

2022年 6月 1 6日

A/41-1

Appendix I

此項申請須由土地規劃委員會

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

16 JUN 2022

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-KTS/932
	Date Received 收到日期	16 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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)

Longwick Landscape Greening Company Limited 國麗園藝綠化有限公司

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,757 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 469.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No.: S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(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
12/05/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 13/05/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
 use(s)/development
 擬議用途/發展

Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1431.8	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	325.2	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....
Proposed domestic floor area 擬議住用樓面面積	/	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	469.2	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	469.2	.....sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	.....
.....	B1	ANCILARY OFFICE	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(2-STOREY)	.....
.....	B2	SHOP AND SERVICES & TOILET	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(2-STOREY)	.....
.....	B3	CARETAKER OFFICE	9.3m ² (ABOUT)	9.3m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	.....
.....	B4	STORAGE OF GOODS	27.9m ² (ABOUT)	27.9m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	.....
.....	TOTAL		325.2m ² (ABOUT)	469.2m ² (ABOUT)		.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	3
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 09:00 to 19:00 daily, including public holiday.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Pat Heung Road via a local access..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 738 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.2. m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

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

7. Justifications 理由

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

Background

The applicant seeks to use Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling' (Plan P01).

The applicant would like to use the Site to operate a retail shop and showroom to display and sale of organic garden and landscape supplies and products to support local farmers as well as to promote sustainable local farming in Kam Tin and Pat Heung area.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved in Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (Plan P02). According to the Notes of the OZP, 'Shop and Services' is not a column 1 nor 2 use within the "AGR" zone, which requires permission from the Board. As the proposed development intends to support the needs of the nearby agricultural use and the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone. Therefore, approval of the current application would not set undesirable precedent within the "AGR" zone.

The Site is subject of a previous S.16 planning application No. A/YL-KTS/833 for the same use and submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years on 13/12/2019. However, the applicant failed to comply with planning approval condition, which led to revocation of the application (Appendix I). The applicant will make effort to comply with approval conditions after planning approval has been granted from the Board.

Development Proposal

The Site occupied an area of 1,757 sq.m (about)(Plan P03). 4 structures are proposed at the site for office, shop and services, caretaker office and storage of goods with total GFA of 469.2 sq.m (about)(Plan P04). The operation hours of the proposed development are 09:00 - 19:00 daily, including public holiday. The estimated maximum number of visitor per day are 20. The estimated number of staff working at the Site are 8.

The Site is accessible from Pat Heung Road via a local access (Plan P01). 3 nos. private car parking spaces and 1 no. loading/unloading space for light goods vehicle are provided at the Site (Plan P04). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue/turn back onto Pat Heung Road (Plan P05). Staff is deployed at the ingress/egress of the Site to direct vehicle in to/out of the Site to enhance pedestrian safety. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the Site is insignificant, adverse traffic impact to the surrounding road network should not be anticipated (Appendix II).

The Site involves 738 sq.m of filling of concrete of not more than 0.2m (about) for site formation of structures and circulation space (Plan P05). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage and fire service installations proposals, photographic records of the implemented drainage facilities of the approved S.16 planning application No. A/YL-KTS/833, to mitigate any adverse impact arising from the proposed development (Appendices III to V). The existing drainage facilities at the Site will be maintained by the applicant after planning approval has been obtained from the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling'.

8. Declaration 聲明

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

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

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG



Position (if applicable)
職位 (如適用)

Name in Block Letters
姓名 (請以正楷填寫)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited

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

Date 日期

10/6/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

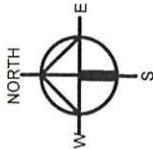
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	1,757 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. : S/YL-KTS/15
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling

(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	469.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.27 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.5 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	19 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	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) _____ _____		3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

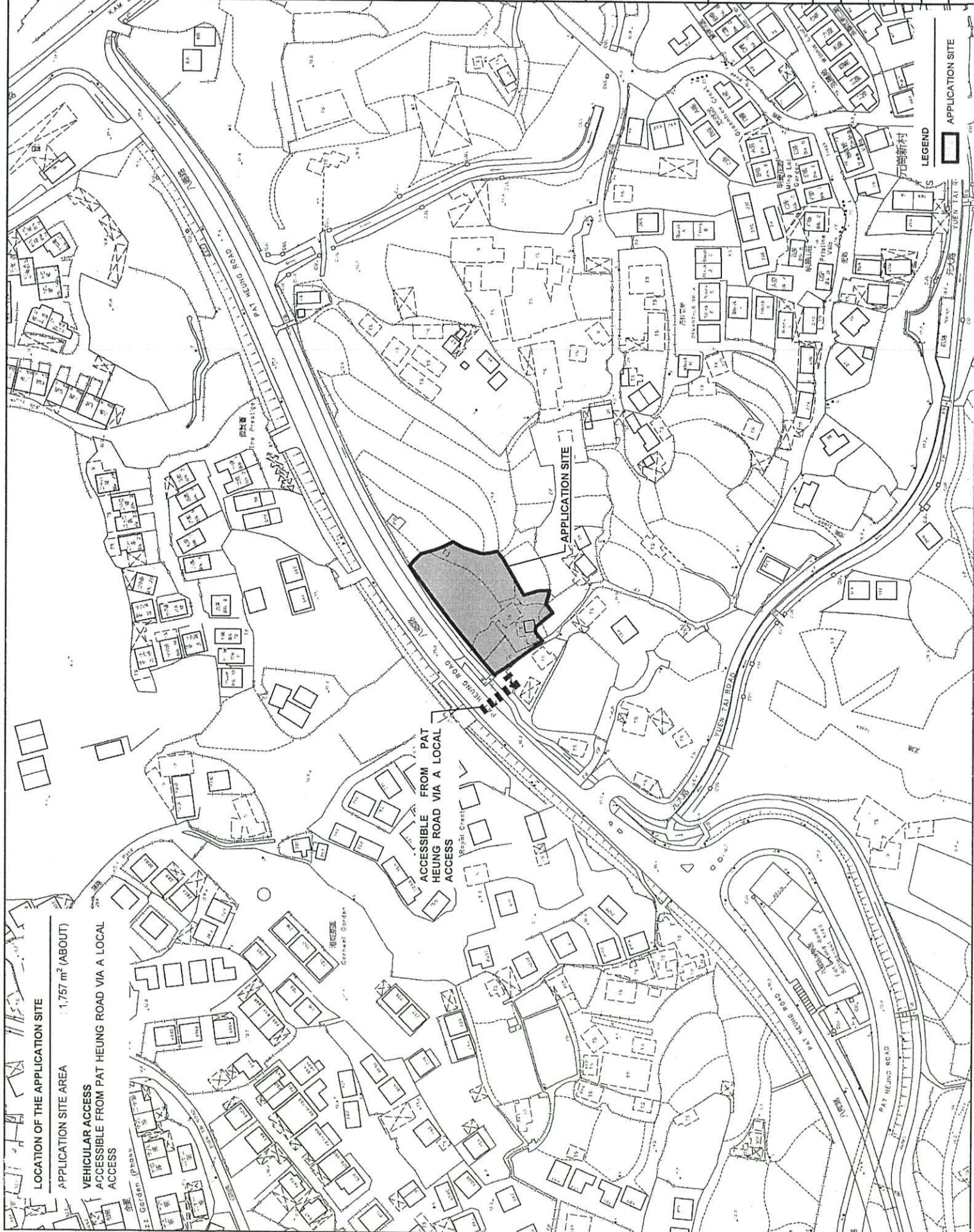
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Plan showing the paved ratio of the Site, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction		
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。



PLANNING CONSULTANT	PROJECT	SITE LOCATION	SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY	DWG TITLE	DWG NO.	VER.
R-RICHES PROPERTY CONSULTANTS LIMITED	PROPOSED TEMPORARY SHOP AND SERVICES (LANDSCAPING AND GARDENING SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING	LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES	1:2000 @ A4	11.5.2022	MN			LOCATION PLAN	P01	001

