此文件於2021年12月20日收到。城市規劃委員會
只會就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 20 DEC 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-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;

(ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/812
	Date Received 收到日期	20 DEC 2021

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.info.gov.hk/tpb/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

Lai Kwok Man (黎國民)

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 and Surveyors Ltd. 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）	Lot No. 1020 (part) 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 1,647 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 420 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）	N. A. 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 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
16/11/2021 (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 16/11/2021 (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

☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途

☑ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用). (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 .....528..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 .....0.1..... m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途／發展	"Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with ancillary Facilities" for a Period of 5 Years and Filling of Land

(iii) For Type (iii) application 供第(iii)類申請	
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	"Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with ancillary Facilities" for a Period of 5 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	420 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	0.255	☑About 約
Proposed site coverage 擬議上蓋面積	25.5 %	☑About 約
Proposed no. of blocks 擬議座數	2	
Proposed no. of storeys of each block 每座建築物的擬議層數	2 storeys 層	
	☐ ~~include 包括~~ ..... ~~storeys of basements 層地庫~~	
	☐ ~~exclude 不包括~~ ..... ~~storeys of basements 層地庫~~	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	☐About 約
	6.5 m 米	☑About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐About 約
number of Units 單位數目 .....
average unit size 單位平均面積 .....sq. m 平方米 ☐About 約
estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐About 約
☐ hotel 酒店 ..... sq. m 平方米 ☐About 約
(please specify the number of rooms 請註明房間數目) .....
☐ office 辦公室 ..... sq. m 平方米 ☐About 約
☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐About 約

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

☑ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
Ancillary Office and Sitting Room 203 sq. m. (about)
Ancillary Toilets 7 sq. m. (about)
Storage of Farm Tools and Materials 210 sq. m. (about)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1a, 1c	G/F and 1/F	Ancillary Office and Sitting Room
1b	G/F	Ancillary Toilets
2	G/F and 1/F	Storage of Farm Tools and Materials

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途
Hobby farm and manoeuvring area for vehicles
.....
.....
.....
.....

Part 6 (Cont'd) 第 6 部分 (續)

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

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

2.5 years after obtaining Town Planning Board's approval

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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 Tai Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 ____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1 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) ____ _____ ____ _____ ____
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) ____ _____ ____ _____ ____
	No 否	☑

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 .....528..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 .....0.1..... m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		

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

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.....
.....
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10. Justifications 理由

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

Please refer to Appendix 1 for details.

11. Declaration 聲明

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

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

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

LAU TAK, FRANCIS — Name in Block Letters 姓名（請以正楷填寫）

DIRECTOR — Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☑ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師
Others 其他 MRTPI, FRICS, RPS(GP)

on behalf of 代表 GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期 16 /11/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

Ash interment capacity 骨灰安放容量@

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

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

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別) _____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 1020 (part) in D.D. 109, Yuen Long, New Territories
Site area 地盤面積	1,647 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N. A. sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Zoning 地帶	"Agriculture" ("AGR")
Applied use/ development 申請用途/發展	"Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with ancillary Facilities" for a Period of 5 Years and Filling of Land

			sq.m 平方米	Plot Ratio 地積比率
(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	☑ About 約 420 ☐ Not more than 不多於	☑About 約 0.255 ☐Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用		
		Non-domestic 非住用	2	
		Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括* / ☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
		Non-domestic 非住用	6.5 m 米 ☑ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			2 Storeys(s) 層 ☑ (Not more than 不多於) (☐ ~~*Include 包括*~~ / ☐ ~~*Exclude 不包括*~~ ☐ ~~*Carport 停車間*~~ ☐ ~~*Basement 地庫*~~ ☐ ~~*Refuge Floor 防火層*~~ ☐ ~~*Podium 平台*~~)
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括* / ☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台*)
(iv)	Site coverage 上蓋面積		25.5 % ☑ About 約
(v)	No. of units 單位數目		
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位(LGV) 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) _____ _____	2 nos. for PC 1 no. for LGV
	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) _____ _____	

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	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location Plan (Plan 1), Site Plan (Plan 2) and Plan Showing Nearest Public Transport (Plan 4)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		

Note: May insert more than one「✓」. 註：可在多於一個方格內加上「✓」號

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

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

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Justifications

Applied Use

1. The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities' for a Period of 5 years and Filling of Land.

Location

2. The application site is on Lot No. 1020 (part) in D. D. 109, Yuen Long, New Territories (the site). It is accessible by vehicles from Kong Tai Road via a local track of about 3m wide. Please refer to Location Plan at Plan 1.

Site Area

3. Area of the site is about 1,647 m^2. No government land is involved.

Planning Context

4. The site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 (the "OZP").

5. Planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture 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.

6. The proposed development
The applied use is hobby farm which is a column 2 use of the "AGR" zone under the OZP. It may be permitted by the Town Planning Board ("TPB") by submitting a planning application. Under the remarks of the OZP, filling of land within the AGR zone shall not be undertaken without permission from TPB.

