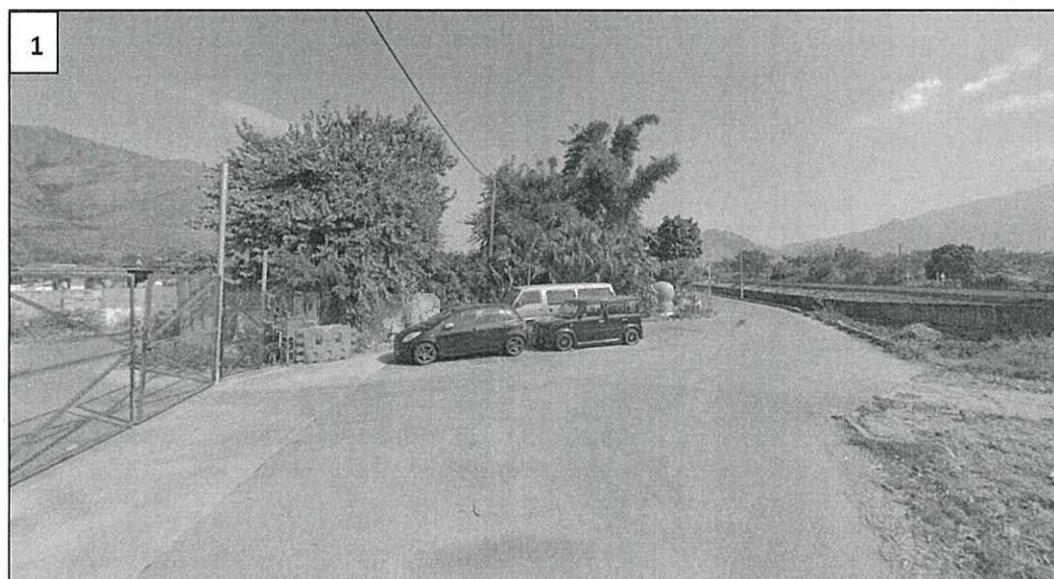
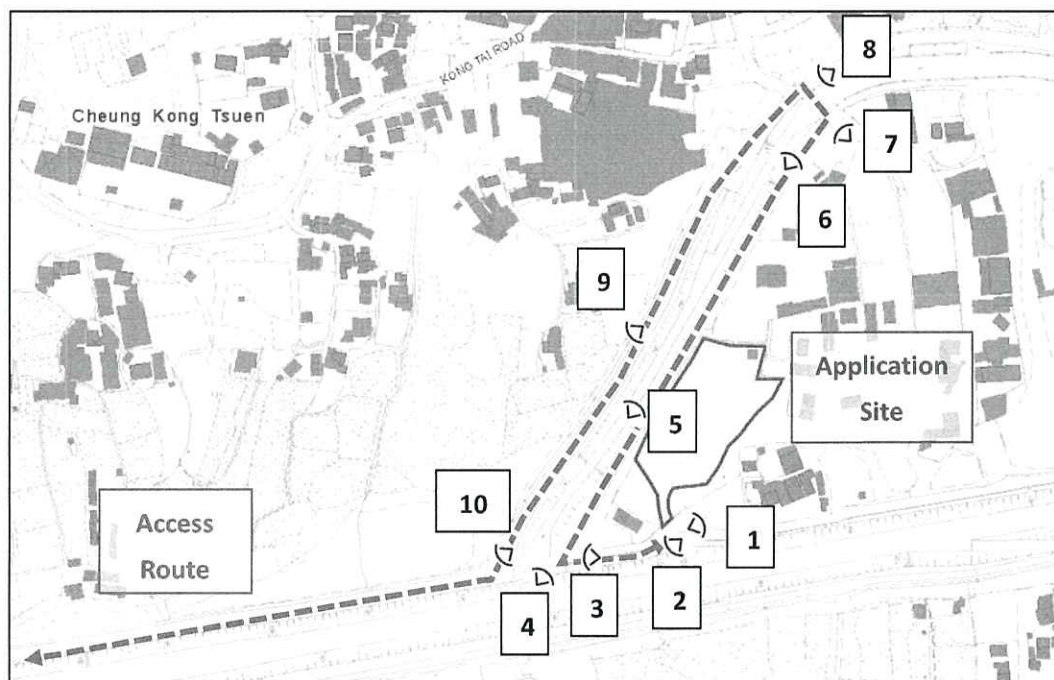
Time Period		Trip Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	In	In		
AM Peak	09:00 – 10:00	1 (staff)	0	0	0	1
	10:00 – 11:00	0	0	0	0	0
	11:00 – 12:00	0	0	0	0	0
	12:00 – 13:00	0	0	0	0	0
	13:00 – 14:00	0	0	0	0	0
	14:00 – 15:00	0	0	1 (staff)	1 (staff)	2
	15:00 – 16:00	0	0	1 (staff)	1 (staff)	2
	16:00 – 17:00	0	0	1 (staff)	1 (staff)	2
PM Peak	17:00 – 18:00	0	1 (staff)	0	0	1

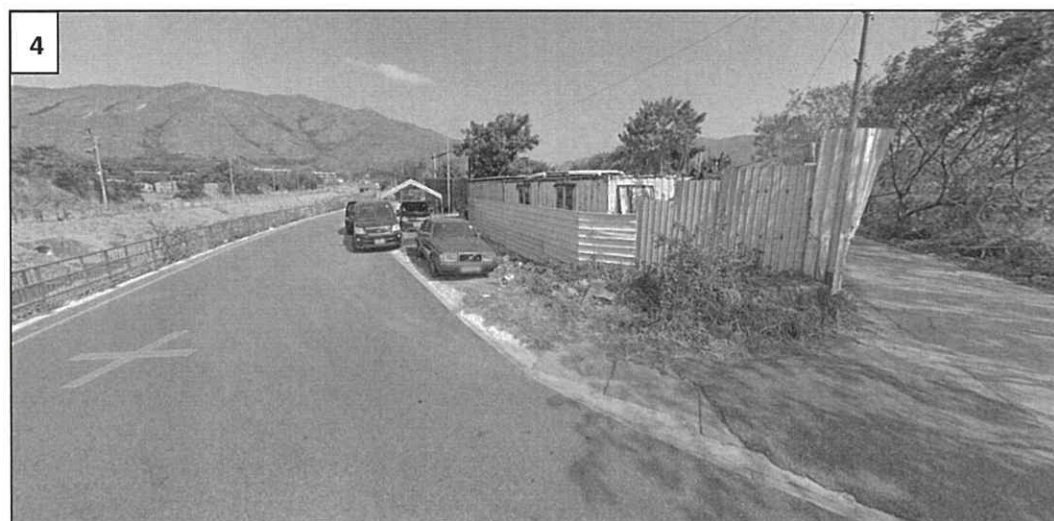
Manoeuvring of Vehicles to / from Kong Po Road and the Local Access