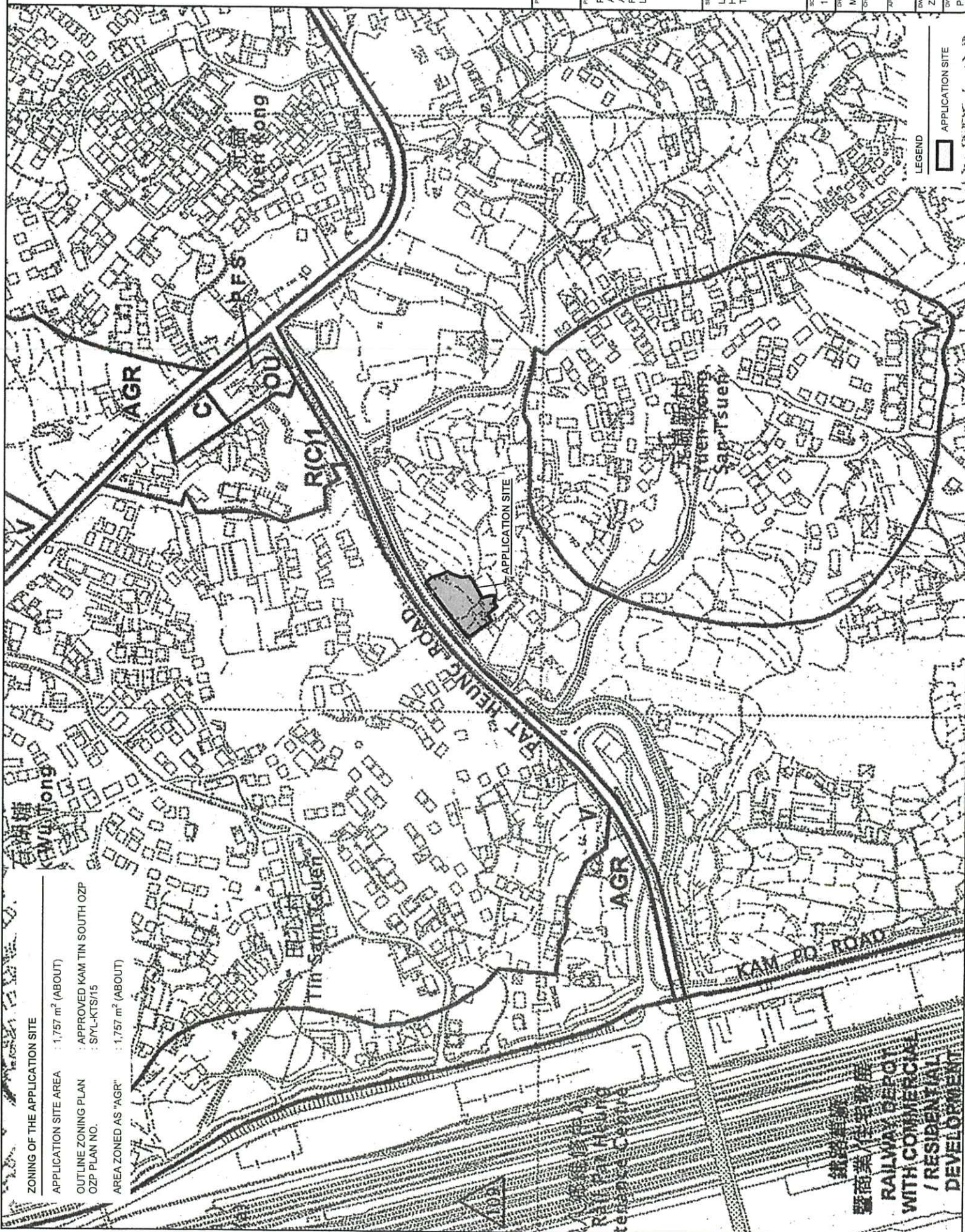
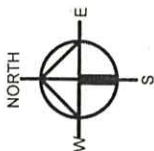


LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA 1,757 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM PAT HEUNG ROAD VIA A LOCAL
ACCESS

LEGEND
APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
 OZP PLAN NO. : SYL-KTS/15
 AREA ZONED AS "AGR" : 1,757 m² (ABOUT)



PLANNING CONSULTANT
 R-RICHES PROPERTY
 CONSULTANTS LIMITED

PROJECT
 PROPOSED TEMPORARY SHOP
 AND SERVICES (LANDSCAPING
 AND GARDENING SHOWROOM)
 FOR A PERIOD OF 3 YEARS AND
 LAND FILLING

SITE LOCATION
 LOT 1892 RP IN D.D. 106, PAT
 HEUNG, YUEN LONG, NEW
 TERRITORIES

SCALE
 1 : 4000 @ A4
 DRAWN BY
 MN
 DATE
 11.5.2022
 CHECKED BY
 DATE
 APPROVED BY
 DATE

DWG TITLE
 ZONING OF THE SITE
 DWG NO.
 P02
 APP.
 001

LEGEND
 APPLICATION SITE

鐵路車站
 暨商業/住宅發展
 RAILWAY DEPOT
 WITH COMMERCIAL
 / RESIDENTIAL
 DEVELOPMENT



TRAINING CONSULTANT
**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

LOT 1892 RP IN D.D. 106, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

DATE	1000 @ A4	
APPROVED BY	DATE	
	11.5.2022	
RECEIVED BY	DATE	
APPROVED BY	DATE	
NO. TITLE		
AND STATUS OF THE SITE		
NO. NO.	VER.	
003	001	

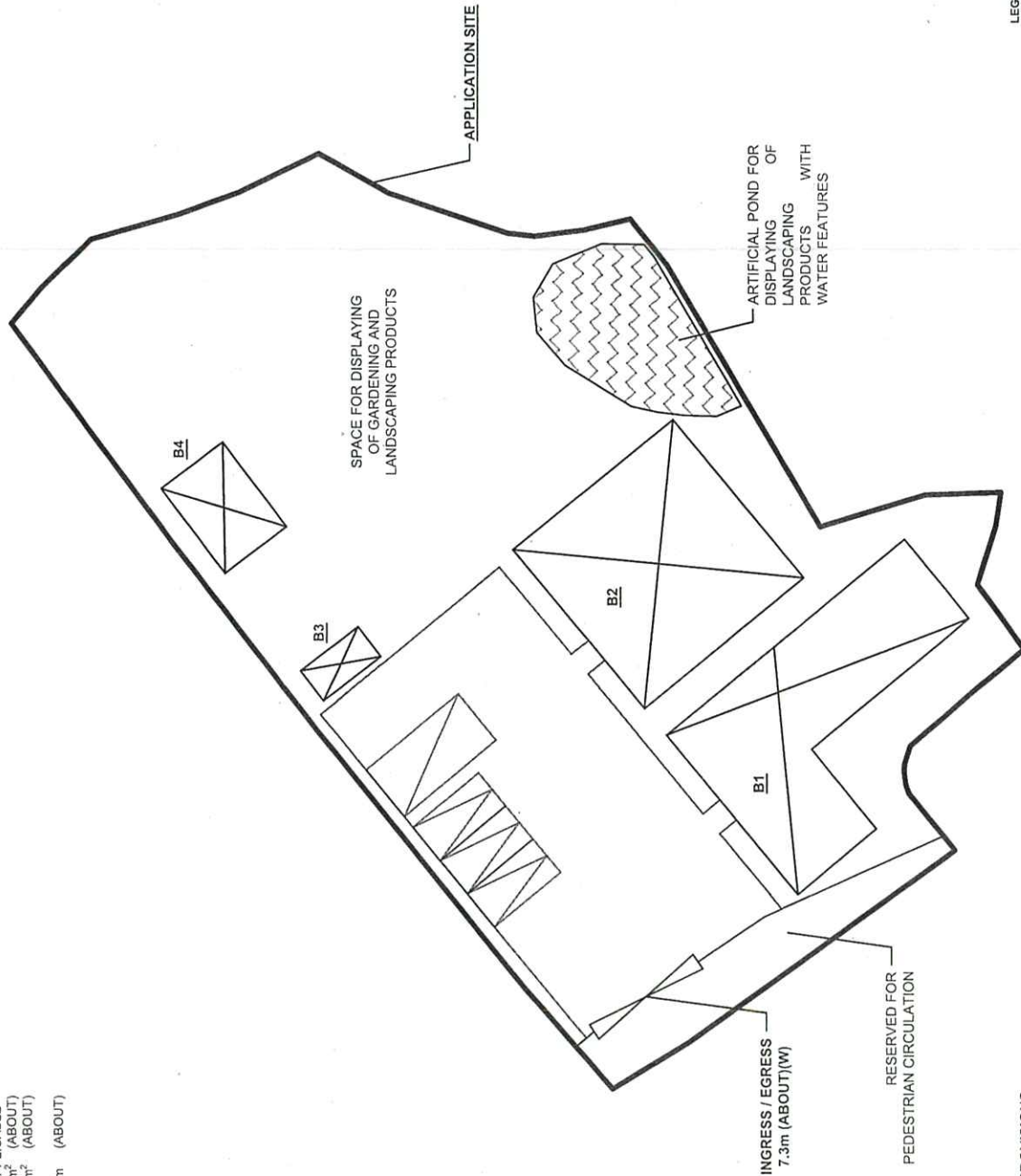
LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757m ² (ABOUT)
COVERED AREA	: 325.2m ² (ABOUT)
UNCOVERED AREA	: 1,431.8m ² (ABOUT)
PLOT RATIO	: 0.27 (ABOUT)
SITE COVERAGE	: 19% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 469.2 m ² (ABOUT)
TOTAL GFA	: 469.2 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANCILARY OFFICE	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES & TOILET	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B3	CARETAKER OFFICE	9.3m ² (ABOUT)	9.3m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	STORAGE OF GOODS	27.9m ² (ABOUT)	27.9m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		325.2m ² (ABOUT)	469.2m ² (ABOUT)	