7. All the structures of the proposed development are temporary in nature.

Development Parameters

8. Please see the Layout Plan at Plan 3 and the following table for details of the structures on site:

No.	Structure / Use	Covered Area (about) (m^2)	Floor Area (about) (m^2)	Height (not exceeding)	No. of Storeys
1a	Ancillary Office and Sitting Room (G/F)	105	98	6.5m	2
1b	Ancillary Toilets (G/F)		7		
1c	Ancillary Office and Sitting Room (1/F)		105		
2	Storage of Farm Tools and Materials	105	210	6.5m	2
Total:		210	420		

9. Please see the Layout Plan (Plan 3) for details. About 528 m^2 (or 32%) of the site will be hard-paved to provide waterproof surface for erection of the proposed structures and firmer ground for vehicle manoeuvring. Depth of paving is about 0.1m.

10. The proposed development 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.

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

12. Summer crops, winter-spring crops and all year-round crops will be grown in the farm from time to time. The visitors may take the produce home. If the quantity of the produce is large enough, it will be sold to local vegetable wholesalers.

13. There are residential dwellings in the vicinity of the site. No public announcement system will be used on the site.

14. Operation hours of the proposed development are from 8 a.m. to 7 p.m. every day (including Sundays and public holidays).

Similar Applications

15. There are 7 similar planning applications in the vicinity of the site:

	Application No.	Applied Use	Decision
1.	A/YL-KTN/465	Proposed Temporary Hobby Farm for a Period of 3 Years	Approved on 3.7.2015
2.	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
3.	A/YL-KTN/535	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	Approved on 13.1.2017
4.	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
5.	A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved on 8.9.2017
6.	A/YL-KTN/720	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved on 21.8.2020
7.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved on 28.5.2021

No Adverse Impact to the Surroundings

16. The proposed development only involves two 2-storey temporary structures. It is in harmony with the surrounding rural settings of low-rise village houses and temporary structures.

17. Please refer to Layout Plan at Plan 3. There is a parking space for light goods vehicles (LGV) and 2 parking spaces for private cars on site for daily operation of the proposed development. 2 round trips (i.e. 4 trips) for private cars per day are expected. There will be 1 round trip of LGV in the morning and at the evening respectively.

18. Parking space will be reserved for visitors who give prior notification. Visitors coming to the site without appointment may still be accepted, and his car may be parked at the space shown on Plan 3 for a short period of time. They will be asked to make appointment before coming, otherwise they have to leave and come at another time.

19. Sufficient space is allowed for car manoeuvring within the site. No significant impact to the existing traffic condition is expected.

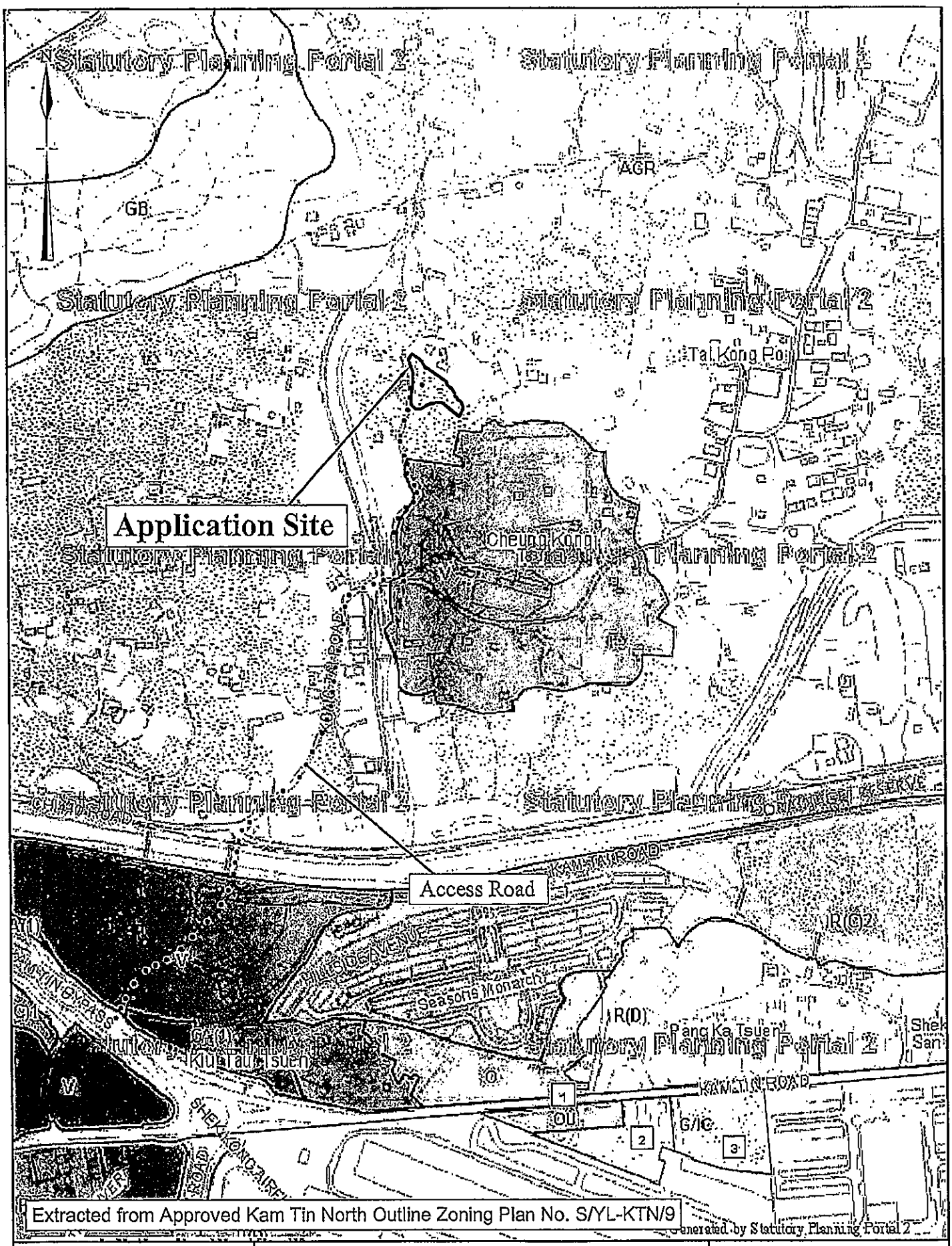
20. Please refer to Plan 4 for the Plan Showing Nearest Public Transport Services from the Development. Staff are residents living in the vicinity. They will come to the site on foot. Mini-buses route no. 602 is available within 150m distance from the site.