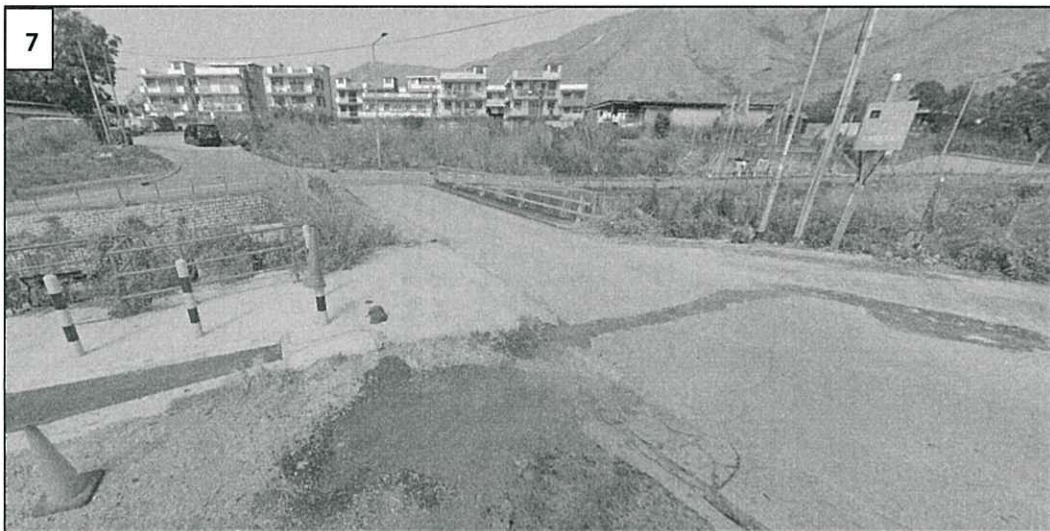
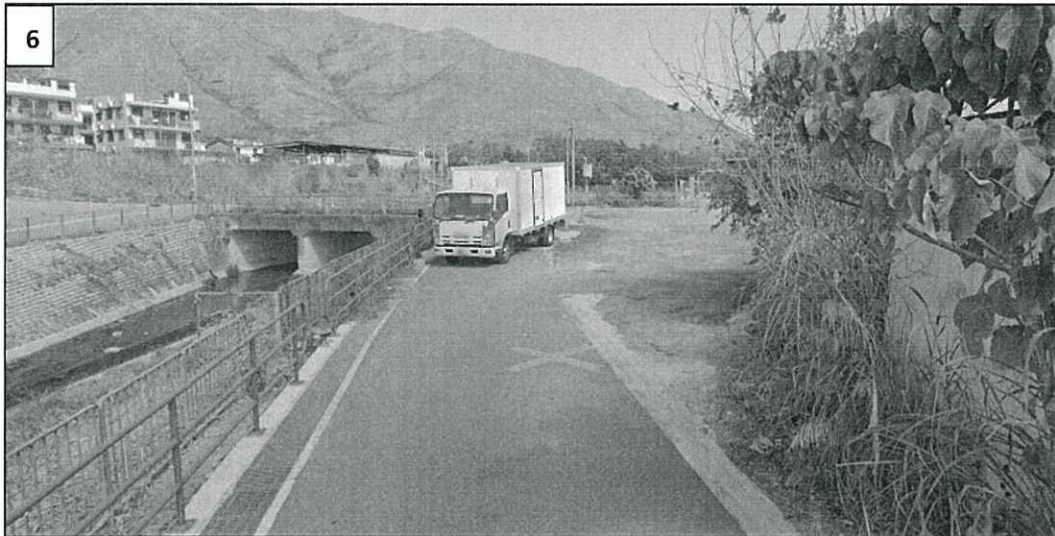
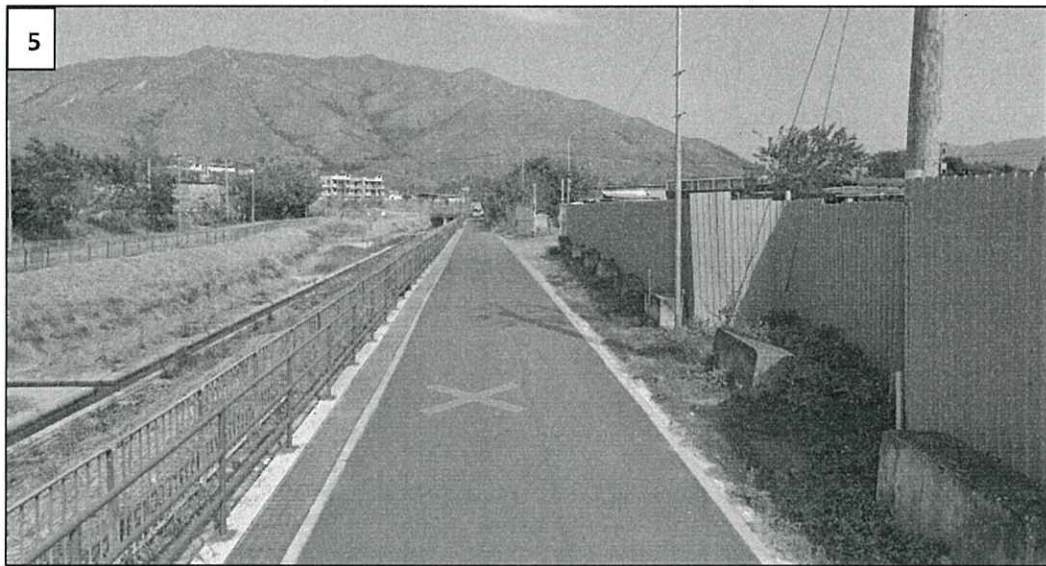
Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories

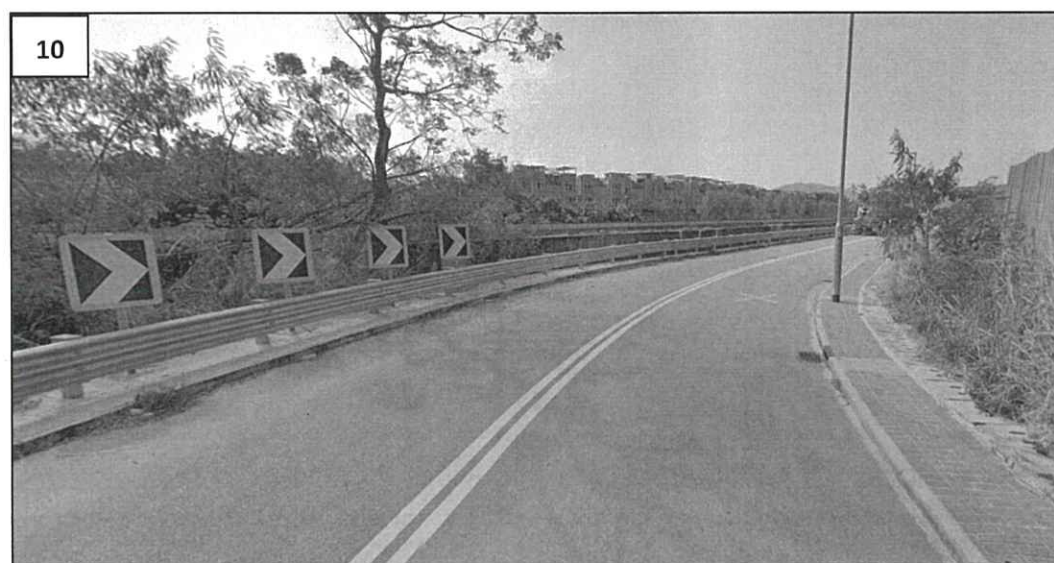
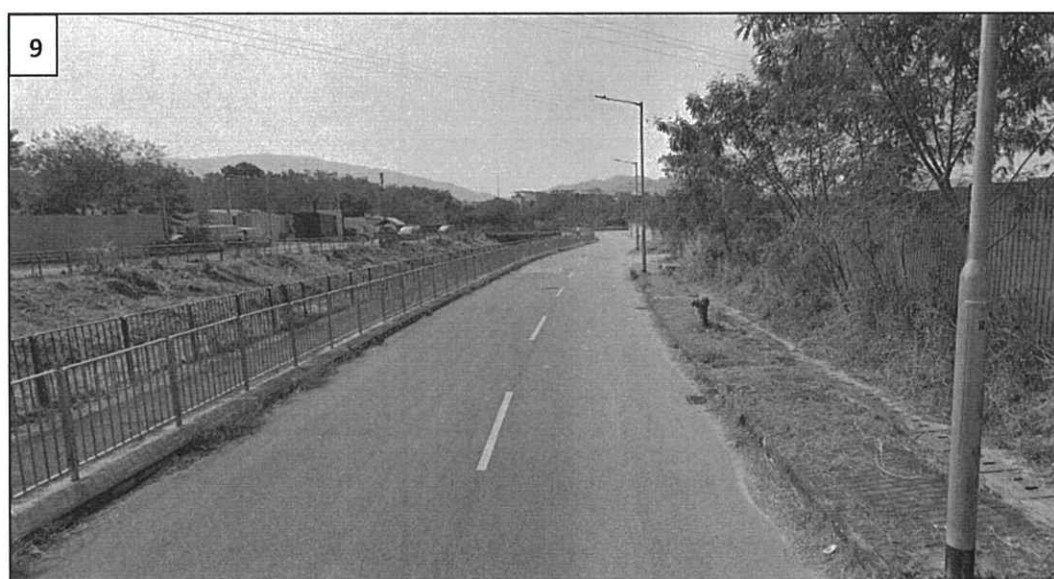
(Application No. A/YL-KTN/760)