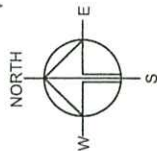


PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LULI SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LULI SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES (LANDSCAPING
AND GARDENING SHOWROOM)
FOR A PERIOD OF 3 YEARS AND
LAND FILLING

SITE LOCATION
LOT 1892 RP IN D.D. 106, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE	1 : 400 @ A4
DRAWN BY	DATE
MIN	11.5.2022
REVISOR BY	DATE
OL	14.6.2022
APPROVED BY	DATE

UWG TITLE	LAYOUT PLAN
DWG NO	P04
VER	001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 1,757 m ² (ABOUT)	: 325.2 m ² (ABOUT)
HARD-PAVED AREA PAVED MATERIAL USE	: 738 m ² (ABOUT)	: CONCRETE
	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	
SOILED GROUND AREA USE	: 944 m ² (ABOUT)	: DISPLAYING OF GARDENING LANDSCAPING PRODUCTS AND CIRCULATION SPACE
ARTIFICIAL POND AREA USE	: 75 m ² (ABOUT)	: DISPLAYING OF GARDENING LANDSCAPING PRODUCTS

THE SITE WILL BE REINSTATED TO AN AMENITY AREA AFTER THE PLANNING APPROVAL PERIOD.

CIRCULATION SPACE

EXISTING SITE LEVEL	: +15.8 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
CONCRETE FILLED UNDER APPROVED S.16 PLANNING APPLICATION NO. AYL-KTS/833	

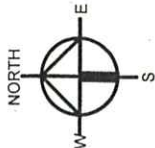
DISPLAYING OF PRODUCT*	
EXISTING SITE LEVEL	: +15.6 mPD (ABOUT)
SURFACE	: SOILED GROUND
*DISPLAYING OF GARDENING AND LANDSCAPING PRODUCTS	

ARTIFICIAL POND FOR DISPLAYING OF LANDSCAPING PRODUCTS WITH WATER FEATURES

CIRCULATION SPACE

EXISTING SITE LEVEL	: +15.8 mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
CONCRETE FILLED UNDER APPROVED S.16 PLANNING APPLICATION NO. AYL-KTS/833	

APPLICATION SITE



PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (LANDSCAPING AND GARDENING SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

11.5.2022

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

	APPLICATION SITE
	PAVED RATIO PLAN
	INGRESS / EGRESS

DWG TITLE

PAVED RATIO PLAN

DWG NO.

P05

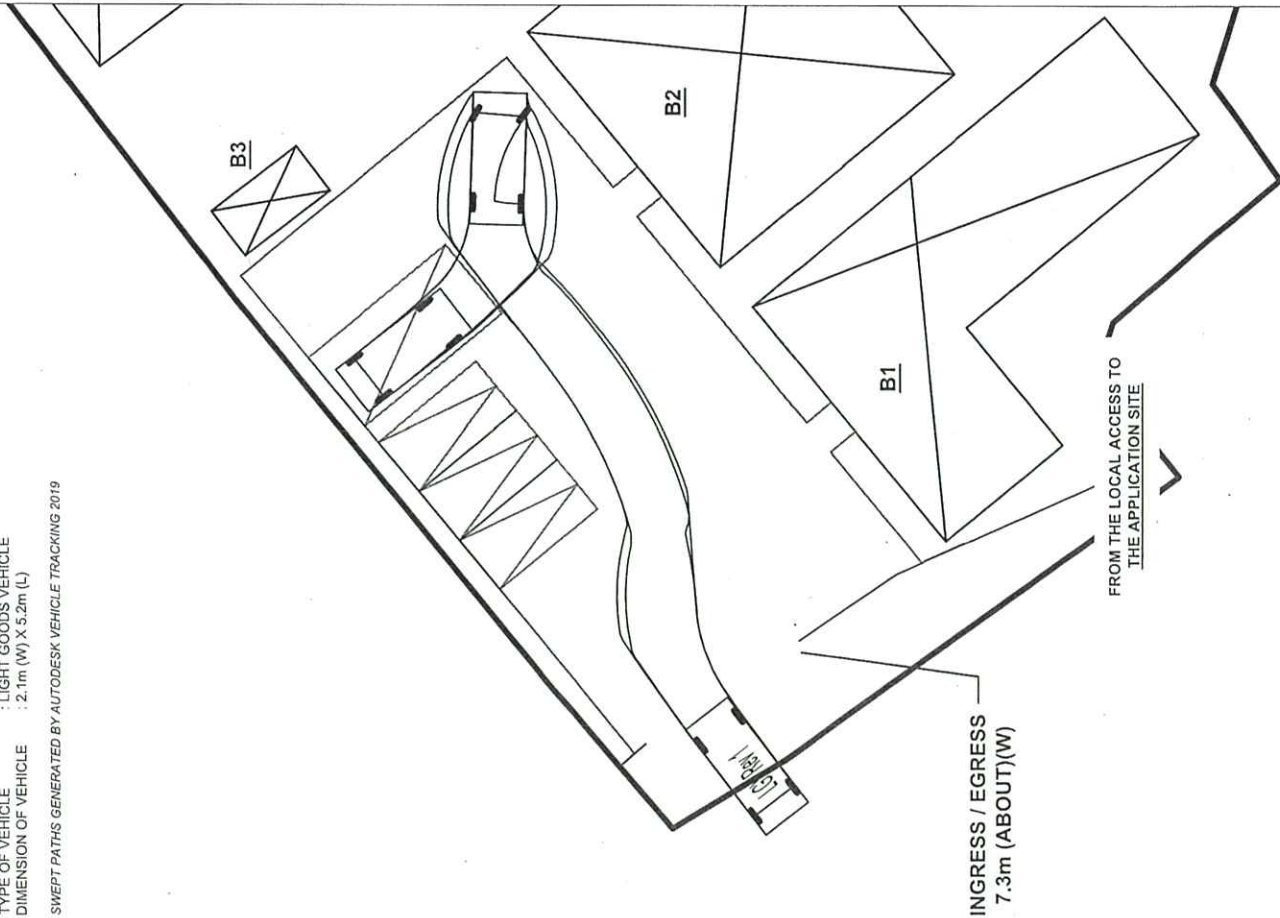
VER.