21. About 1,119m^2 or 68% area of the site is unpaved. Surface water will be soaked into soil. No significant drainage impact is expected.

Planning gain

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

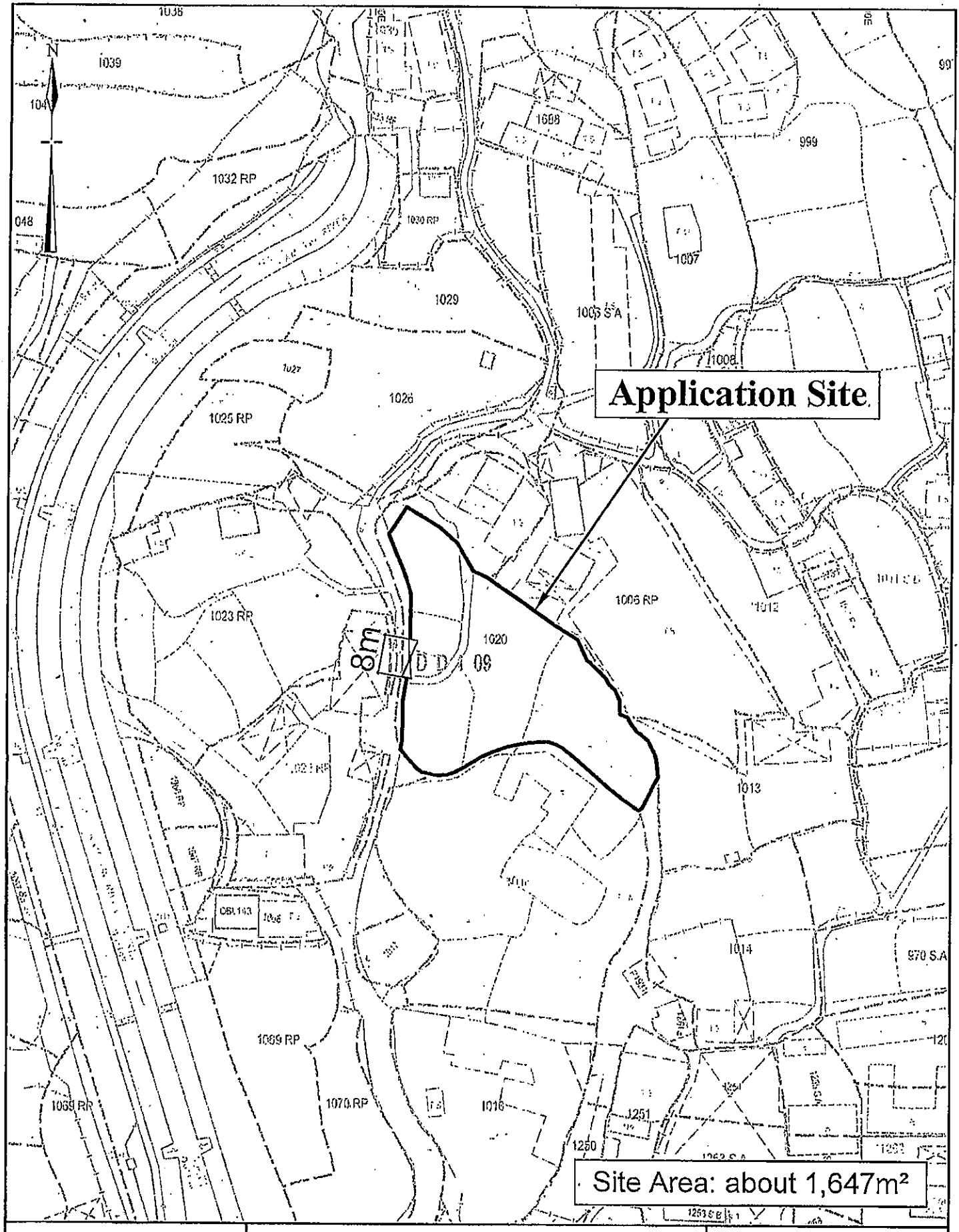
- End -



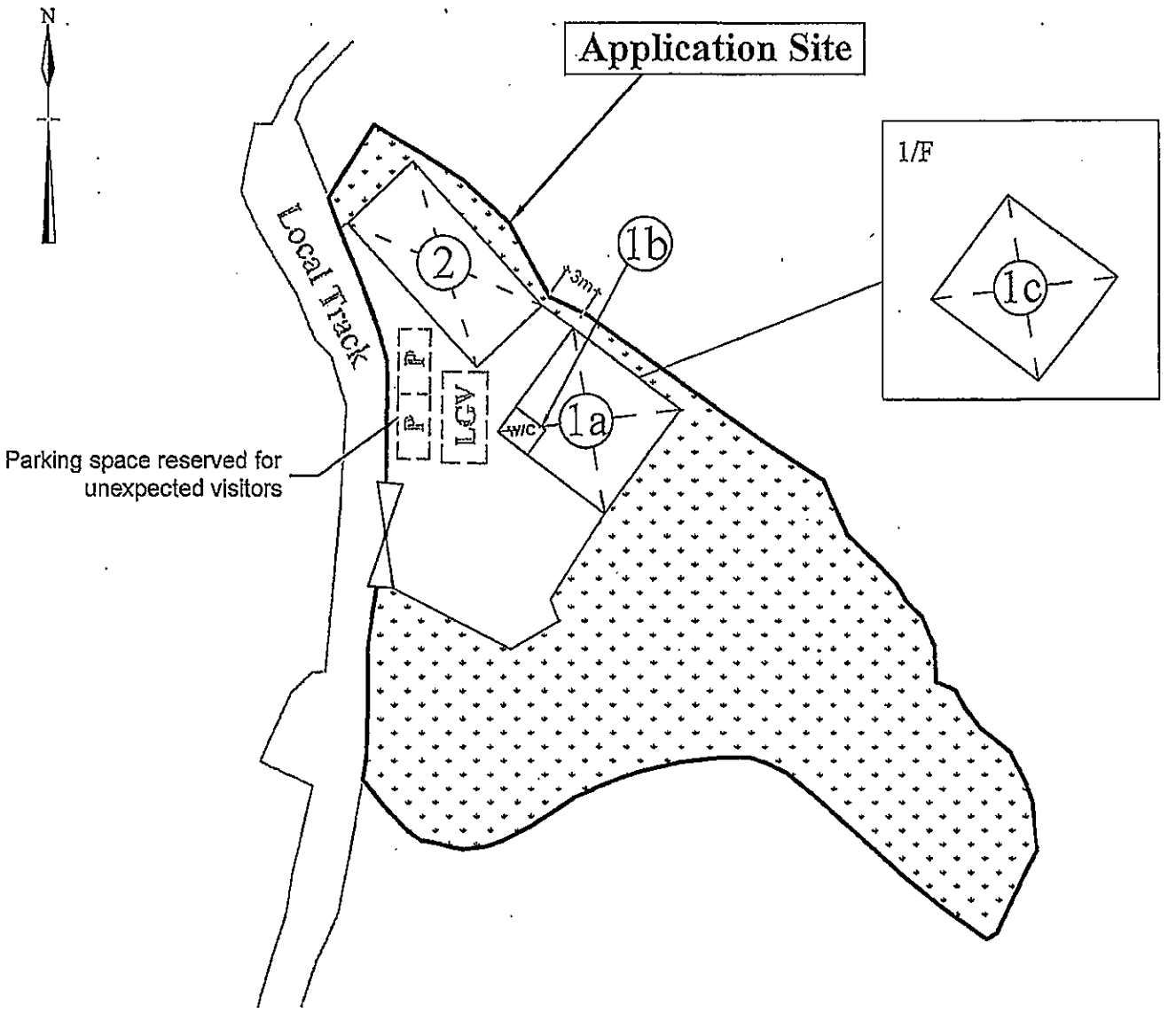
Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9

Generated by Statutory Planning Portal 2

Not to scale	**Location Plan**	Goldrich Planners & Surveyors Ltd.
November 2021	Lot 1020 (Part) in D. D.109 Yuen Long, New Territories	Plan 1 (P 21024)