- (i) The Site can either be accessible (i) from Kong Tai Road via a local access; or (ii) from Kam Tai Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Kong Po Road and along the local access, details are as follow:







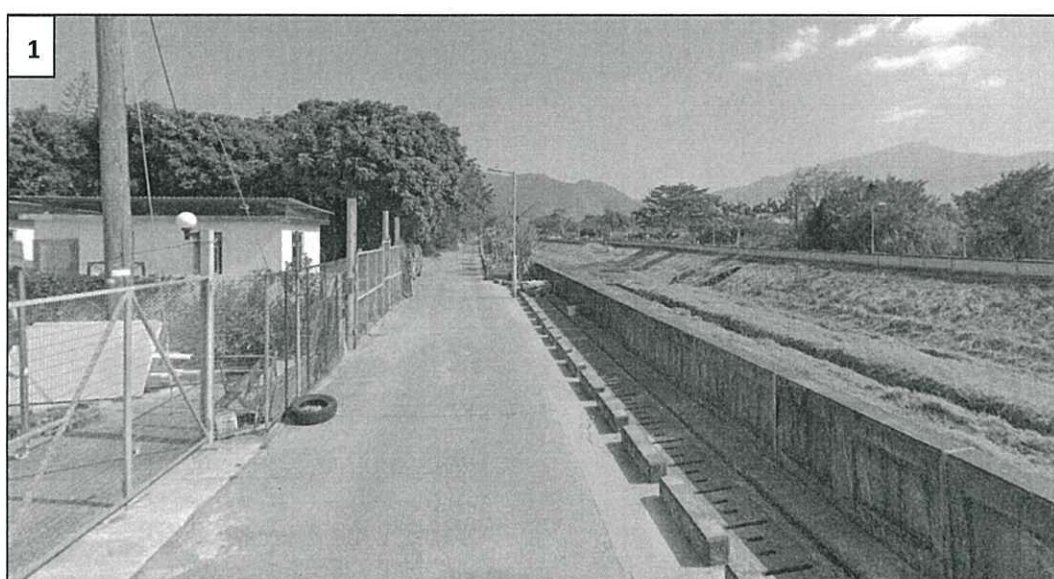
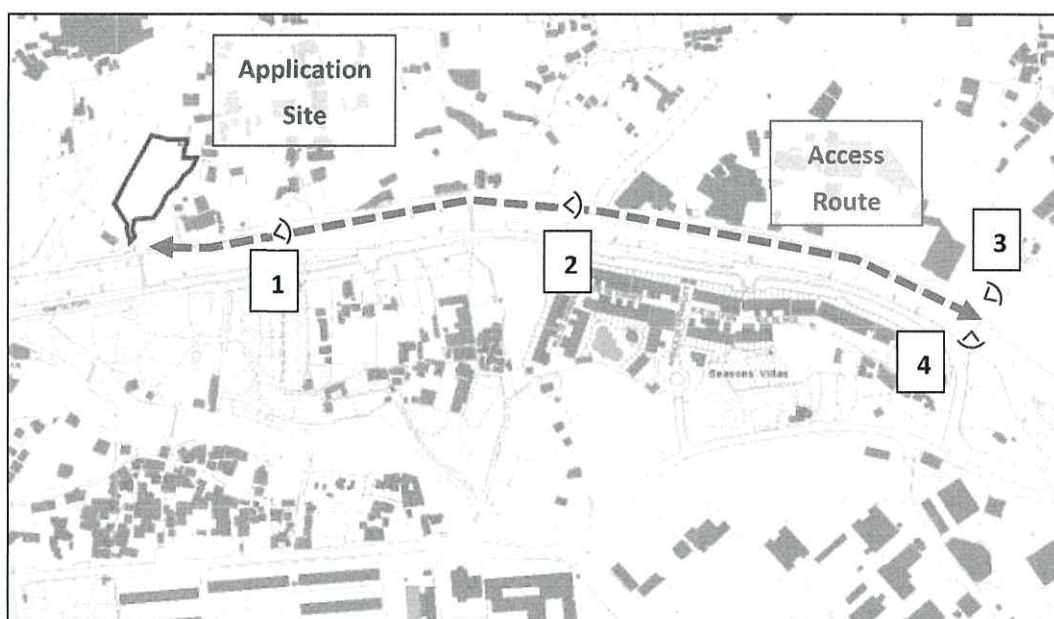


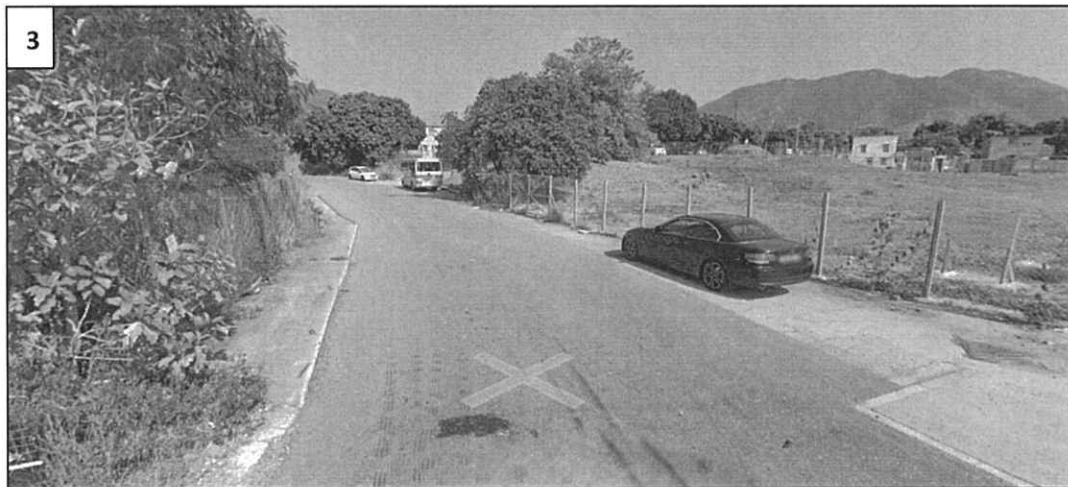
Manoeuvring of Vehicles to / from Kam Tai Road and the Local Access

**Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part),
86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/760)

- (i) The Site can either be accessible (i) from Kong Tai Road via a local access; or (ii) from Kam Tai Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Kam Tai Road and along the local access, details are as follow:





DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3.565m ² (ABOUT)
COVERED AREA	: 332m ² (ABOUT)
UNCOVERED AREA	: 3.233m ² (ABOUT)
PLOT RATIO	: 0.09 (ABOUT)
SITE COVERAGE	: 9% (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 332m ² (ABOUT)
BUILDING HEIGHT	: 2.8 TO 4.5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE

USE

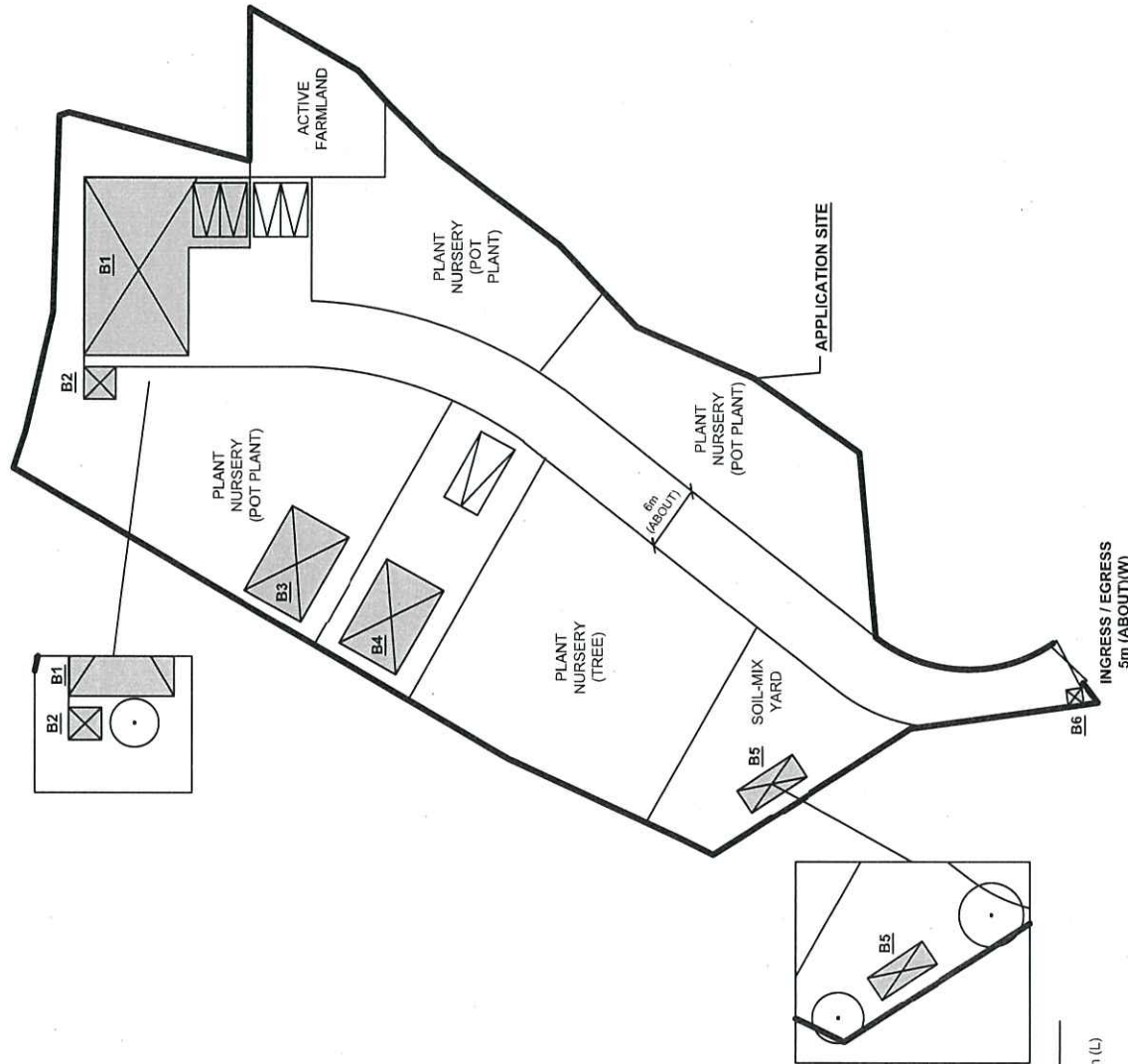
COVERED AREA

GFA

BUILDING HEIGHT

B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197m ² (ABOUT)	197m ² (ABOUT)	4.5m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	GREENHOUSE	54m ² (ABOUT)	54m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	GREENHOUSE	54m ² (ABOUT)	54m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5*	STORAGE OF FERTILIZER & FARM TOOLS	15m ² (ABOUT)	15m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
B6	GUARDROOM	3m ² (ABOUT)	3m ² (ABOUT)	2.8m (ABOUT)(1-STOREY)
TOTAL		332m² (ABOUT)	332m² (ABOUT)	

*STRUCTURE B5 IS A CONTAINER-CONVERTED STRUCTURE

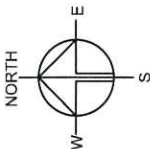


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LULG SPACE FOR LGV	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS
	EXISTING TREE