001

SWEPT PATH ANALYSIS

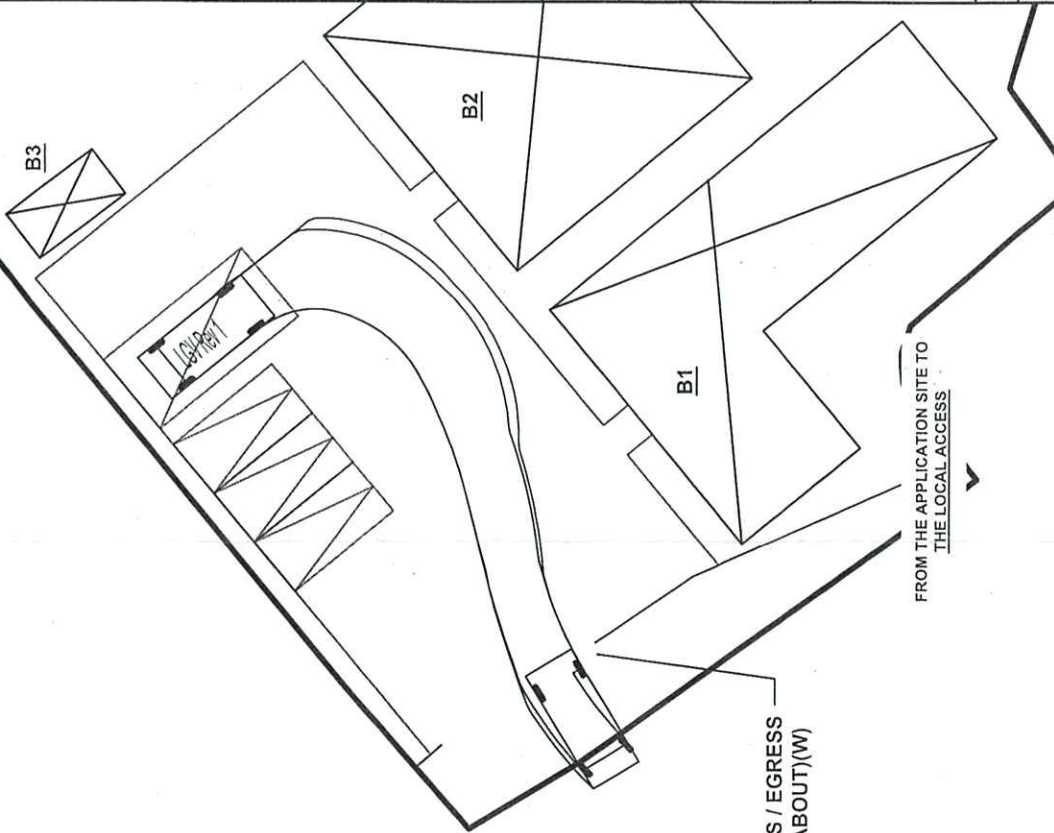
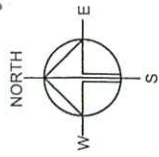
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



INGRESS / EGRESS
 7.3m (ABOUT)(W)

FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



INGRESS / EGRESS
 7.3m (ABOUT)(W)

FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

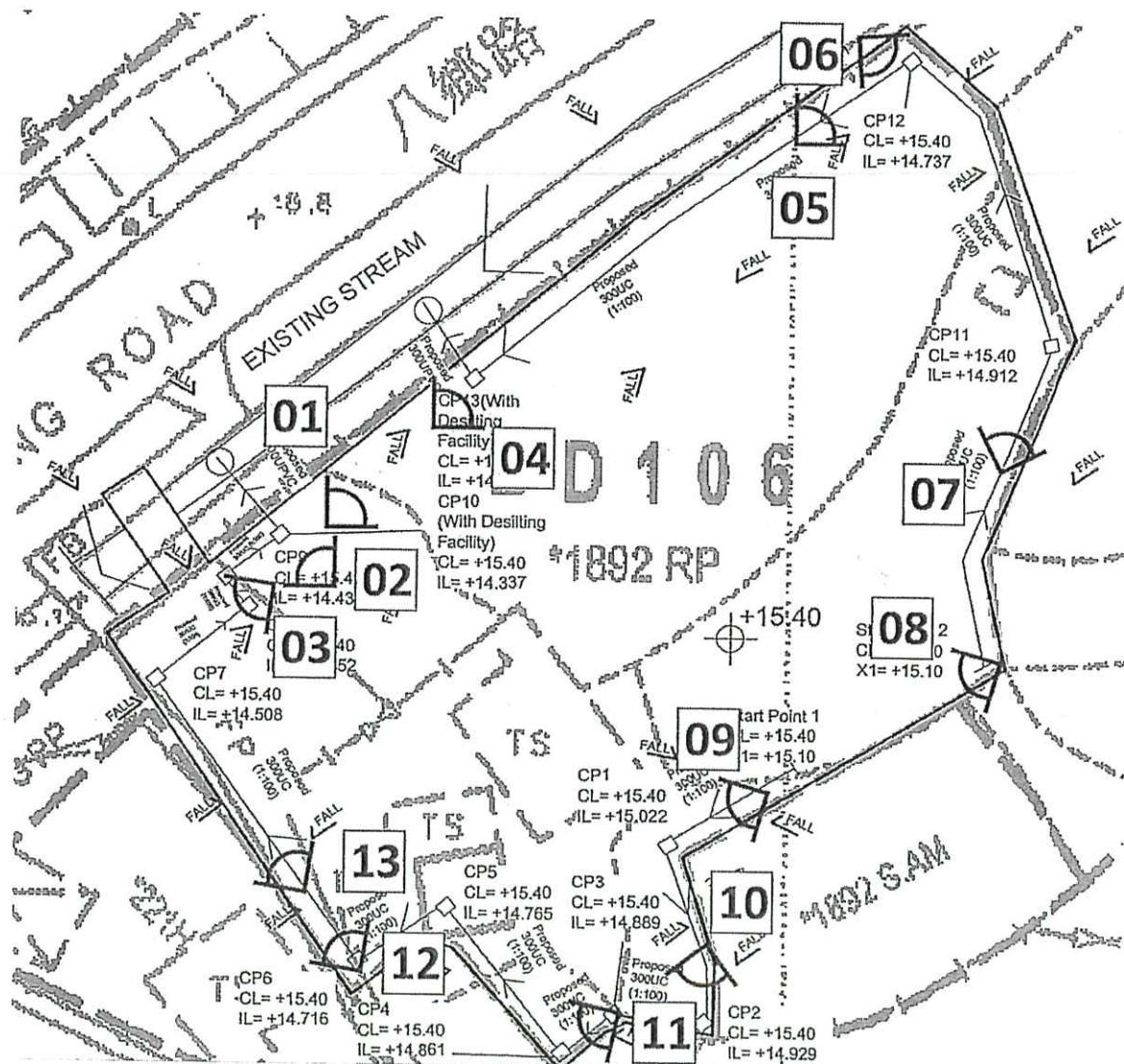
- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

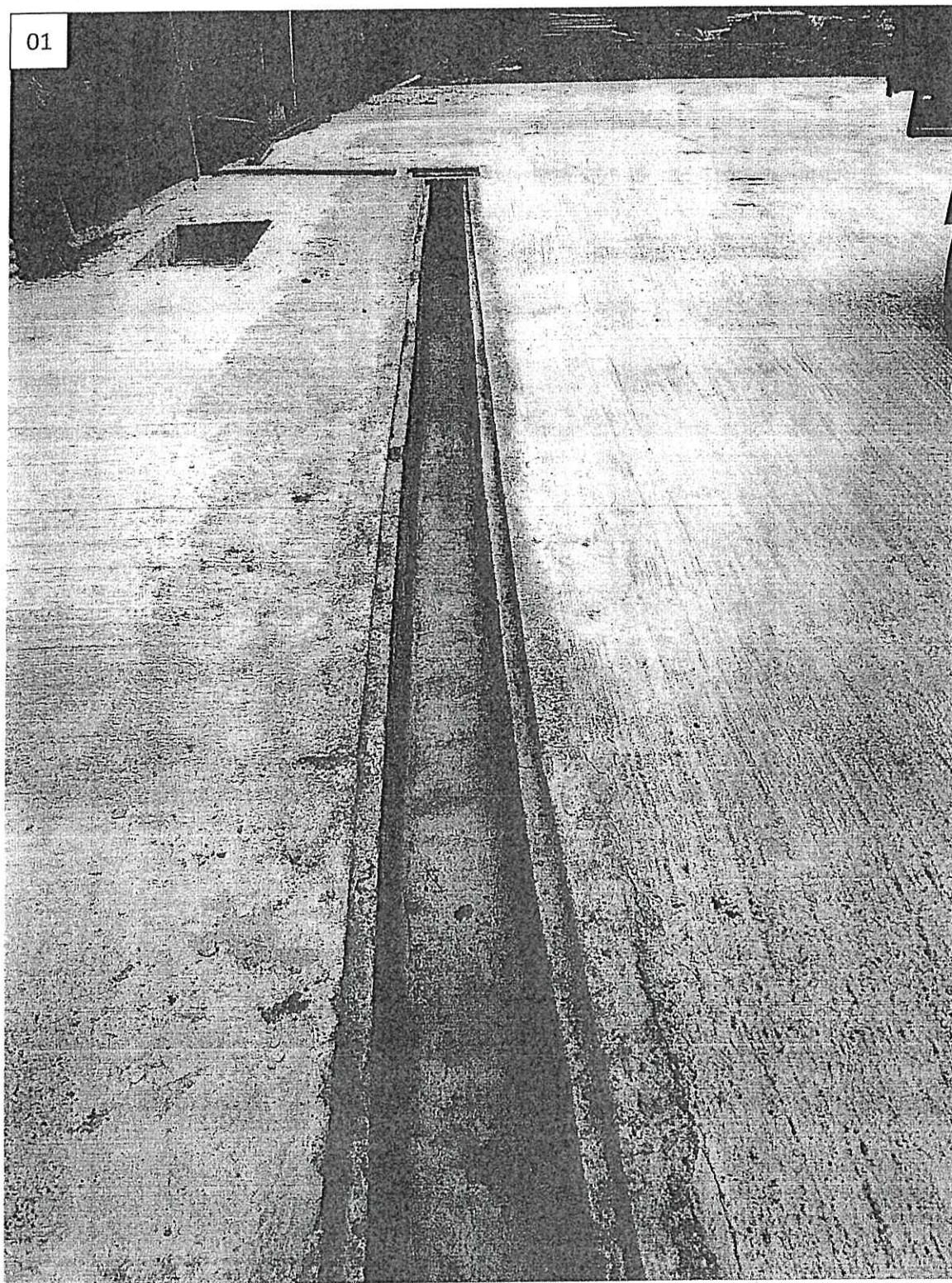
PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED		PROJECT PROPOSED TEMPORARY SHOP AND SERVICES (LANDSCAPING AND GARDENING SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		SITE LOCATION LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES	
SCALE 1 : 300 @ A4	DATE 11.5.2022	CHECKED BY	DATE	APPROVED BY	DATE
DRAWN BY MN					
DWG. TITLE SWEPT PATH ANALYSIS		DWG. NO. P06		VER. 001	

