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232061 S/ by hand

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	Date Received 收到日期	1 FEB 2023

- 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 )

同福有限公司 Alpha Bless 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 )

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)Lots 1047 R.P., 1049 S.A and 1049 R.P. (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 ..... 6,831 ..... sq.m 平方米 ☐ About 約  
☒ Gross floor area 總樓面面積 ..... 684 ..... sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any)  
所包括的政府土地面積(倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
4/1/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 4/1/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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處，請填妥於附件的表格。

(6) For Type (v) application 供第(v)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	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土            Area of filling 填土面積 ..... 2.761 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 ..... 1.1 ..... m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </div> <p>(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))</p>
(b) Intended use/development 有意進行的用途/發展	<p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 years and Filling of Land</p>

(ii) For Type (ii) application 供第(ii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>													

## (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	684	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.10		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	10.0	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> 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	4.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	4.5	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

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

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施 .....

.....

.....

☒ 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)

Please refer to Layout Plan (Plan 3) for details.

☐ 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]
.....	.....	Please refer to Layout Plan (Plan 3) for details.
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Farm area, internal road and parking spaces

.....

.....

.....

.....

### 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)

February 2023

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local track connecting to Kong Tai Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
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          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 10 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3 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) _____ _____
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          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ <input checked="" type="checkbox"/>

## 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.

如需要的话，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<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> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>																														

**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

PLANNING MANAGER

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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

4/1/2023

(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**

- 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。
- 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。
- 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②

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

② 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.

在該靈灰安置所內，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	Lots 1047 R.P., 1049 S.A and 1049 R.P. (Part) in D. D. 109, Yuen Long, New Territories		
Site area 地盤面積	6,831	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10		
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		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	684 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.10 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		10.0	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	13
	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)	10 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

#### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Location Plan (Plan 1), Lot Index Plan (Plan 2) and Plan showing the area of site to be levelled off and paved (Plan 4)</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

# **GoldRich** PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師有限公司

### Executive Summary

1. The application site is on Lots 1047 R.P., 1049 S.A and 1049 R.P. (Part) in D. D. 109, Yuen Long, New Territories.
2. Site area is about 6,831 m<sup>2</sup>. No Government Land is involved.
3. The site falls within "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.
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. 3 nos. of 1-storey temporary structures are proposed on site for reception with ancillary office, sitting area, works area and storage of farm tools and corps uses. Total floor area is about 684 m<sup>2</sup>.
6. Operation hours 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丈量約份第 109 約地段第 1047 號餘段、第 1049 號 A 分段及第 1049 號餘段 (部分)。
2. 申請面積為大約 6,831 平方米，不涉及政府土地。
3. 申請地點處於錦田北分區計劃大綱草圖編號 S/YL-KTN/10 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 3 個一層高的臨時構築物作接待處連附屬辦公室、休息處、農用工作間和農用工具及農作物貯存室用途。總樓面面積為約 684 平方米。
6. 營業時間為每天上午 8 時至晚上 7 時 (星期日及公眾假期照常營業)。
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及為當地社區帶來益處。

## **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 Lots 1047 R.P., 1049 S.A and 1049 R.P. (Part) in D. D. 109, Yuen Long, New Territories. It is accessible by a local track connecting to Kong Tai Road. Please refer to Location Plan at Plan 1.

### **Site Area**

3. Area of the site is about 6,831 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

4. The site falls within an area zoned "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10.
5. Planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural activities. It is also intended to retain fallow arable land for with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use (Place of Recreation, Sports or Culture (Hobby Farm)) is under column 2 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 refer to the Layout Plan (Plan 3) and the following table for the details of the structure on site:

No.	Structure / Use	Floor Area (about) (m <sup>2</sup> )	Cover Area (about) (m <sup>2</sup> )	Height (not exceeding)	No. of Storeys
1	Reception with Ancillary Office	228	228	4.5m	1
2	Sitting area, works area and storage of farm tools and corps	228	228	4.5m	1
3	Sitting area, works area and storage of farm tools and corps	228	228	4.5m	1
Total:		<u>684</u>	<u>684</u>		

9. About 4,070 m<sup>2</sup> (or 60%) of the site has been laid with soil at a depth of about 1m to prevent flooding. This provides a flat surface for cultivation. Filling of soil of this height is for cultivation only. It is permitted by the OZP Plan. Please refer to Plan 4 for details.
10. About 2,761 m<sup>2</sup> (or 40%) of the site has been laid with soil at a depth of about 1m and will be paved with concrete at a depth of 0.1m to provide a suitable level and waterproof surface for erection of the proposed structure and car parking.
11. The concrete paving will be reinstated when the operation is ended.
12. The proposed development is intended for small groups of people who would like to experience agricultural lifestyle. They have to make an appointment before they come. They can engage in agricultural activities throughout the week. Daily agricultural works will be maintained by staff.
13. The visitors are families and other institutions. A maximum of 50 visitors per day during weekends are expected.
14. 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.
15. There are residential dwellings in the vicinity of the site. No public announcement system will be used on the site.

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

#### No Adverse Impact to the Surroundings

17. The proposed development involves 3 nos. of temporary structures which are not exceeding a height of 4.5m. It is in harmony with the surrounding rural settings of low-rise village houses and temporary structures.
18. Staff are residents living in the vicinity. They will come to the site by public transport or on foot. Visitors will come to the site by private car, public transport or taxi through a local track connecting to Kong Tai Road.
19. About 4,070 m<sup>2</sup> (or 60%) of the site has been laid with soil at a depth of about 1m to prevent flooding. This provides a flat surface for cultivation. Filling of soil of this height is for cultivation only. It is permitted by the OZP Plan. Please refer to Plan 4 for details.
20. About 2,761 m<sup>2</sup> (or 40%) of the site has been laid with soil at a depth of about 1m and will be paved with concrete at a depth of 0.1m to provide a suitable level and waterproof surface for erection of the proposed structure and car parking.
21. The concrete paving will be reinstated when the operation is ended.
22. There is 3 light goods vehicles parking space for crops and tools delivery. 10 private cars parking spaces for visitors. Please refer to Layout Plan (Plan 3) for details.
23. The trip attraction and generation rates are expected as follows:

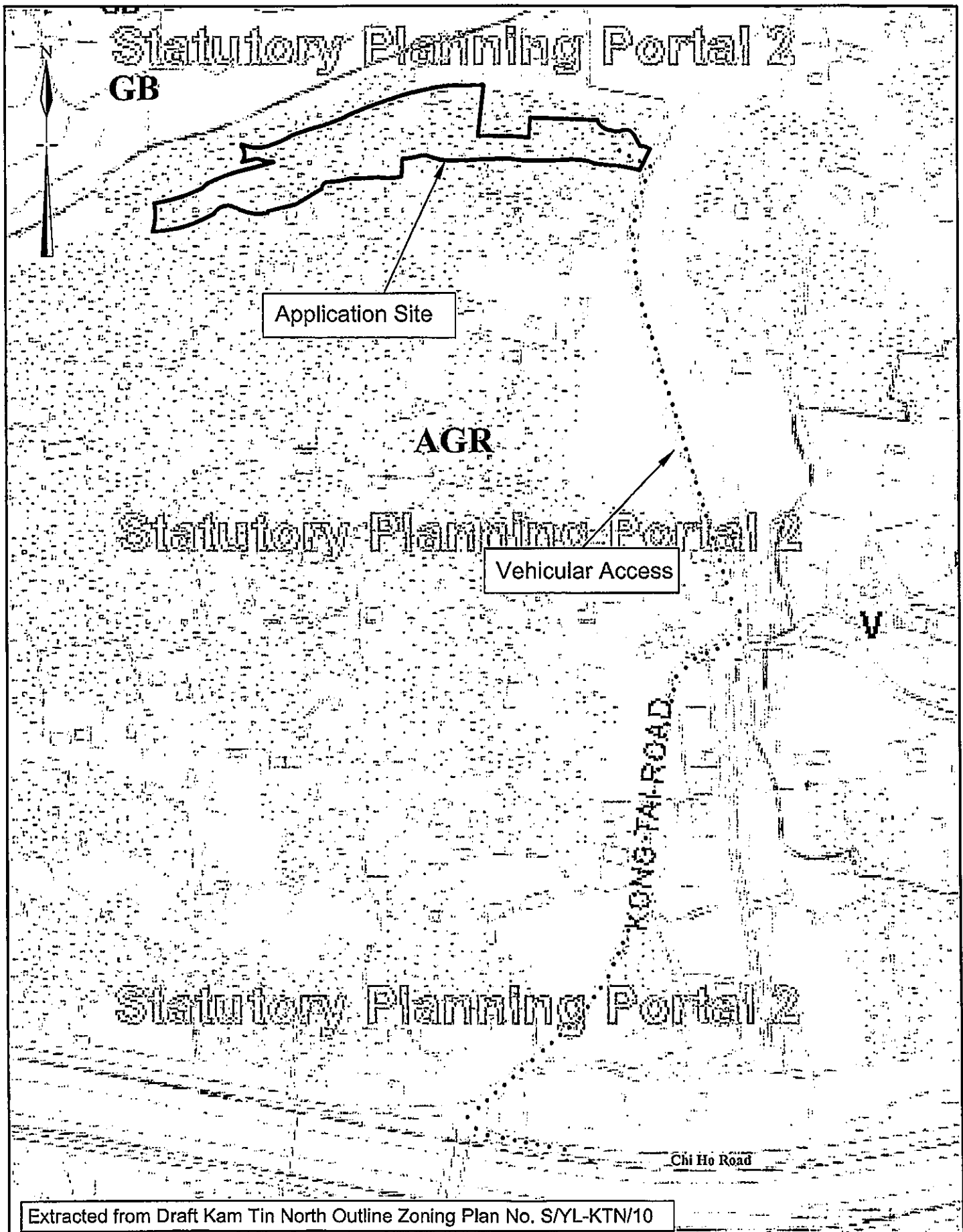
	Weekday		Weekend	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
08:00 – 09:00	1	0	4	0
09:00 – 10:00	1	0	5	0
10:00 – 11:00	0	0	0	0
11:00 – 12:00	0	0	0	0
12:00 – 13:00	0	1	0	4
13:00 – 14:00	1	1	4	4
14:00 – 15:00	1	0	4	0
15:00 – 16:00	0	0	0	0
16:00 – 17:00	0	0	0	0
17:00 – 18:00	0	1	0	5
18:00 – 19:00	0	1	0	4

24. Given the low trip attraction and generation rates, no significant impact to the existing traffic condition is expected.
25. Sufficient space is allowed for car manoeuvring within the site.
26. Parking spaces will be reserved for visitors who give prior notification. Visitors coming to the site without appointment will be asked to leave. They will be asked to leave and make appointment before coming.
27. Septic tank and soakaway system will be constructed with reference to the "Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department". Wastewater from the proposed development will be discharged to the proposed system for treatment.