Drawing No. **PLAN 1**

Ver. **02**

Project

PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

Drawing Title

LAYOUT PLAN

Scale of A4

1 : 700

Drawn

Date

25.1.2021

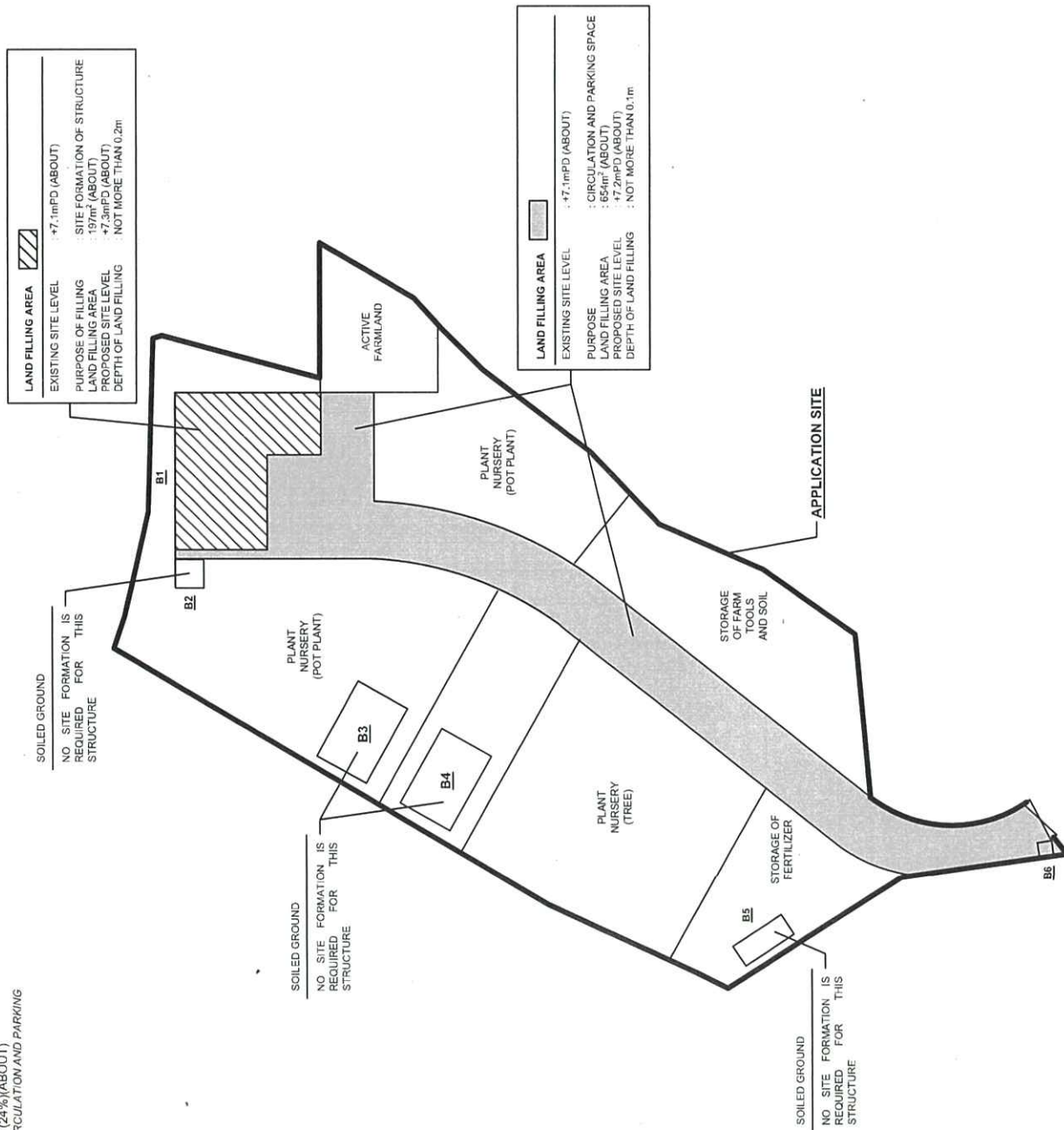
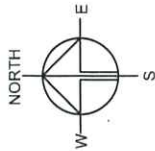
Revised

Date

27.4.2021

PAVED RATIO OF THE APPLICATION SITE

- APPLICATION SITE AREA : 3.565m² (ABOUT)
- SOILED GROUND AREA : 2.714m² (76%)(ABOUT)
- FOR CIRCULATION SPACE, PLANT NURSERIES, STORAGE OF FERTILIZER, FARM TOOLS, AND SOIL
- LAND FILLING AREA : 851m² (24%)(ABOUT)
- FOR SITE FORMATION OF STRUCTURE, CIRCULATION AND PARKING



Drawing No. **PLAN 2**
Ver. 02

Project

PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

Drawing Title

PAVED RATIO OF THE SITE

Scale of A4 : 1 : 700

Drawn

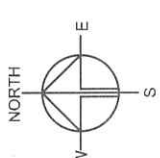
Date 9.3.2021

Reviewed

Date 5.5.2021

LEGEND

- STRUCTURE
- INGRESS / EGRESS



SWEPT PATH ANALYSIS

VEHICLE FOR ANALYSIS : LIGHT GOODS VEHICLE
DIMENSIONS OF VEHICLE : 2.1m (W) X 5.2m (L)
SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK
VEHICLE TRACKING 2019



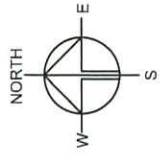
OUT (FROM THE SITE TO
THE LOCAL ACCESS)

IN (FROM THE LOCAL
ACCESS TO THE SITE)

LEGEND

- APPLICATION SITE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

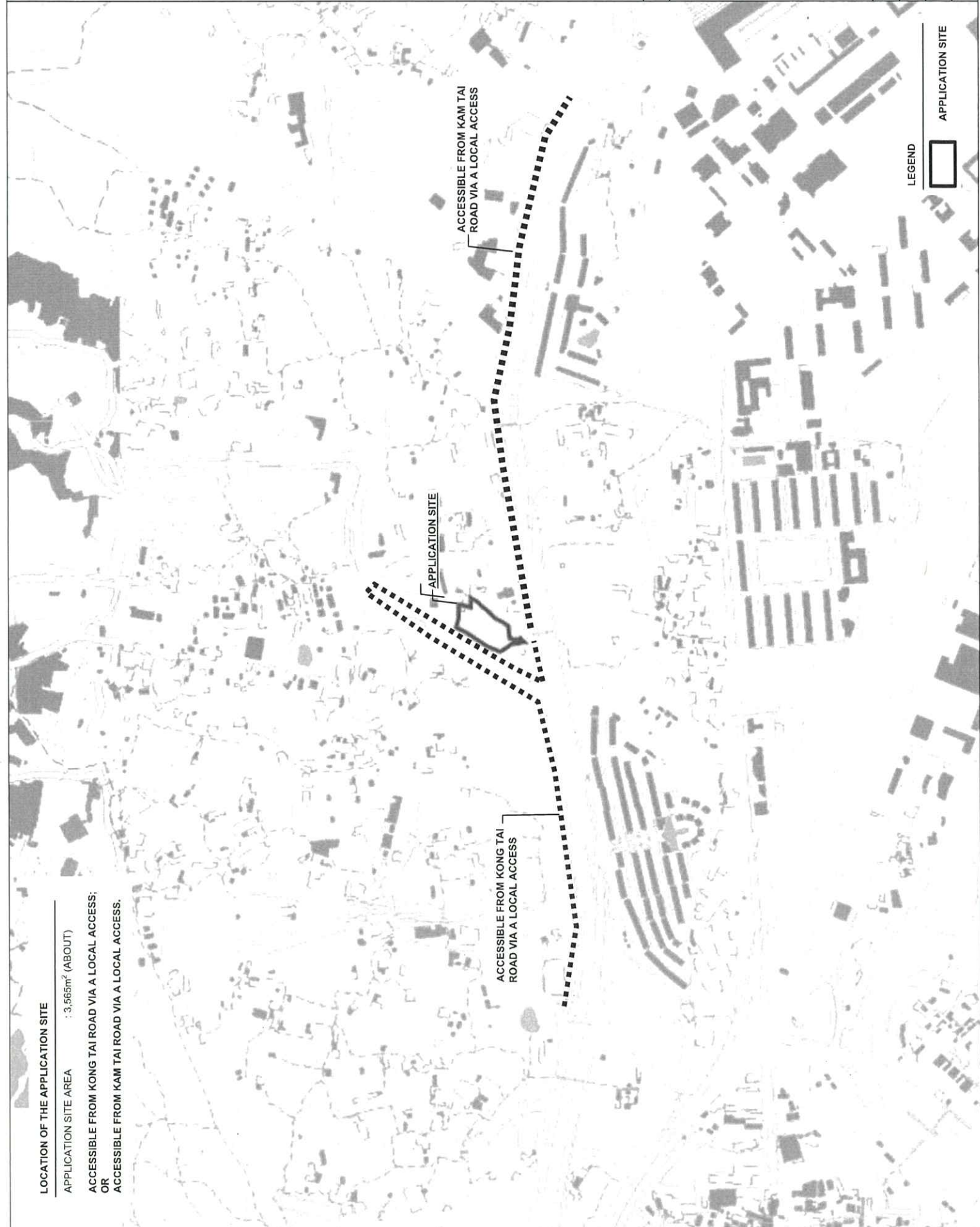
Drawing No.	PLAN 3	Ver.	01
Project	PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING		
VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES			
Drawing Title	SWEPT PATH ANALYSIS		
Scale of A4	1 : 700		
Drawn	Date		5.5.2021
Revised	Date		



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,565m² (ABOUT)

ACCESSIBLE FROM KONG TAI ROAD VIA A LOCAL ACCESS;
OR
ACCESSIBLE FROM KAM TAI ROAD VIA A LOCAL ACCESS.