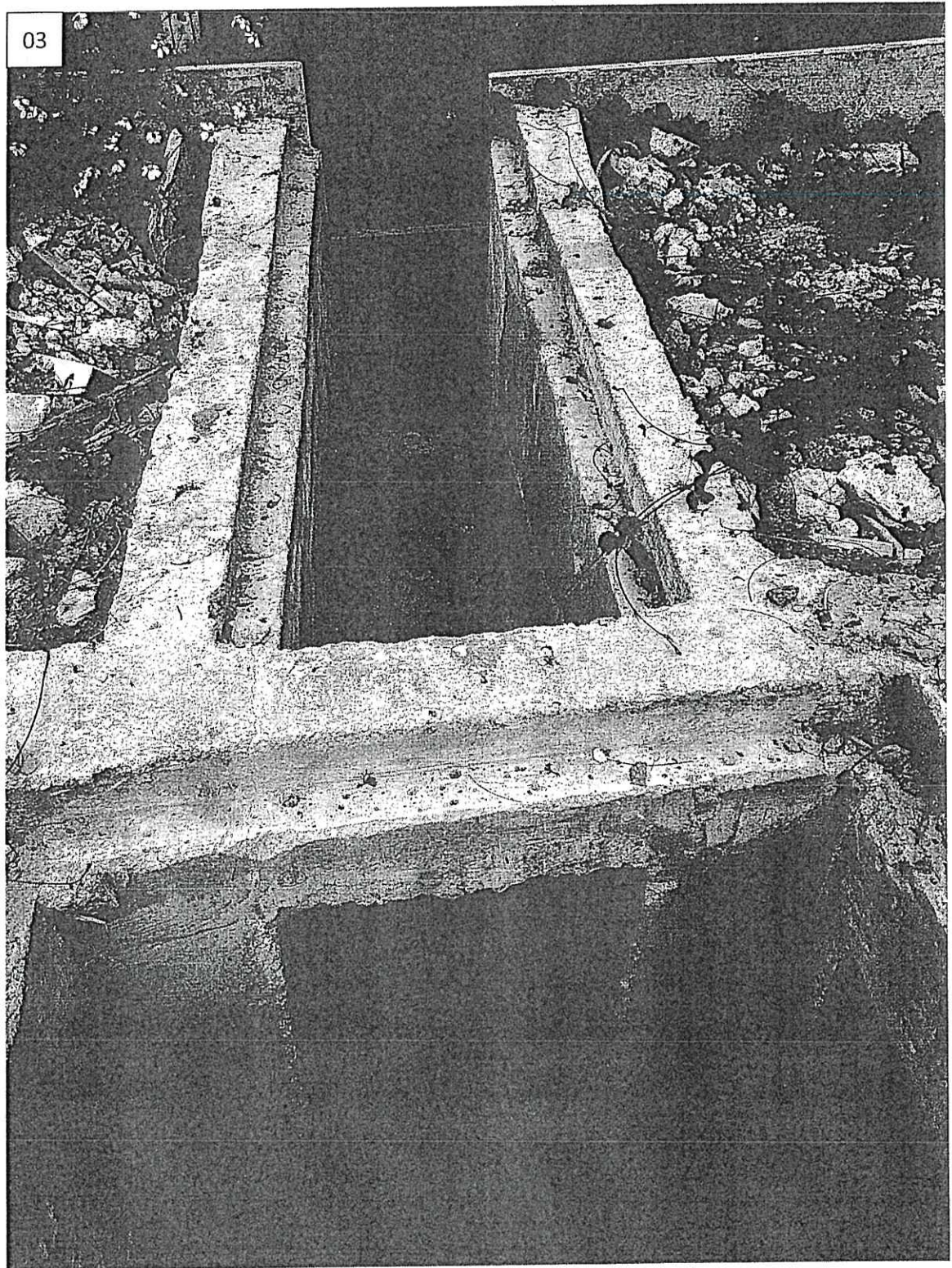
Compliance with Approval Condition (c)

Proposed Temporary Shop and Services (Landscaping and Gardening Showroom)
for a period of 3 Years and Land Filling in "Agriculture" Zone,
Lot 1892 RP in D.D. 106 and Adjoining Government Land, Pat Heung, Yuen Long

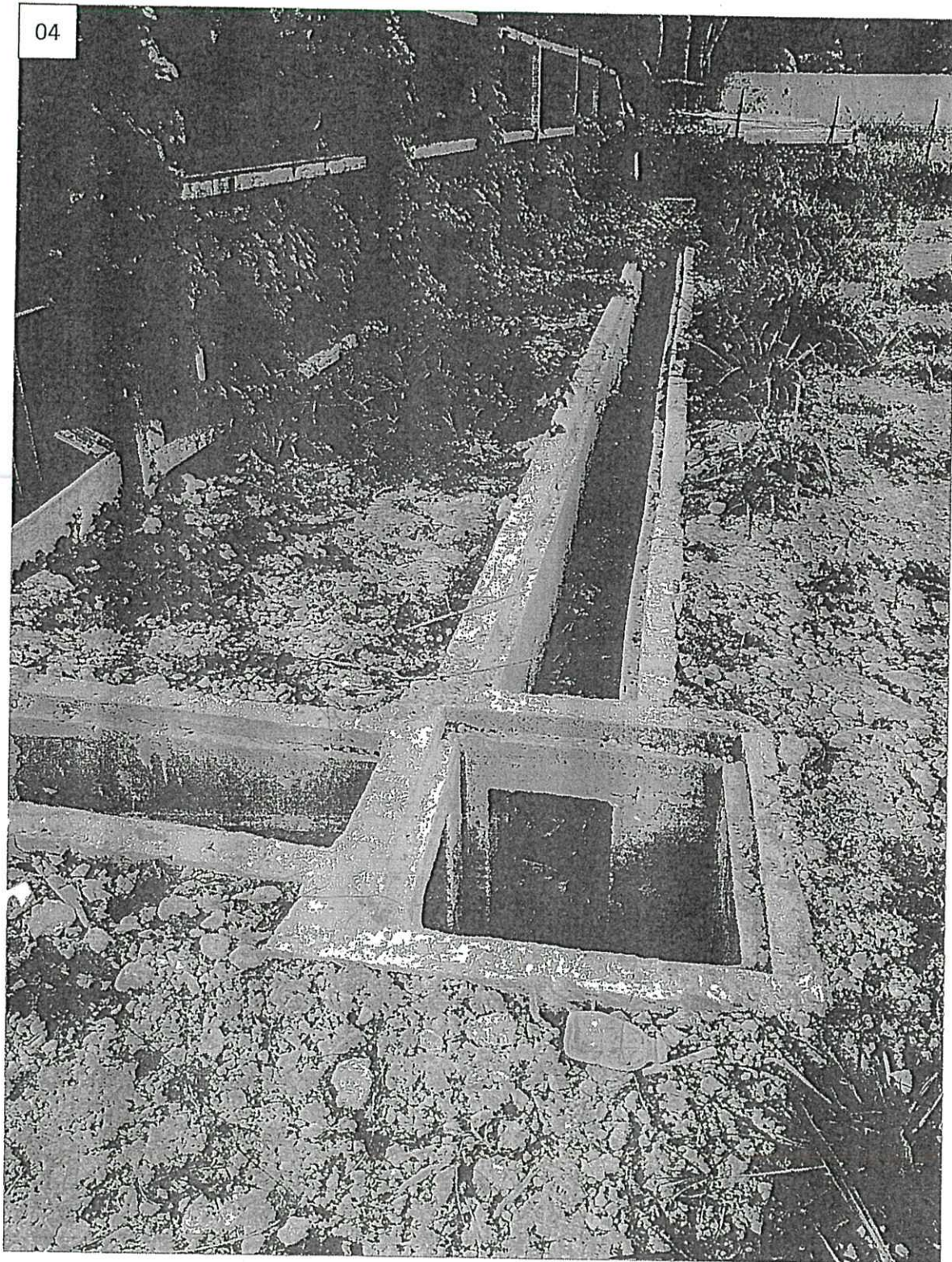
(Application No. A/YL-KTS/833)