**Planning gain**

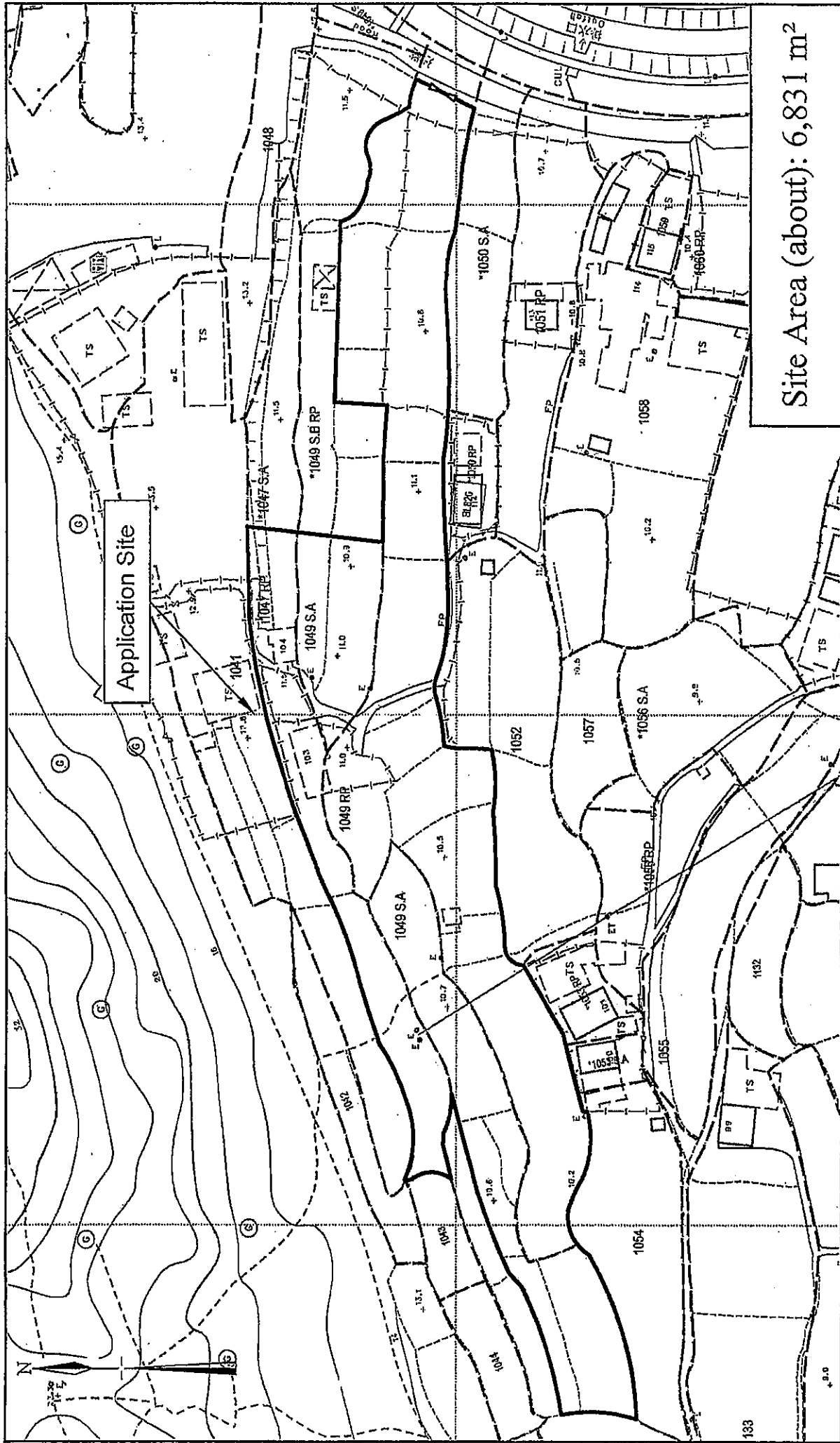
28. The proposed development provides a place for environmental education and eco-tourism activities. It promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

- End -



Extracted from Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
January 2023	Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109 Kam Tin, Yuen Long	Plan 1 ( P 22096 )



Site Area (about): 6,831 m<sup>2</sup>

## Lot Index Plan

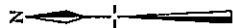
Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109  
Kam Tin, Yuen Long

Goldrich Planners &  
Surveyors Ltd.

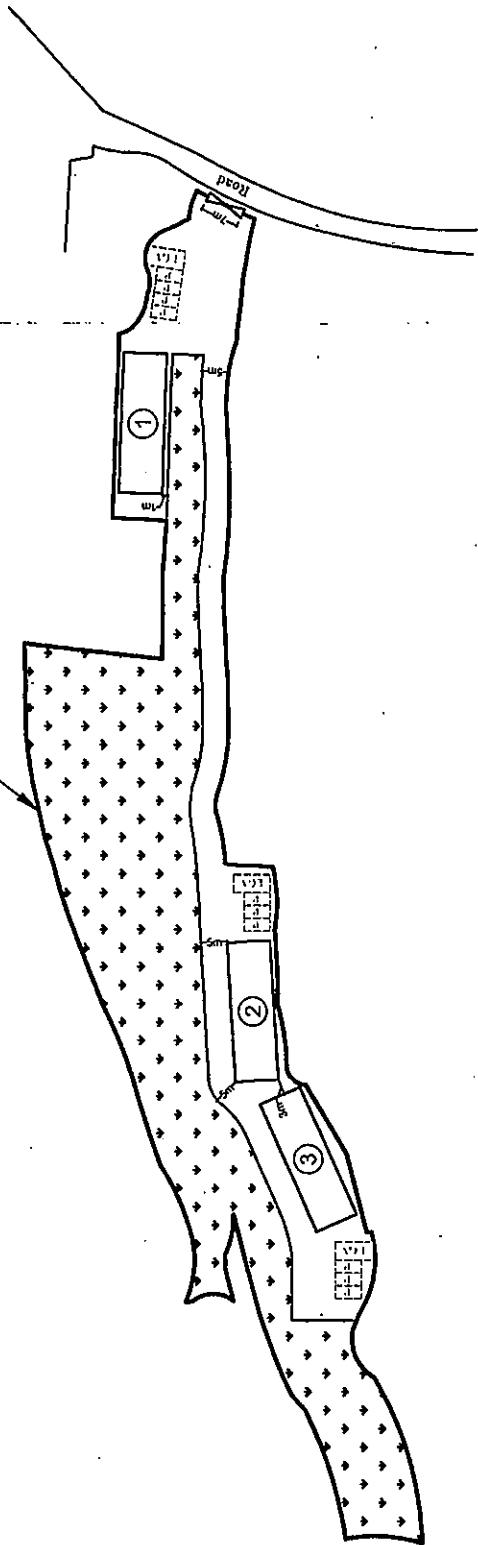
Plan 2  
(P 22096)

1:1000 (A4)

December 2022



Application Site



Site Area (about): 6,831 m<sup>2</sup>

#### LEGEND

- Parking space for private cars  
(5m (L) x 2.5(W))
- Parking space for light goods vehicles  
(7m (L) x 3.5(W))
- Vehicular Ingress / Egress

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	Storeys
1	Reception with Ancillary Office	228m <sup>2</sup>	228m <sup>2</sup>	4.5m	1
2	Sitting area, works area and storage of farm tools and corps	228m <sup>2</sup>	228m <sup>2</sup>	4.5m	1
3	Sitting area, works area and storage of farm tools and corps	228m <sup>2</sup>	228m <sup>2</sup>	4.5m	1
Total:		684m <sup>2</sup>	684m <sup>2</sup>		