APPLICATION SITE

ACCESSIBLE FROM KAM TAI
ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM KONG TAI
ROAD VIA A LOCAL ACCESS

Drawing No.	PLAN 4	Vol.	02
Project	PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING		
	VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES		
Drawing Title	LOCATION PLAN		
Scale of A4	1 : 7000		
Drawn	Date	19.1.2021	
Revised	Date	5.5.2021	

LEGEND

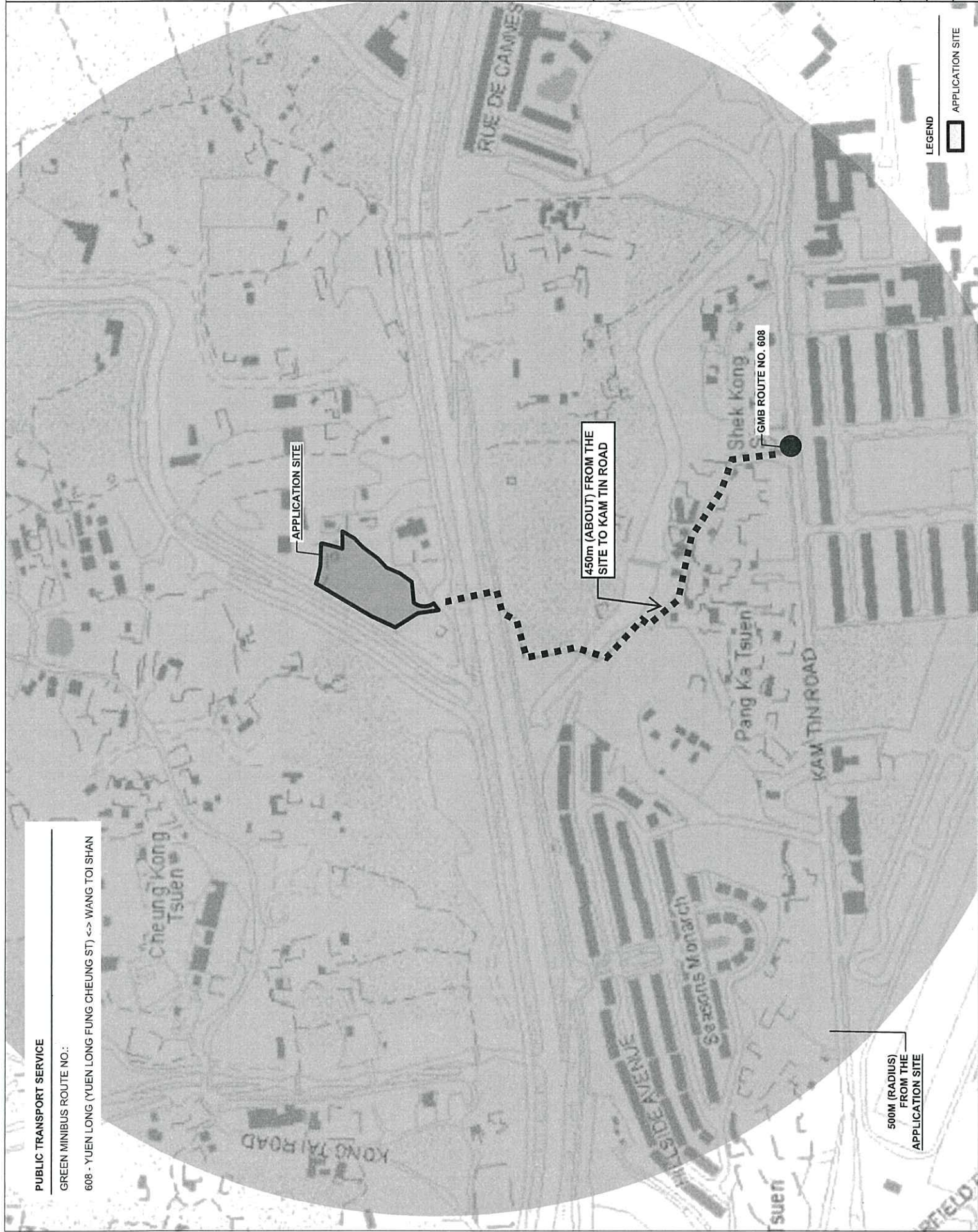
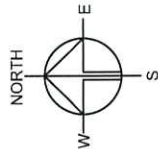


APPLICATION SITE

PUBLIC TRANSPORT SERVICE

GREEN MINIBUS ROUTE NO.:

608 - YUEN LONG (YUEN LONG FUNG CHEUNG ST) <-> WANG TOI SHAN



LEGEND
☐ APPLICATION SITE

Drawing No.
PLAN 5

Ver.
01

Project
PROPOSED
OFFICE FOR PERMITTED
AGRICULTURAL USE FOR A
PERIOD OF 3 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 110,
KAM TIN, YUEN LONG, NEW
TERRITORIES

Drawing Title
PUBLIC TRANSPORT

Scale of A1
1 : 4000

Drawn
Date
5.5.2021

Revised
Date

Our Ref.: DD110 Lot 84 & VL
Your ref.: TPB/A/YL-KTN/760

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

By Email

10 May 2021

Dear Sir,

2nd Further Information

**Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part),
86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/760)

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) Revised plan showing the land filling area of the application site (**Plan 1**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/FSYLE, PlanD

(Attn.: Ms. Loree DUEN
(Attn.: Mr. Vincent LAU

email: llyduen@pland.gov.hk)
email: vkflau@pland.gov.hk)