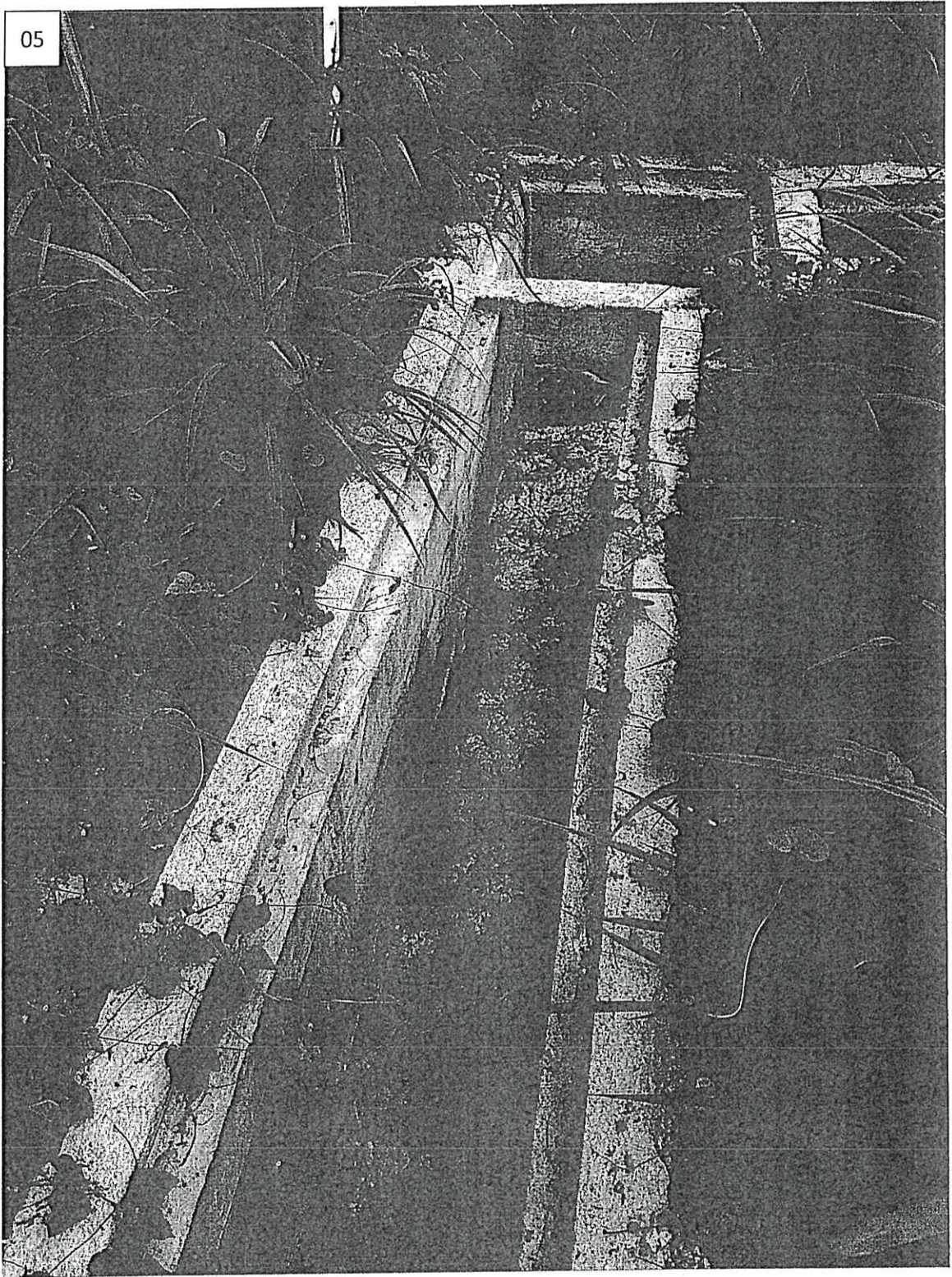




04



05



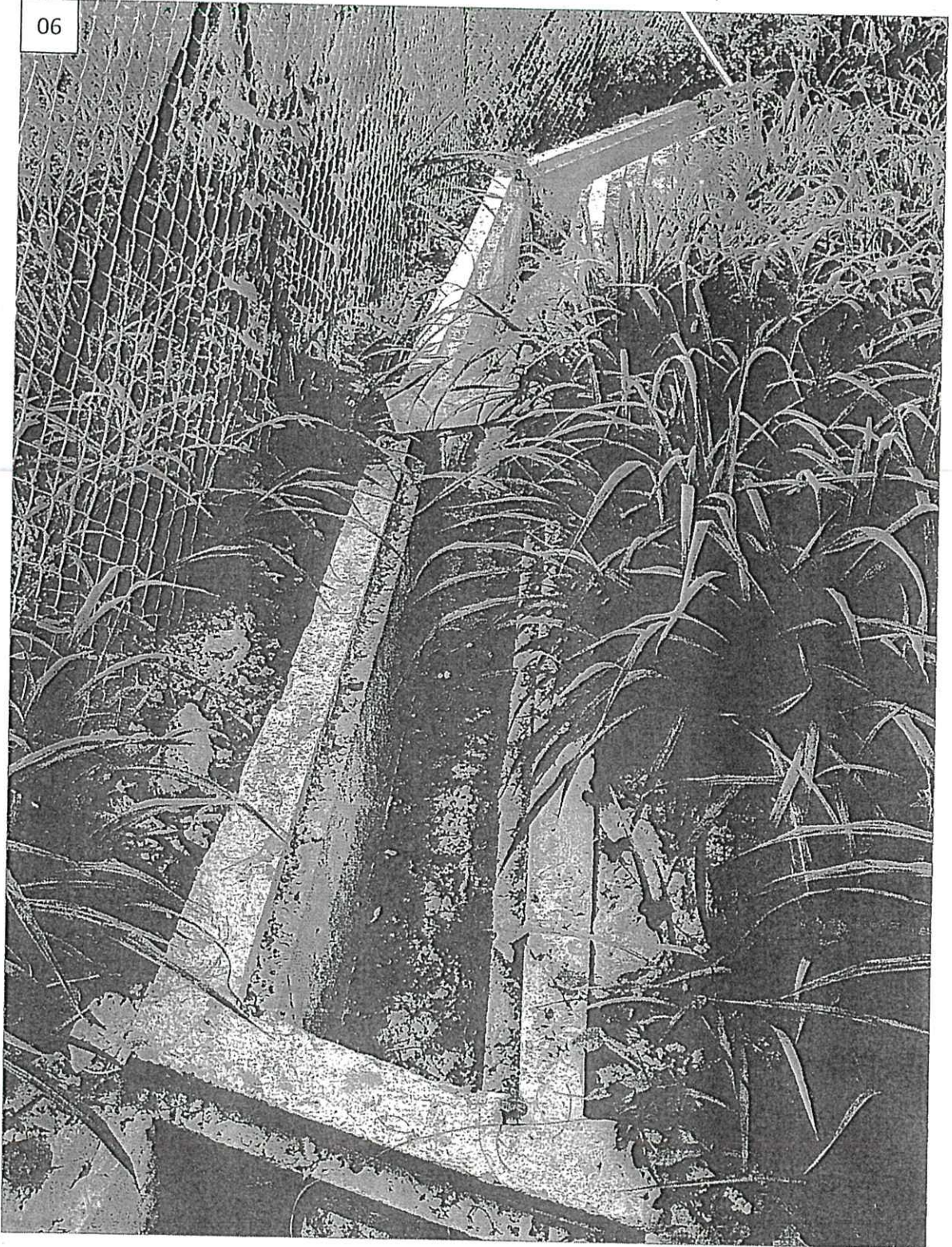
座

NT, HK



(---, ---, ---)