	Paved Area:	2,761m <sup>2</sup> (40%)
	Unpaved Area:	4,070m <sup>2</sup> (60%)
	(For cultivation only)	
	Site Area:	6,831m <sup>2</sup> (100%)

1:1000 (A3)

January 2023

### Layout Plan

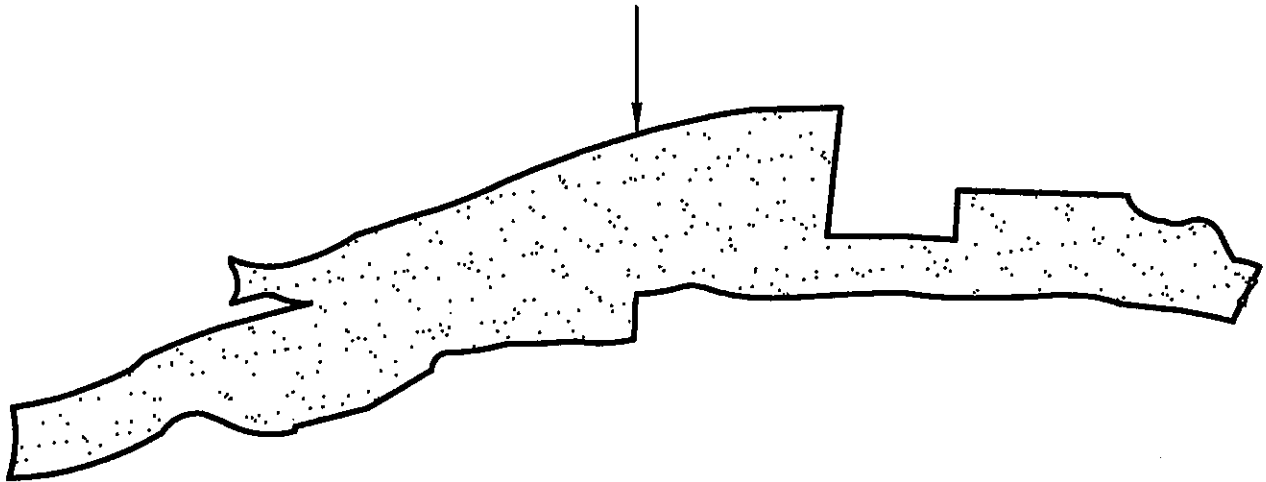
Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109  
Kam Tin, Yuen Long

Goldrich Planners &  
Surveyors Ltd.

Plan 3  
(P 22096)

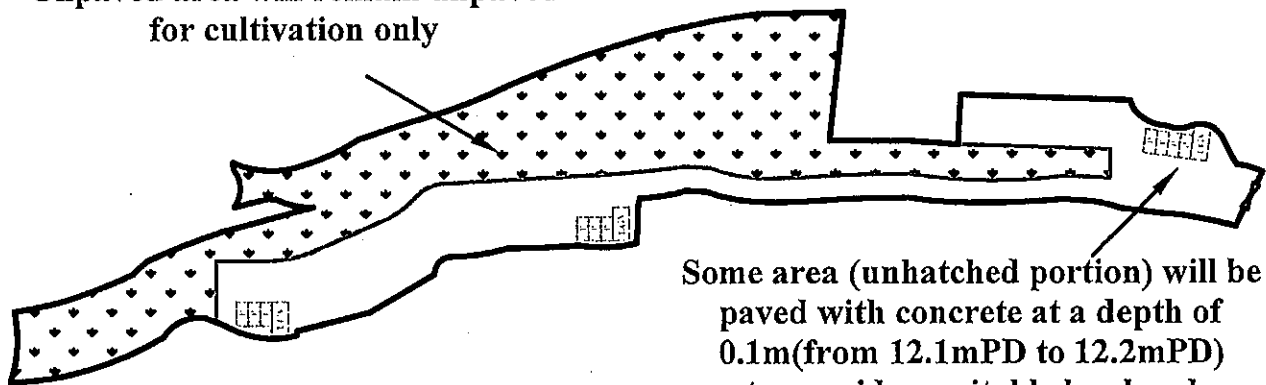
# Step 1

The site has been leveled off with soil at a depth of about 1m (from 11.1mPD to 12.1mPD) to prevent flooding. This provides a flat surface for cultivation



# Step 2

Unpaved area will remain unpaved for cultivation only



Some area (unhatched portion) will be paved with concrete at a depth of 0.1m (from 12.1mPD to 12.2mPD) to provide a suitable level and waterproof surface for erection of structures and car parking

## 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))
- X Vehicular Ingress / Egress

	Area (about)
<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Paved Area:	2,761m <sup>2</sup> (40%)
<span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span> Unpaved Area:	4,070m <sup>2</sup> (60%)
	(For cultivation only)
	<u>Site Area: 6,831m<sup>2</sup> (100%)</u>

N.T.S	<b>Plan showing the area of site to be leveled off and paved</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
January 2023	Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109 Kam Tin, Yuen Long	<b>Plan 4</b> ( P 22096 )

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/891

Our Ref.: TL23102 / P22096

31 May 2023

The 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,

**Submission of Further Information**

**S.16 Application**

**'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities' for a Period of 5 Years and Filling of Land  
Lots 1047 R.P., 1049 S.A and 1049 R.P. (Part) in D. D. 109, Yuen Long, New Territories**

We would like to submit further information to respond to the comments from departments.

We would like to clarify that there will be about 10 visitors on weekdays and 40 visitors on weekends. 4 staff members will be on site. No loudspeaker, audio amplifier or public alarm will be used on site.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Alan Poon p.p.

Francis Lau

Encl.

Your ref.: A/YL-KTN/891

Our ref.: P22096

Comments from Transport Department dated 15.3.2023

Contact Person: Mr. Phil Cai, Tel: 2399 2421

	Comments	Responses
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to/from Chi Ho Road, along the local access and within the site.	Please refer to Swept Path Analysis (Plan 8.1 and 8.2) for details.
(b)	The applicant should provide nearest public transport services and indicate on the layout plan.	Please refer to the plan showing the nearest public transport services (Plan 7) for details.
(c)	The applicant should note the local access between Chi Ho Road and the site is not managed by his department.	Noted.