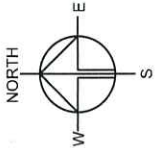


4K

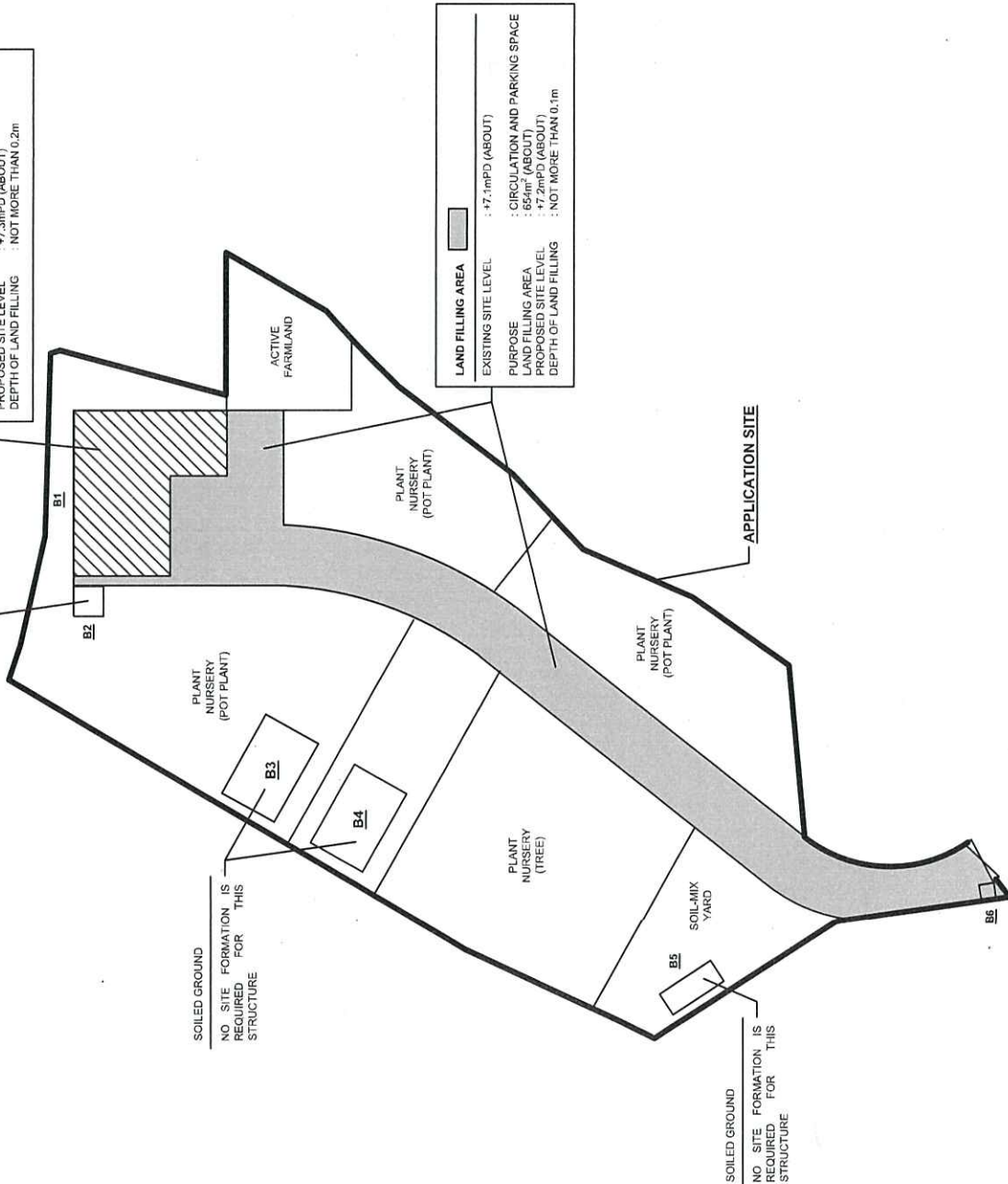


PAVED RATIO OF THE APPLICATION SITE

- APPLICATION SITE AREA : 3,565m² (ABOUT)
- SOILED GROUND AREA : 2,714m² (76%)(ABOUT)
- FOR CIRCULATION SPACE, FARMLAND, PLANT NURSERIES AND SOIL-MIX YARD
- LAND FILLING AREA : 851m² (24%)(ABOUT)
- FOR SITE FORMATION OF STRUCTURE, CIRCULATION AND PARKING SPACES



LAND FILLING AREA	
EXISTING SITE LEVEL	: +7.1mPD (ABOUT)
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 19m ² (ABOUT)
PROPOSED SITE LEVEL	: +7.3mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m



Drawing No. **PLAN 1**

Ver. **03**

Project

PROPOSED TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND LAND FILLING

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 700

Drawn
Date
9.3.2021

Revised
Date
10.5.2021

LEGEND

- STRUCTURE
- ∞ INGRESS / EGRESS

Previous Applications covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Reason(s) for Rejection</u>
1	A/YL-KTN/552	Temporary Open Storage of Waste Metals, Construction Materials and Vehicle Maintenance Workshop for a Period of 3 Years	7.4.2017	(1), (2), (3), (4)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
- (2) The application does not comply with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that the proposed development is not compatible with the surrounding land uses which are predominated by residential structures/dwellings and vacant/unused land. There is also no previous approval granted at the site and there are adverse departmental comments and local objections against the application;
- (3) The applicant fails to demonstrate that the proposed development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas; and
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications in this part of the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

**Similar Applications for Filling of Land in the Same “Agriculture” Zone
on the Kam Tin North OZP**

Approved Applications for Filling of Land for Temporary Hobby Farm and/or Caravan

Holiday Camp

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	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	(1), (2), (3), (4), (5), (6)
2	A/YL-KTN/693	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), (2), (3), (4), (5), (6)
3	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), (2), (3), (4), (5), (6)
4	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), (2), (3), (4), (5), (6), (7)

Approval Conditions

- (1) Restriction on operation time
- (2) No public announcement system and whistle blowing at all times / no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system on the site at any time
- (3) Submission / implementation / maintenance of drainage proposal / facilities / submission of drainage record
- (4) Submission / implementation of water supply for fire fighting and / or fire service installations proposal / provision of fire service installations
- (5) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (6) Upon the expiry of the planning permission, the reinstatement of the site to an amenity area
- (7) No vehicle is allowed to queue back to or reverse onto/from public road at any time

Approved Applications for Filling of Land for Temporary Animal Boarding Establishment

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020	(1), (2), (3), (4), (5), (6), (7), (8)
2	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020	(1), (2), (3), (4), (5), (6), (7), (8)
3	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021	(1), (2), (3), (4), (5), (6), (7), (8)

4	A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	16.4.2021	(1), (2), (3), (4), (5), (6), (7), (8), (9)
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Approval Conditions

- (1) Restriction on operation time
- (2) Submission / implementation / maintenance of drainage proposal / existing drainage facilities / submission of drainage record
- (3) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (4) Reinstatement of the application site upon expiry of planning permission
- (5) Submission / implementation of water supply for fire fighting and / or fire service installations proposal / provision of fire service installations
- (6) No queuing back of vehicles to public road from the Site is allowed at any time / no vehicle is allowed to queue back to or reverse onto / from public road
- (7) No public announcement system and whistle blowing at all times / no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system on the site at any time
- (8) All the dogs / animals shall be kept inside the enclosed structures at all time or at specific time
- (9) The provision of a 2.5m high solid metal wall along the site boundary



世界自然基金會
香港分會

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8 Apr 2021

By E-mail ONLY

Dear Sir/Madam,

**RE: Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" zone in Fung Kat Heung (A/YL-KTN/760)**

We would like to show concern to the captioned.

"Destroy first, develop later" approach likely adopted

Comparing to the Google Earth aerial images in Fig 1, the site was well vegetated in early 2000s. However, it was found that the site had been badly paved with structure emerged at its north in 2011 and the land use of the application site was likely changed into storage usage for a decade. The applied "Filling of Land" is likely to legalize such observed activities. Since we now don't have neither the environmental situation inside the application site nor whether the application is associated with unlawful development, we would like to ask the Town Planning Board to request government authorities to check whether the application is linked with unauthorized development including the emerged structure. If that was the case, we would like to ask the Town Planning Board to proactively deter such "Destroy first, build later" planning application so as to be consistent with the Government press release on 4 July 2011 which 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.