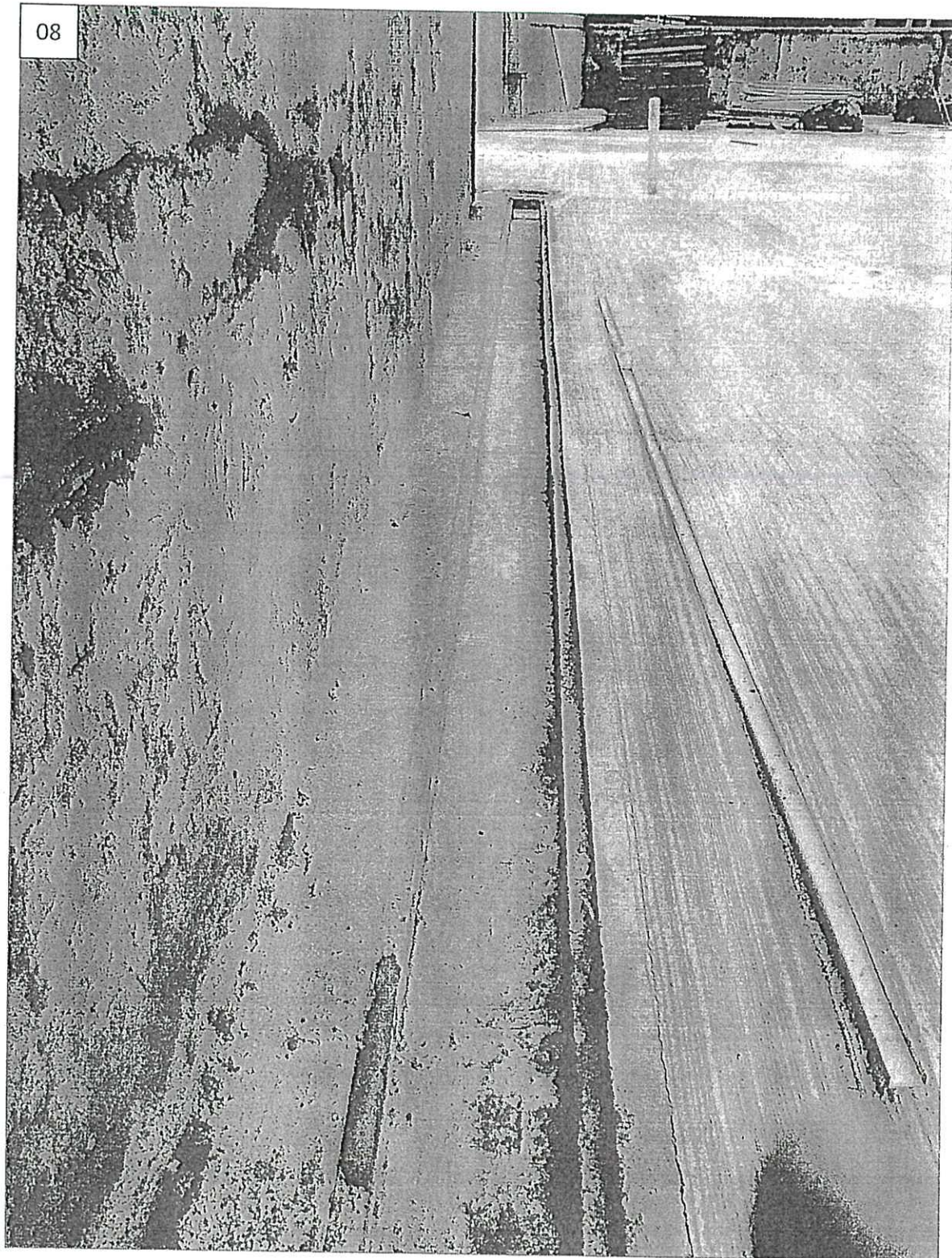
06

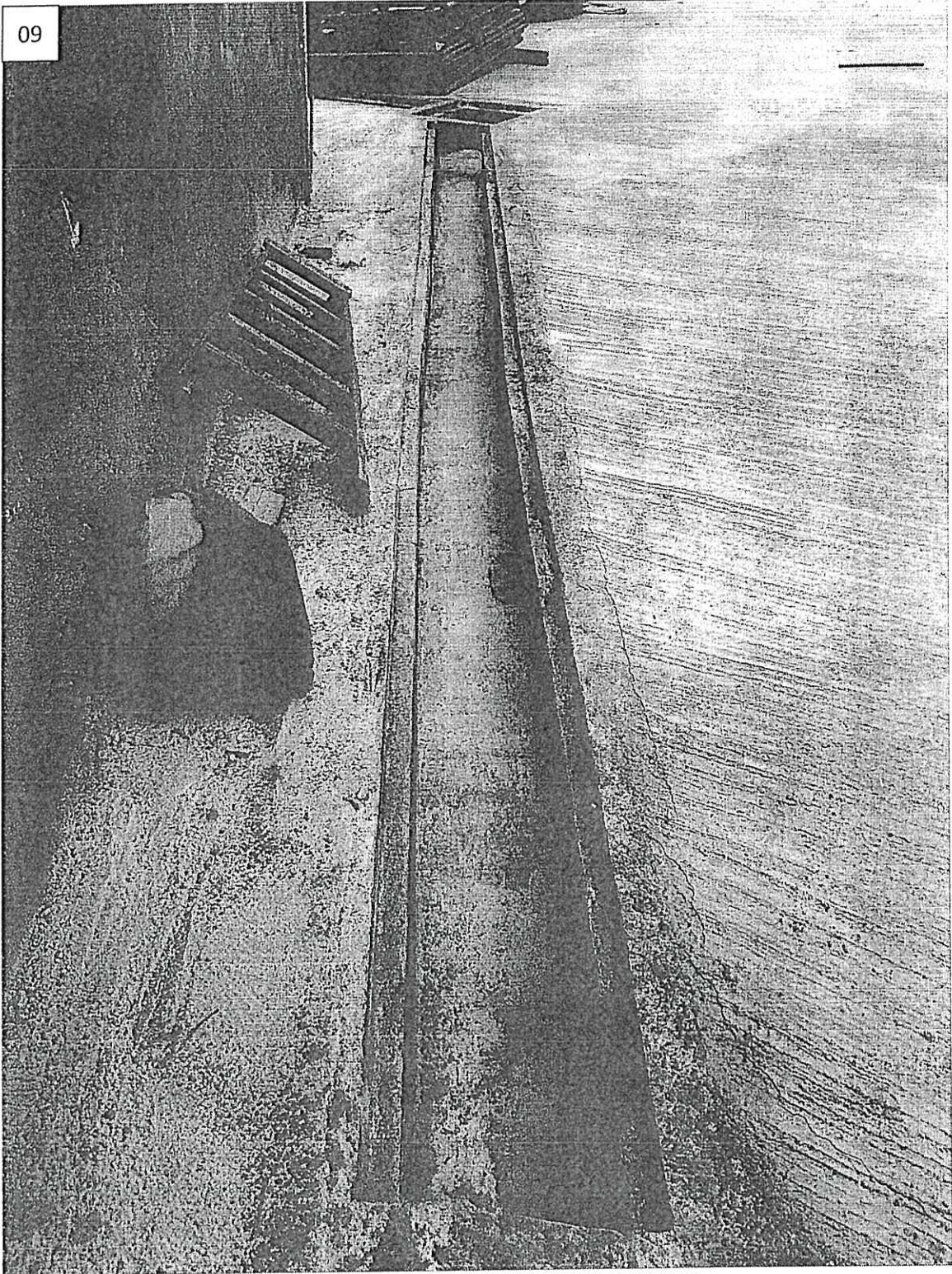