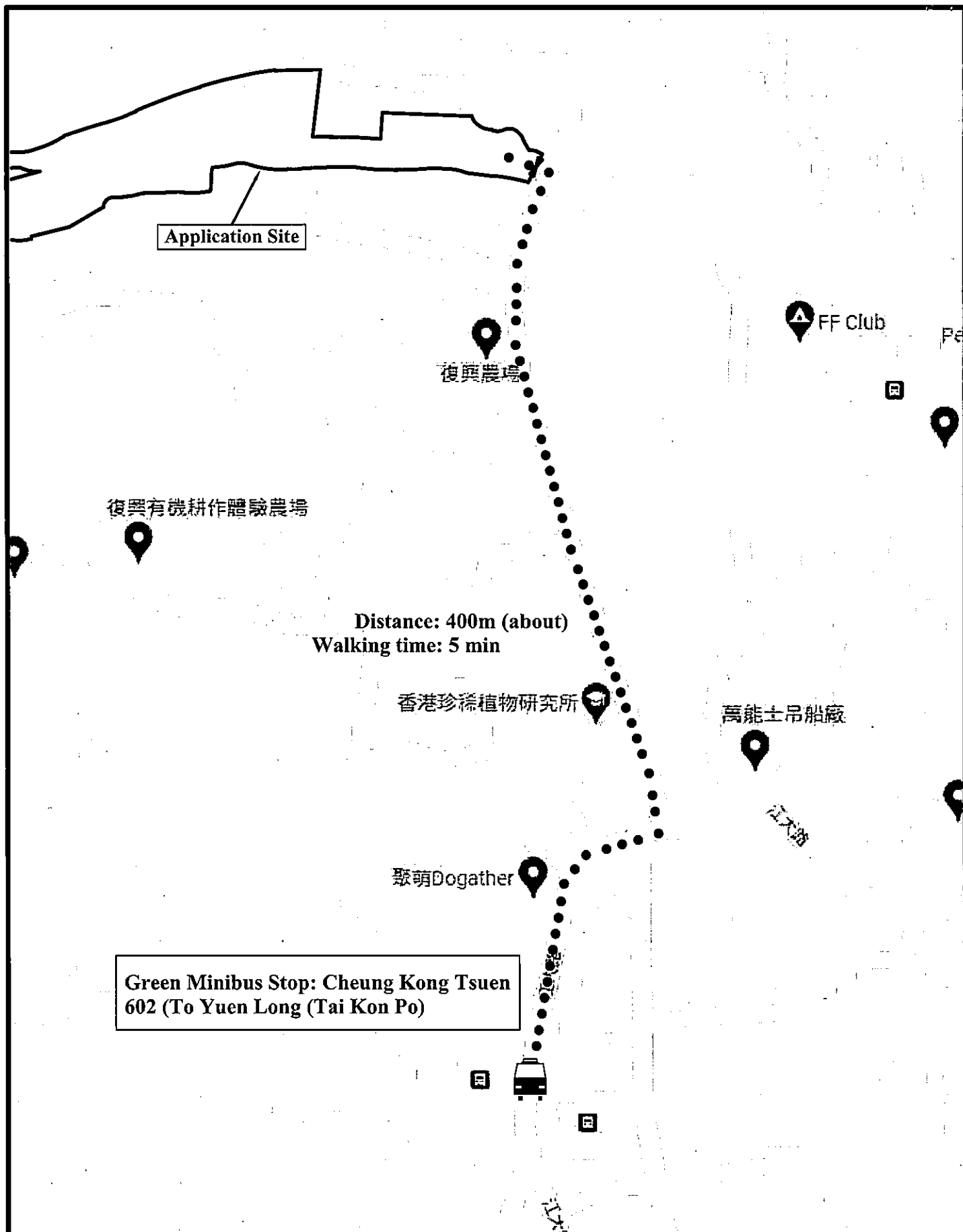
Your ref.: A/YL-K-TN/891

Our ref.: P22096

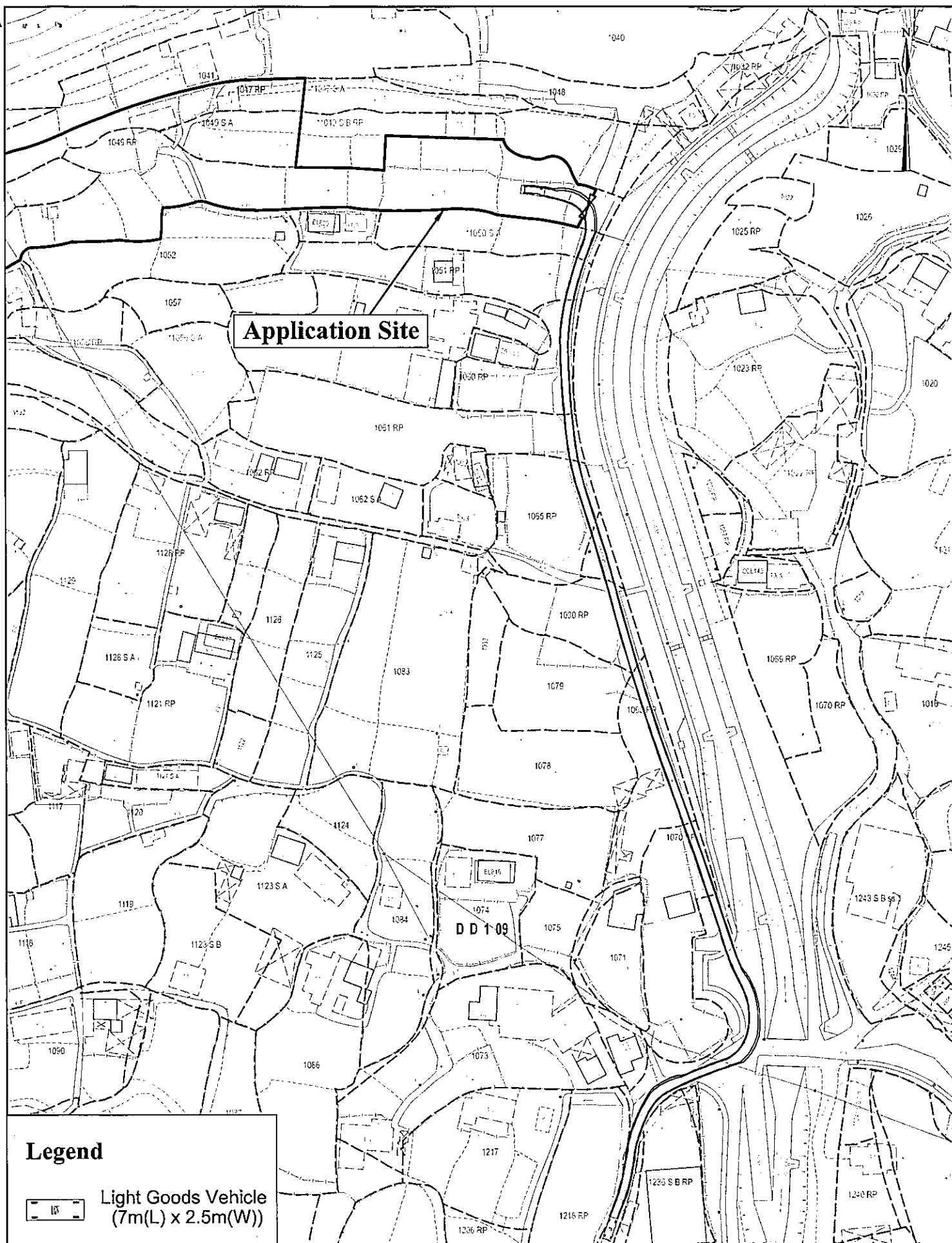
Comment from Antiquities and Monuments Office dated 22.3.2023