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

together possible

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

Sincerely yours,

Tobi Lau (Mr.)

Manager, Conservation Policy

Fig 1 Aerial views of the application site in 2003, 2016 and 2020 with site formation shown and structure emerged at the northern end of the application site

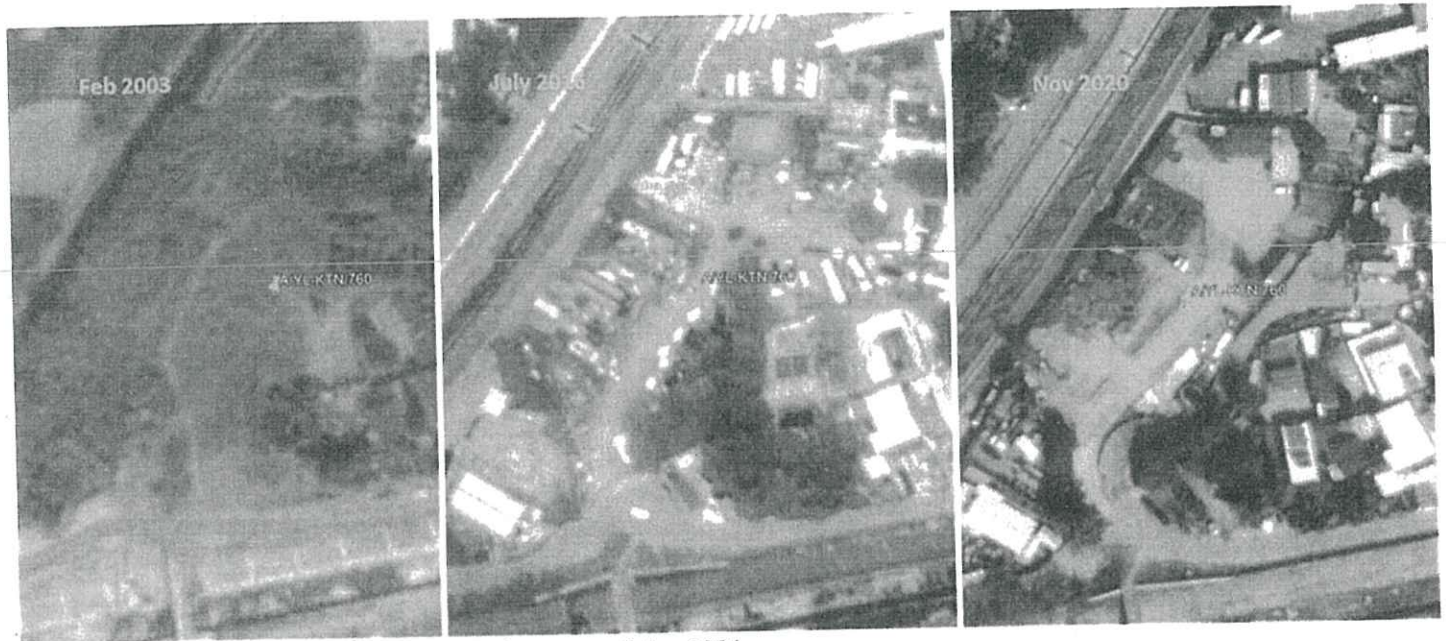


Image source: Google Earth. Access on 8 Apr 2021.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月13日星期二 4:24
收件者: tpbpd
主旨: A/YL-KTN/760 DD 110, Kong Po Road, Kam Tin
附件: Kam Tai Rd-Kong Po Rd - Google Maps.pdf

A/YL-KTN/760

Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kong Po Road, Kam Tin, Yuen Long

Site area : About 3,565sq.m

Zoning : "Agriculture"

Applied use : Office / 5 Vehicle Parking / Filling of Land

Dear TPB Members,

Application 552 was reject in 2017.

PlanD: The application did not comply with the TPB PG-No. 13E in that there was no previous approval granted at the site and there were adverse departmental and public comments

But the operation proceeded and no enforcement action taken.

The site area is about 3,565m², to be occupied by 6 one-storey structures (with building height not more than 4.5 m) and a total floor area of about 332 m² for site office, meeting room, greenhouse, storage of fertilizer and farm tools, guardroom and portable toilet.

But the site is 3,500+sq.m so something does not added up as much of the site has been paved over.

Questions please.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, March 17, 2017 1:20:55 AM
Subject: A/YL-KTN/552 DD 110 Kam Tin

A/YL-KTN/552

Lots 86RP and 113 in D.D. 110, Kam Tin, Yuen Long

Site area : About 5,507m²

Zoning : "Agriculture"

Applied Use : Open Storage Waste Materials / Vehicle storage

Dear TPB Members,

There is no previous history of applications. Has this site been used for similar activities without going through the process?

Regrettably no information or images are provided in the Gist. **Could members please push for more transparency and the provision of essential information to assist members of the public to make an intelligent appraisal of plans?**

These facilities represent a most inefficient form of land use, whereby a large surface area is used to accommodate a relatively small enterprise. Operations of this nature should be accommodated in custom built high rise industrial parks that incorporate appropriate support facilities such as fire equipment, EVA, canteens for the workers, toilets, shared parking, a variety of lifts and hydraulic equipment, etc.

The applied use is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of perpetuating inappropriate use of Agriculture zoned land. According to the Policy Address

126: The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.

TPB must play its part in ensuring that the Policy is implemented. Approval would encourage the proliferation of brownfield sites at a time when the general public is very concerned about abuse of zoning and degrading of sites.

The application must be rejected.

Mary Mulvihill

Google Maps Kam Tai Rd



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 m



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

By email only

13th April, 2021.

Dear Sir/ Madam,

Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land
(A/YL-KTN/760)

1. We refer to the captioned.
2. According to the information from the Planning Department (retrieved on 13 April 2021), an Enforcement Notice has been issued for an Enforcement Case (E/YL-KTN/546) covering the application site, but no Compliance Notice has been issued yet, as observed. We urge the Board to liaise with relevant authorities as to whether the case has been settled.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Advisory Clauses

- (a) prior planning permission should have been obtained before commencement of the development at the Site;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots 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 lots 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 LandsD;
- (c) 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 managed by 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;
- (d) note CHE/NTW, HyD's comments that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Kong Po Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note DEP's comments that the applicant is advised to (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 minimise any noise from the applied use, the use of public announcement systems, audio amplifier and loudspeakers shall be prohibited; and (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (f) note CTP/UD&L, PlanD's comments that the applicant is advised that approval of the planning application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works;
- (g) note CE/MN of DSD's comments that the submission of a drainage proposal required under the relevant approval condition should include how the raised land as a result of the land filling will not adversely affect the overland flow across the Site;

- (h) note D of 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;
- (i) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, 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 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. 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 BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator 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 are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at the building plan submission stage; and
- (j) note CE/C, WSD's comments that existing water mains will be affected (Plan A-2 of this RNTPC paper). The developer shall bear the cost of any necessary diversion works affected by the development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centreline of the water main shall be provided to WSD. No structure shall be erected over this waterworks reserve and such area shall not be used for storage purposes. The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorize. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.