1 : 1000 (A4)	**Site Plan**	**Goldrich Planners & Surveyors Ltd.**
November 2021	Lot 1020 (part) in D.D.109 Yuen Long, New Territories	**Plan 2** **(P 21024)**



	Area (about)
Paved Area:	528m² (32%)
Farm Area:	1,119m² (68%)
Site Area:	1,647m² (100%)

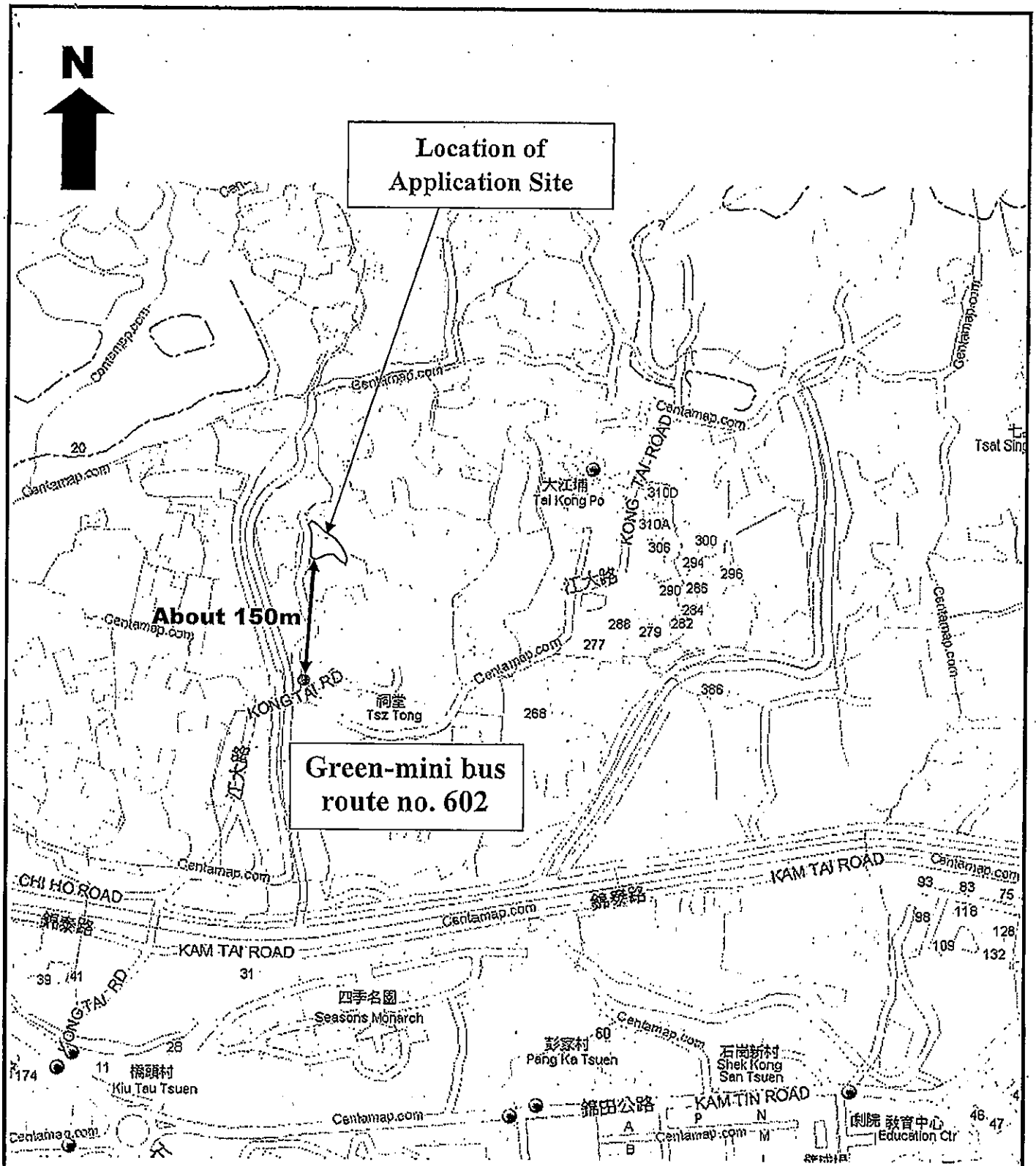
LEGEND

P — Parking space for private cars (5m (L) x 2.5(W))

LGV — Parking space for light goods vehicles (7m (L) x 3.5(W))

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1a	Ancillary Office and Sitting Room (G/F)	105m²	98m²	6.5m	2
1b	Ancillary Toilets (G/F)		7m²		
1c	Ancillary Office and Sitting Room (1/F)		105m²		
2	Storage of Farm Tools and Materials (G/F & 1/F)	105m²	210m²	6.5m	2
	Total:	210m²	420m²		

1 : 500 (A4)	**Layout Plan**	Goldrich Planners & Surveyors Ltd.
November 2021	Lot 1020 (part) in D.D.109 Yuen Long, New Territories	Plan 3 (P 21024)