Contact Person: Mr. Chun-fei Fan, Tel: 2655 0824

	Comments	Responses
(a)	<p>Since part of the application site is situated within the Tai Kong Po Site of Archaeological Interest ("SAI"), please ask the applicant to confirm / clarify if there is any ground excavation proposed for the hobby farm, including but not limited to site formation works, buildings works, drainage works, septic tank and soakaway, wastewater treatment system etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation and so on for AMO's assessment on the impact on the SAI and for consideration on the appropriate mitigation measures at the early planning stage if ground excavation works is required with strong justifications.</p>	<p>No ground excavation, septic tank and soakaway, wastewater treatment system are proposed for the development.</p> <p>Some portion of the site will be paved with concrete to provide waterproof surface for erection of the proposed structure and car parking. Please refer to the plan showing the area of site to be leveled off and paved (Plan 4) for details.</p> <p>Some structures are proposed on site. Please refer to Layout Plan (Plan 3) for details.</p> <p>In case of discovery of archaeological deposits during construction phase at the Site, AMO will be informed. Detailed study will be carried out and mitigation measures must be designed and submitted to AMO for approval.</p>



N.T.S	<b>Plan Showing Nearest Public Transport Services</b>	Goldrich Planners & Surveyors Ltd.
March 2023	Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109 Kam Tin, Yuen Long	Plan 7 (P 22096 )



## Legend



Light Goods Vehicle  
(7m(L) x 2.5m(W))

1:1000 (A3)

March 2023

## Swept Path Analysis

Lots 1047 RP, 1049 S.A and 1049 RP (part) in D.D. 109  
Kam Tin, Yuen Long

Goldrich Planners &  
Surveyors Ltd.

Plan 8.1  
( P 22096 )



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



**FW: Planning Application No.: A/YL-KTN/891 - Submission of Further Information**

28/09/2023 14:21

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>  
Cc: <rccng@pland.gov.hk>  
File Ref:

1 attachment



A\_YL-KTN\_891\_Lr to TPB\_FI(2)\_28.9.2023.pdf

**From:** Rich Gold  
**Sent:** Thursday, September 28, 2023 12:40 PM  
**To:** tpbpd@pland.gov.hk  
**Cc:** llyduen@pland.gov.hk  
**Subject:** Planning Application No.: A/YL-KTN/891 - Submission of Further Information

Dear Sir,

Attached please find further information for the captioned application. The original copy will be posted to the TPB. Thank you.

Regards,  
Alan Poon

---  
Goldrich Planners and Surveyors Ltd.  
Room 202, 2/F, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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# **GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/891

Our Ref.: TL23426 / P22096

28 September 2023

The 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,

## **Submission of Further Information**

**S.16 Application  
'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities' for a Period of 5 Years and Filling of Land  
Lots 1047 R.P., 1049 S.A and 1049 R.P. (Part) in D. D. 109, Yuen Long, New Territories**

We refer to the public comments from the Conservancy Association dated 3.3.2023. She state that:

1. The proposed development is not in line with the planning intention of Agriculture (AGR) zone;
2. The proposed development will cause adverse environmental impact; and
3. The application will set an undesirable precedent case for "destroy first, build later".

Our responses to the comments are as follows:

1. AGR zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Hobby farm use is in line with the planning intention of this zone.
2. The application has addressed all the comments from government departments. The proposed development would not cause any adverse environment impact.
3. The level of the site is sunken. It will flood during rainy seasons. Thus, it is currently not suitable for cultivation. The applicant laid soil of about 1.2m to level off the site to provide a suitable ground level for cultivation. Laying of soil not exceeding 1.2m in thickness for cultivation is permitted by the Outline Zoning Plan. The site does not involve "destroy first, build later".

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



Francis Lau

Encl.

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/891

Our Ref.: TL23494 / P22096

20 November 2023

The 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,

**Submission of 3rd Further Information**

**S.16 Application**

**'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities' for a Period of 5 Years and Filling of Land**

**Lots 1047 R.P., 1049 S.A and 1049 R.P. (Part) in D. D. 109, Yuen Long, New Territories**

We would like to submit further information to respond to the comment from Antiquities and Monuments Office.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Alan Poon p.p.  
Francis Lau

Encl.

Comment from Antiquities and Monuments Office dated 20.11.2023

Contact Person: Mr. Chun-fei Fan,

Comments	Responses
<p>"Part of the application site is situated within the Tai Kong Po Site of Archaeological Interest, although the applicant has confirmed there will be no ground excavation, septic tank and soakaway, wastewater treatment proposed for the hobby farm, it is noted that levelling off, filling and paving works will be conducted and structures will be constructed. Please request the applicant to confirm whether ground excavation works will be involved for site formation (i.e. levelling off, filling and paving works) and construction of structures; and if affirmative, to provide details of the proposed works e.g. the location, extent and depth of the proposed ground excavation and so on for the further comment of the Antiquities and Monuments Office."</p>	<p>The whole site has a lower level comparing to the local track at the east. It would only involve filling of soil on the original layer. Thus, ground excavation works is not necessary and will not be involved for site formation (i.e. levelling off, filling and paving works). The soil on the original layer is at a height of about 1m.</p> <p>The area for construction of structures will be paved with a layer of concrete of about 0.1m over the soil. The proposed temporary structures are made of metal sheet. Portion of the pillars of the structures will be placed underground which is at a depth of about 0.3m &lt; 1m (level of soil) + 0.1m (level of concrete). Thus, the construction of structures would not affect the original layer of the site.</p>

**Similar Applications within or straddling the same “AGR” Zone in the Vicinity of the Site in the Past 5 Years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Use/ Development</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018 [revoked on 7.2.2021]
2	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
3	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
4	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.9.2021]
5	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020 [revoked on 17.7.2021]
6	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 [revoked on 6.2.2023]
7	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 [revoked on 5.2.2022]
8	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	28.5.2021
9	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
10	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.9.2021 [revoked on 10.6.2023]
11	A/YL-KTN/823	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	1.6.2022
12	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	6.5.2022
13	A/YL-KTN/812	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	18.2.2022
14	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture ( Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.9.2022
15	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.11.2022
16	A/YL-KTN/857	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.2.2023
17	A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports	13.1.2023

	<u>Application No.</u>	<u>Use/ Development</u>	<u>Date of Consideration</u>
		or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	
18	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land	3.2.2023

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (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.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application.

**3. Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the Site falls within the "Agriculture" ("AGR") zone and possesses potential for agricultural rehabilitation. He has no strong view against the application for the proposed use and land filling from an agricultural perspective on the understanding that agricultural activities are involved in the proposed use. Nonetheless, the Site should be reinstated upon the expiry of the planning permission; and
- no comment on the planning application from nature conservation perspective.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the Site received in the past three years.

## 5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in a rural inland plains landscape character comprising farmlands, vacant lands, temporary structures, village houses, car parks, scattered tree groups and woodland within the “Green Belt” (“GB”) zone to the north. The proposed use is not incompatible with the surrounding landscape setting of the area; and
- according to site photos of January 2023, the Site is vacant. No existing tree is observed within the site boundary. Significant adverse landscape impact arising from the proposed use is not anticipated.

## 6. **Drainage**

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

- no objection in-principle to the development from public drainage point of view; and
- should the application be approved, approval conditions requiring the applicant submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

## 7. **Fire Safety**

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

- no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction.

## 8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person should be appointed as the co-

ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

- his detailed comments on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix IV**; and
- detailed checking under BO will be carried out at building plan submission stage.

#### **9. District Office's Comments**

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

#### **10. Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- Director of Food and Environmental Hygiene (DFEH).



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development at the Site (the Site)
- (b) the permission is given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development / uses and remove such structures not covered by the permission;
- (c) to resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (d) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD is not and shall not be responsible for the maintenance of any access connecting the Site and the section of Kong Tai Road; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) 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) to avoid the use of public announcement system or any form of audio amplification system on the site to minimise the potential noise nuisance on the surrounding area; (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 completion of percolation test and certification by Authorized Person; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). In case that the farm products which will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. Also, proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as

a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application. 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. If 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

(j) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposals, fire services installations (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 BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

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**A/YL-KTN/887 and A/YL-KTN/891 DD 109 Yuen Long**  
14/02/2023 02:50

From:

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

File Ref:

1 attachment



Kong Tai Rd - Google Maps.pdf

**A/YL-KTN/887**

Lot 1049 S.B RP (Part) in D.D. 109, Yuen Long

Site area: About 1,233sq.m

Zoning: "Agriculture"

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

**A/YL-KTN/891**

Lot 1047 RP, 1049 S.A and 1049 RP (Part) in D.D. 109, Yuen Long

Site area : About 6,831sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 13 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

These two applications should be considered together as they are adjoining sites and the combined 8,000sq.m of farm land has already been stripped of vegetation.

The lots are next to a large parking/open storage operation. The intention is obviously Destroy to Build.

This is unacceptable as there is extensive genuine agricultural activity in the district.

Reminders:

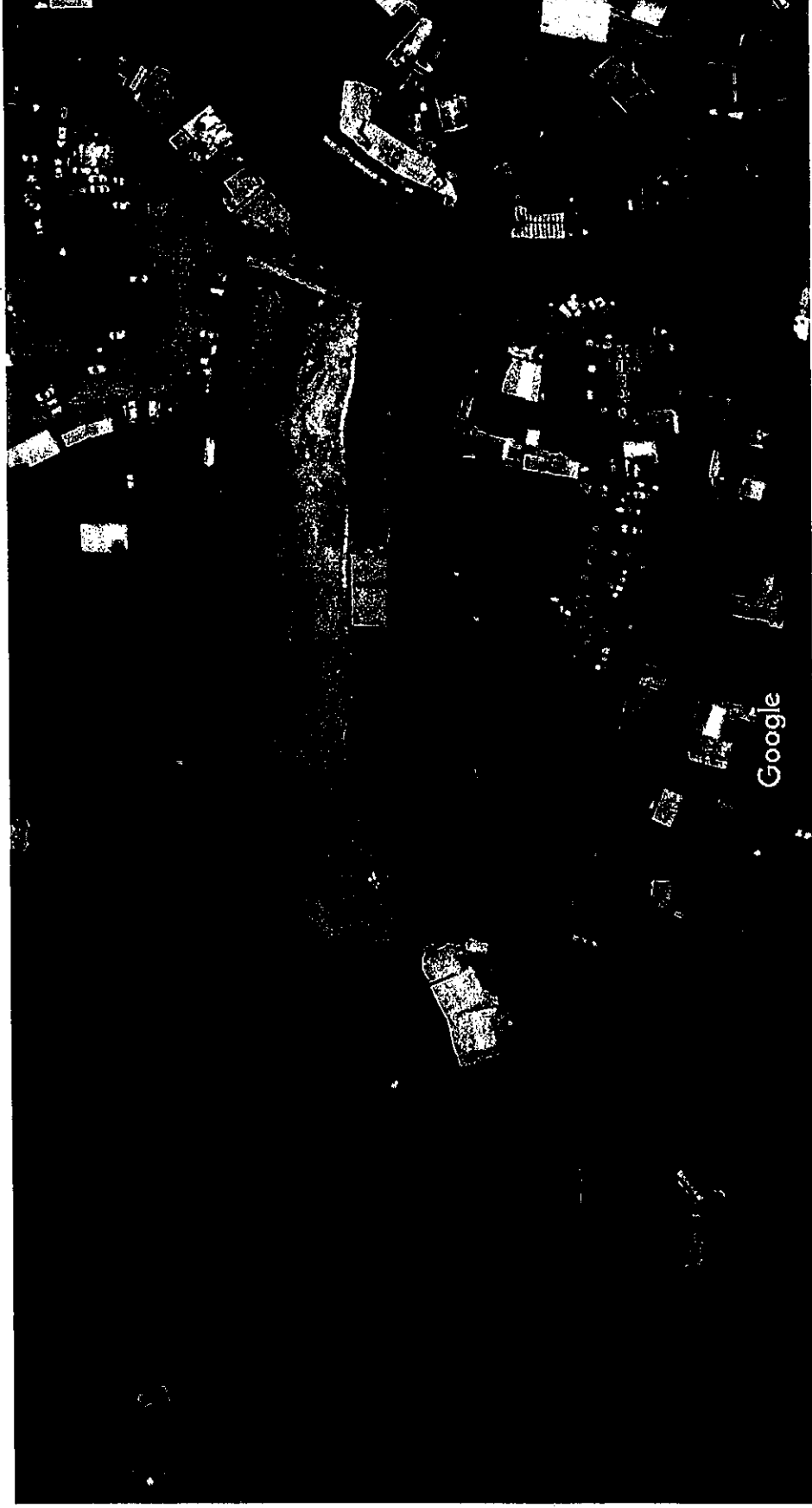
Unless with strong justifications, proposals involving extensive site formation, vegetation clearance/tree felling, excavation or filling of land/pond are generally not supported.

Planning application other use in the "AGR" zone is generally not supported except those on land with no active farming activities and low agricultural rehabilitation potential.

Moreover TPB has a duty to question what is the genuine demand for 'hobby farming'? Can it support the numerous applications for such use?

Now that people are free to travel again there will be a significant reduced demand for distractions like hobby farming. This is a trend already visible at West Kowloon waterfront where there has been a decline in the number of private cars with families bringing large amounts of camping equipment to the waterfront.

Mary Mulvihill



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**Comments on the Section 16 Application No. A/YL-KTN/891**  
03/03/2023 16:50

From: Kristy Chow <kristy@cahk.org.hk>  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: Roy Ng <roy@cahk.org.hk>  
File Ref:

1 attachment



TPB20230303(KTN891).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,

Chow Oi Chuen (Ms.)

Campaign Officer

The Conservancy Association



長春社 Since 1968

**The Conservancy Association**

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port  
Road, Kwai Chung, New Territories, H.K.  
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
電子郵件 E-mail: cahk@cahk.org.hk

3<sup>rd</sup> March 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/891

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

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10, the planning intention of agriculture zone *"is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose 40% of paved area. We do not think such plan is in line with the planning intention.

**2. Adverse environmental impact**

We worry that there would be several potential adverse environmental impacts caused by the application:

- Leak of details of plans on land recovery: Although the applicant stated that *"The concrete paving will be reinstated when the operation is ended"*, the applicant did not provide details about the reinstatement *"arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. Therefore, it is hard to believe the applicant would not damage the agriculture land after 3 years.



長春社 Since 1968

### The Conservancy Association

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Road, Kwai Chung, New Territories, H.K.  
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
電子郵件 E-mail: cahk@cahk.org.hk

- Sewerage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems.
- Lacking details of drainage design: The application fails to demonstrate that filling of land would not cause adverse drainage and environmental impacts on the surrounding farmland.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

### 3. Undesirable precedent for similar applications

This site has been subject to land formation and vegetation clearance (Figure 1-2) since October 2022. It is suspected that this is a case of “destroy first, build later”. Also, this is found that there is another application (A/YL-KTN/887) just next to this application, both of them also subject to land formation and vegetation clearance.

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

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



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Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association



長春社 Since 1968

### The Conservancy Association

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Figure 1-2 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”



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## KFBG's comments on six planning applications

02/03/2023 22:16

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

6 attachments



230302 s17 LFS 448.pdf 230302 s16 KTN 891.pdf 230302 s16 KTN 890.pdf 230302 s12a NSW 7c.pdf



230302 s12a ST 1.pdf 230302 s12a MP 6c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding six applications. There are six pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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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)

2nd March 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with  
Ancillary Facilities for a Period of 5 Years and Filling of Land  
(A/YL-KTN/891)**

1. We refer to the captioned.
2. There is an Enforcement Case (E/YL-KTN/0630) covering the application site and no Compliance Notice has been issued yet, based on our observation from the Planning Enquiry Counter of the Planning Department today. We urge the Board to liaise with relevant authorities as to whether this case has been settled and whether it is appropriate to approve this application if the case has not yet been settled.
3. Also, we could observe that a Reinstatement Notice has been issued for the Enforcement Case, and the requirements are as follows:

*'1. To remove the leftovers, debris and fill materials (including asphalt) on the area as shown colored [pink stippled black] on the attached plan; and 2. To grass the area as shown coloured [pink stippled black] on the attached plan'.*

4. We urge the Board to think whether it would be more appropriate to consider this application after the site has been appropriately reinstated.
5. According to the information provided for this application, 40% of the site (2761 m<sup>2</sup>) will be paved with concrete. We urge the Board to seriously consider whether this is



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

excessive.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