Not to Scale	Plan Showing Nearest Public Transport Services from the Development	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 4 (P21024)

Executive Summary

1. The application site is on Lot No. 1020 (part) in D. D. 109, Yuen Long, New Territories.
2. Site area is about 1,647 m^2, no government land is involved.
3. The site falls within "Agriculture" ("AGR") zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 (the "OZP").
4. The applied use is 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities' for a Period of 5 years and Filling of Land. It is a Column 2 use under the OZP which requires planning permission from the Town Planning Board.
5. 2 nos. of 2-storey temporary structures are proposed on site for ancillary office and sitting room, toilets and storage uses. Total floor area is about 420 m^2.
6. Operation hours of the office are from 8 a.m. to 7 p.m. every day (including Sundays and public holidays).
7. The proposed development promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

行政摘要

1. 申請地點位於新界元朗 D. D. 109 Lot 1020 (部份)。
2. 申請面積為大約 1,647 平方米，不涉及政府土地。
3. 申請地點位處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 ("大綱圖") 的『農業』用途地帶。
4. 申請用途為擬議臨時康體文娛場所(休閒農場)連附屬設施（為期 5 年）及填土工程。該用途為大綱圖第二欄用途，需得城市規劃委員會批准。
5. 申請人擬議提供 2 個兩層高臨時構築物作附屬辦公室、休息室、廁所及貯物用途。總樓面面積為約 420 平方米。
6. 辦公室運作時間為每天上午 8 時至晚上 7 時 (星期日及公眾假期照常辦公)。
7. 擬議發展能向大眾推廣農業活動及綠色生活並改善附近環境。

GoldRich PLANNERS & SURVEYORS
金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: TPB/A/YL-KTN/812 Our Ref.: TL22048 / P21024 14 February 2022

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

By Post and E-mail:
tpbpd@pland.gov.hk

Dear Sir,

Further Information

'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities' for a Period of 5 years and Filling of Land
Lot No. 1020 (part) in D. D.109, Yuen Long, New Territories
(Application No. A/YL-KTN/812)

We would like to respond to the comments from Transport Department dated 4.2.2022 as follows:

(a) Light goods vehicles will be loading / unloading at the parking space provided. Two private car parking spaces on site will be used by visitors. Staff are residents living in the vicinity. They will go to the site on foot;

(b) Trip generation and attraction due to the proposed development during peak hours at weekends are estimated as below:

Hours	Trip Generation		Trip Attraction		Total
	Private Car	Light Goods Vehicle	Private Car	Light Goods Vehicle	
0000-0700	0	0	0	0	0
0700-0900	0	0	0	0	0
0900-1300	1	0	1	0	2
1300-1500	0	0	1	0	1
1500-1800	1	1	0	0	2
1800-2000	0	0	0	1	1
2000-2359	0	0	0	0	0
Total:	2	1	2	1	6

The 6 total trips per day are expected to have insignificant traffic impact to Kong Tai Road and the local access;

(c) Please refer to Plan 5 attached showing the smooth manoeuvring of vehicles to/from Kong Tai Road, along the local access and within the Site;

(d) Please refer to the Plan Showing Nearest Public Transport Services from the Development at Plan 4 attached. Mini-buses route no. 602 is available at Kong Tai Road at about 150m from the proposed development; and

(e) Noted.

We would like to clarify that:

(a) The mPD level of land filling portion will be increased from 10.9mPD to 11.0mPD; and

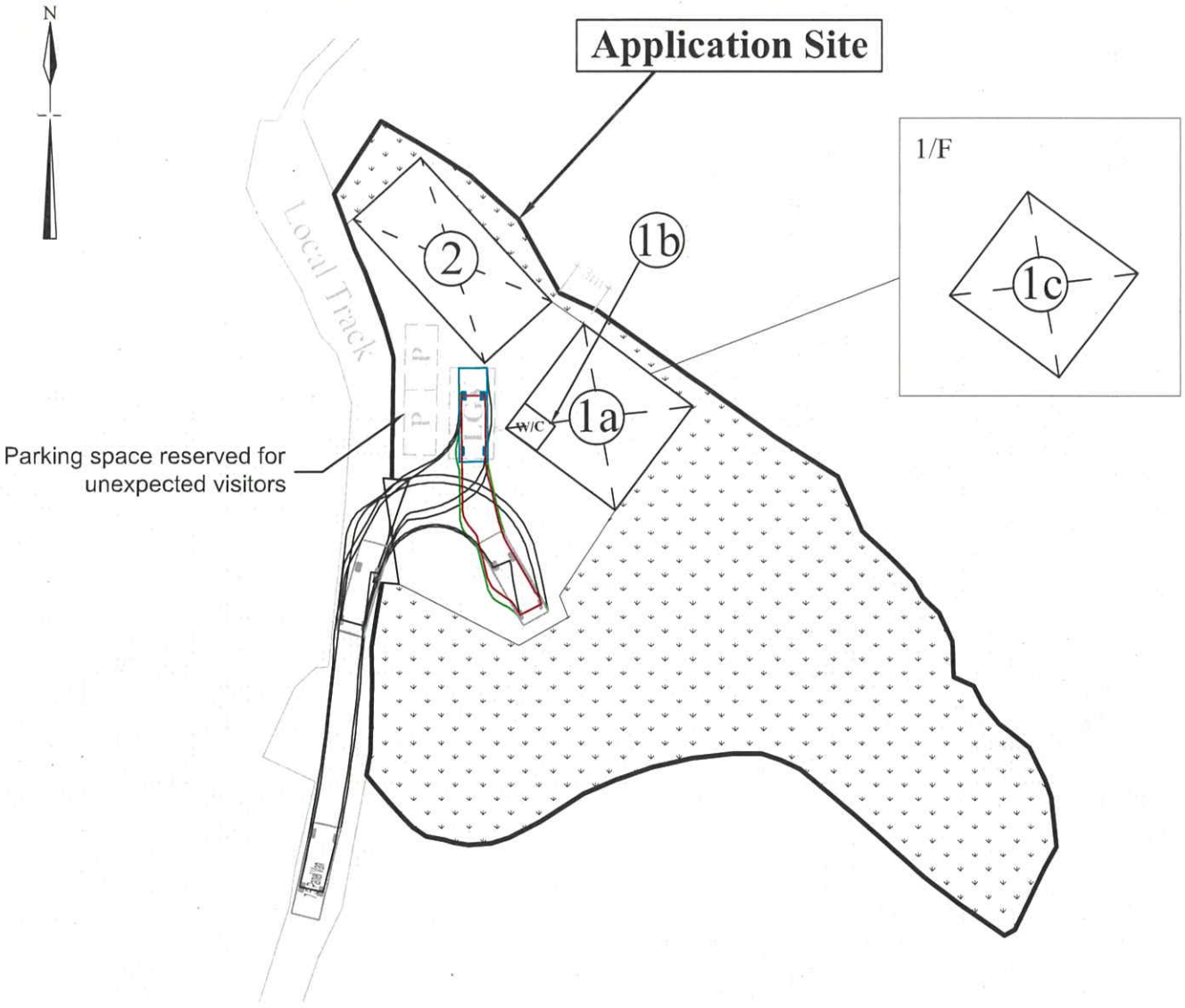
(b) The area of land filling has been minimized to meet the operation need.

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

Francis LAU

Encl.:

1. Plan 5 - Swept Path Analysis
2. Plan 4 - Plan Showing Nearest Public Transport Services from the Development



LEGEND

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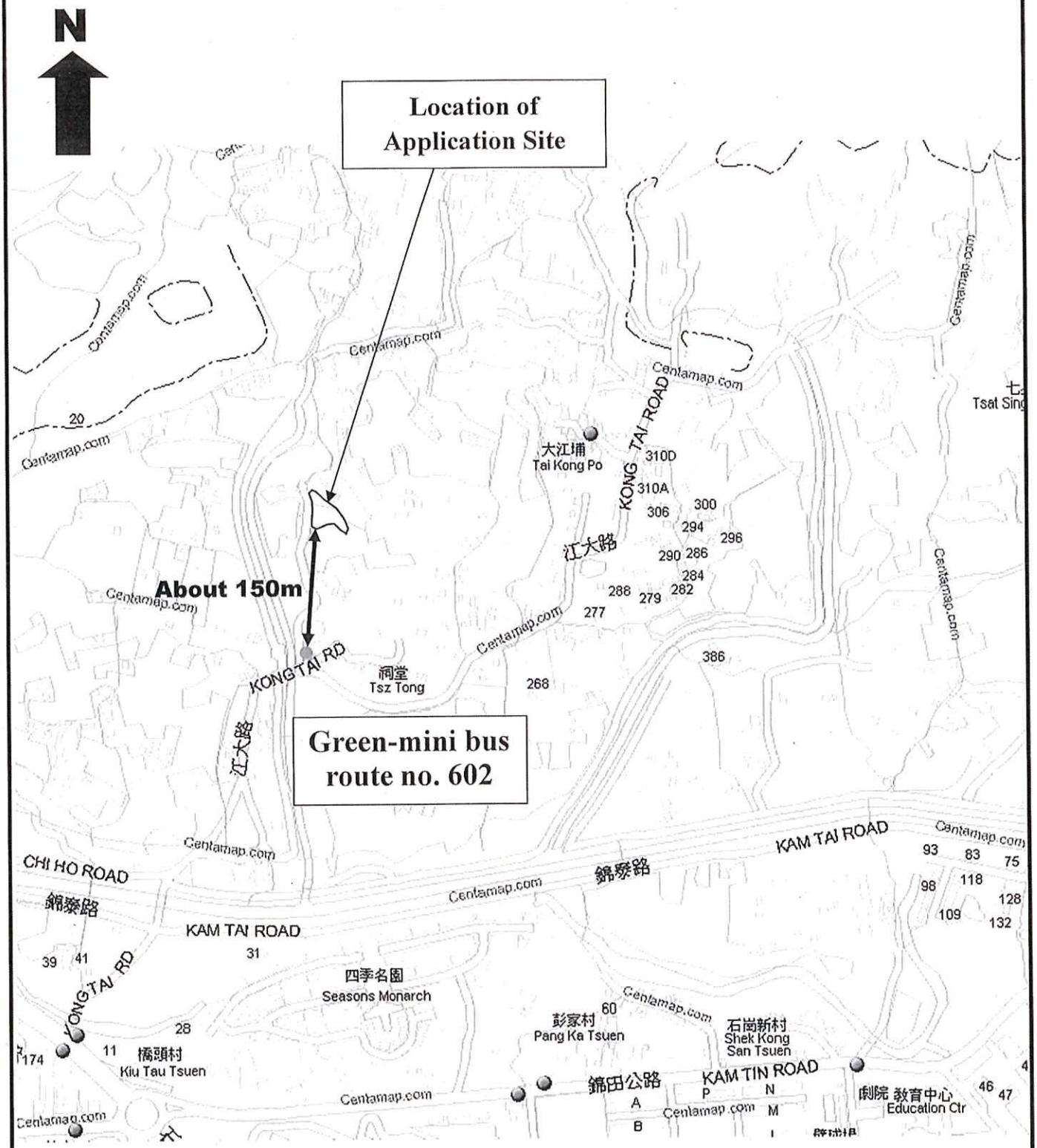
2	Storage of Farm Tools and Materials (G/F & 1/F)	105m²	210m²	6.5m	2
	Total:	210m²	420m²		

1 : 500 (A4)	**Swept Path Analysis**	**Goldrich Planners & Surveyors Ltd.**
November 2021	Lot 1020 (part) in D.D.109 Yuen Long, New Territories	**Plan 5** **(P 21024)**



Not to Scale	Plan Showing Nearest Public Transport Services from the Development	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 4 (P21024)

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

Re: Planning Application No. A/YL-KTN/812_Submission of Further Information
15/02/2022 14:19

From: Rich Gold
To: llyduen@pland.gov.hk

Dear Ms. Duen,

We would like to clarify that the site will be reinstated after the planning approval expires.

Regards,
Alan Poon

Appendix II of RNTPC
Paper No. A/YL-KTN/812

Similar Applications within the Same "AGR" Zone in the vicinity of the Site on the Kam Tin North OZP

Approved Applications for Temporary Hobby Farm

	Application No.	Proposed Use	Date of Consideration (RNTPC)
1.	A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	8.9.2017
2.	A/YL-KTN/720	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.8.2020
3.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	28.5.2021

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓
傳真：2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-KTN/812

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

本人代表上村居民代表上述所申請的位置第①不能泊車，②不能行大車，所以不能填土，③搬上大型工地大型車不能負荷，④沒有政府如予之通路，進出此地段之唯一路是康強路，平時已經日日塞車，未日困此而開支。

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

簽署 Signature 江元嬌 日期 Date 17-1-2022

[redacted]

tpbpd@pland.gov.hk

寄件者: [redacted]
寄件日期: 2022年01月16日星期日 2:58
收件者: tpbpd
主旨: A/YL-KTN/812 DD 109, Cheung Kong Tsuen, Yuen Long

A/YL-KTN/812 D.D. 109, Cheung Kong Tsuen, Yuen Long

Lot 1020 (Part) in D.D. 109, Cheung Kong Tsuen, Yuen Long

Site area : About 1,647 sq. m

Zoning : "Agriculture"

Applied use : Hobby Farm / 3 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

One thing all these 'Hobby Farms' have in common is that contrary to statements like 'promote agricultural activity' and 'promote green living', they actually manage to cover a high percentage of the sites in concrete and parking.

A proper farm is almost 100% under cultivation with access to crops usually via narrow paths on the periphery of the lots.

President Xi has mandated that China be self-sufficient in food production so how come all these 'patriots' out in NT instead of cultivating crops are busy slathering concrete over arable land?

Members should not encourage them by approving these applications.

Mary Mulvihill

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. Lot 1020 in D.D. 109 is subject to Modification of Tenancy/ Letter of Approval No. MNT 14855 for Kitchen, Accommodation, Porch, Pigsty and Chicken Shed. 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 landlord or lessor at its sole discretion and there is no guarantee that such application 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 sufficient manoeuvring space shall be provided within the Site. No vehicle should be allowed to queue back to or reverse onto / from public road. 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 part of Kong Tai Road is maintained by HyD. HyD is not/shall not be responsible for the maintenance of any access connecting to the Site and Kong 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 DEP's comments that the applicant is advised (i) to 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) note that no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period, as proposed by the applicant; (iii) 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 the case of unavailability of public sewer, its design and construction shall follow the requirements of 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 (iv) to note that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(e) note D of FS' 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

(f) 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 Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). 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. 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 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. Detailed checking under the BO will be carried out at the building plan submission stage.