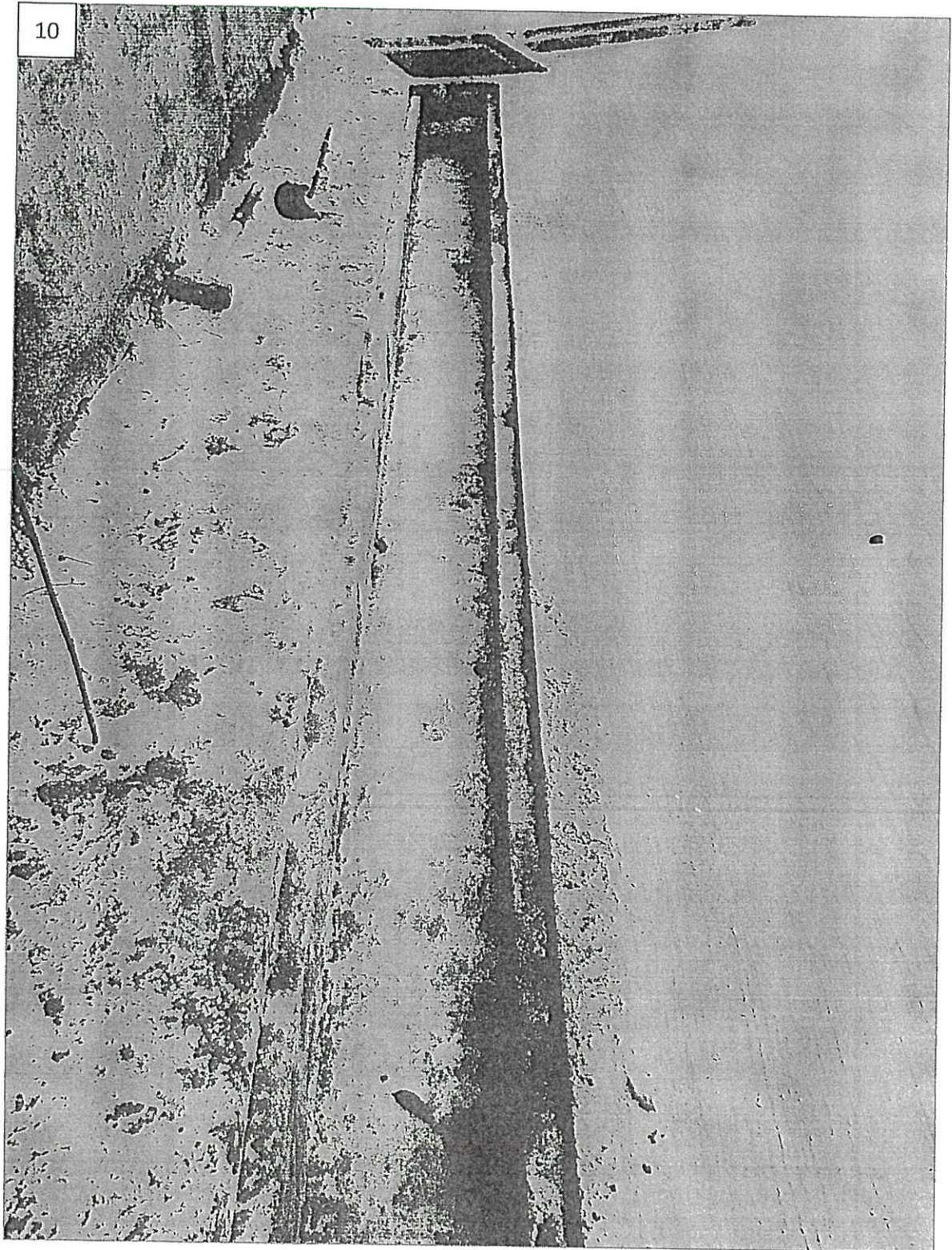
(852)
(852)

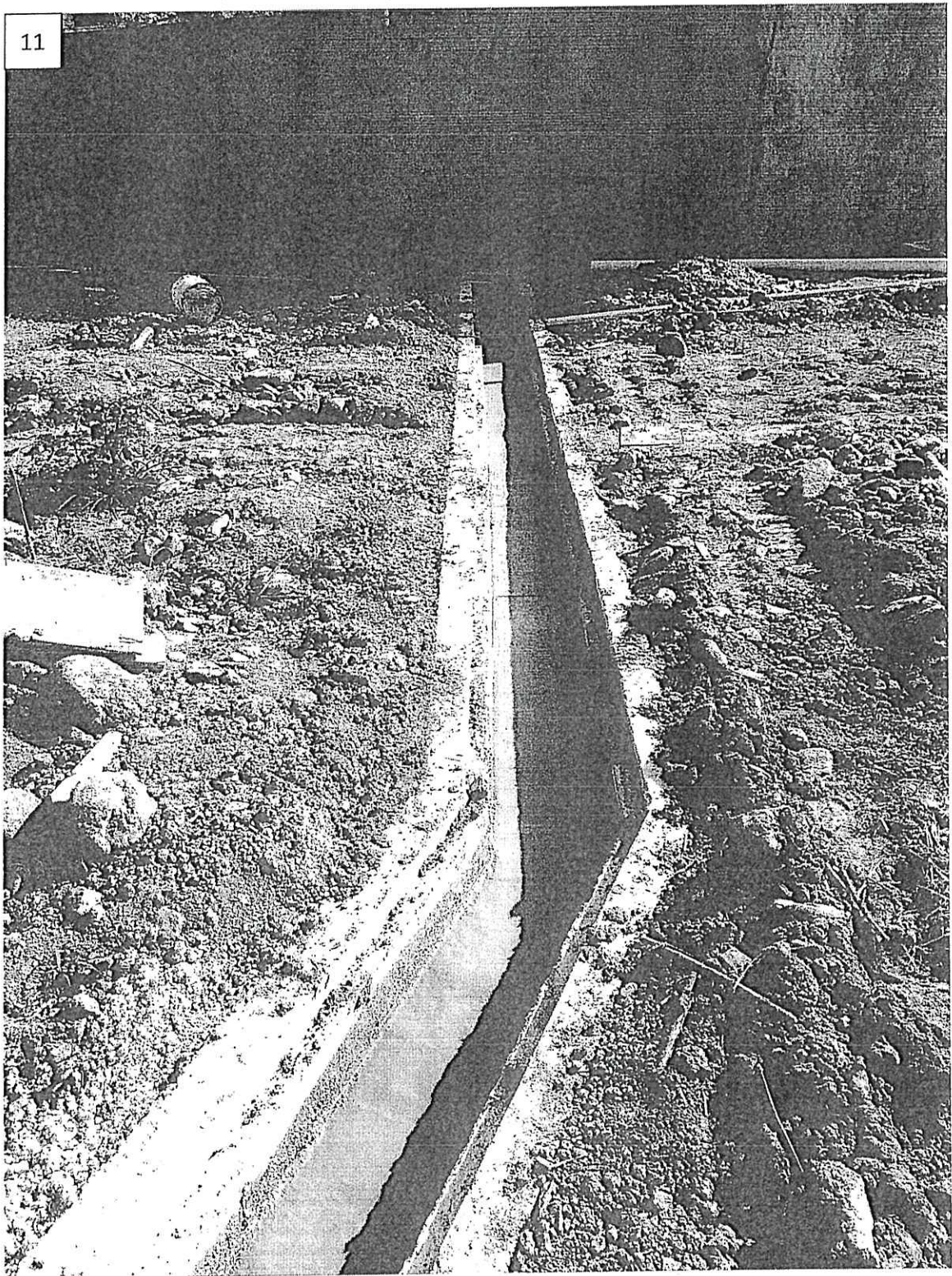


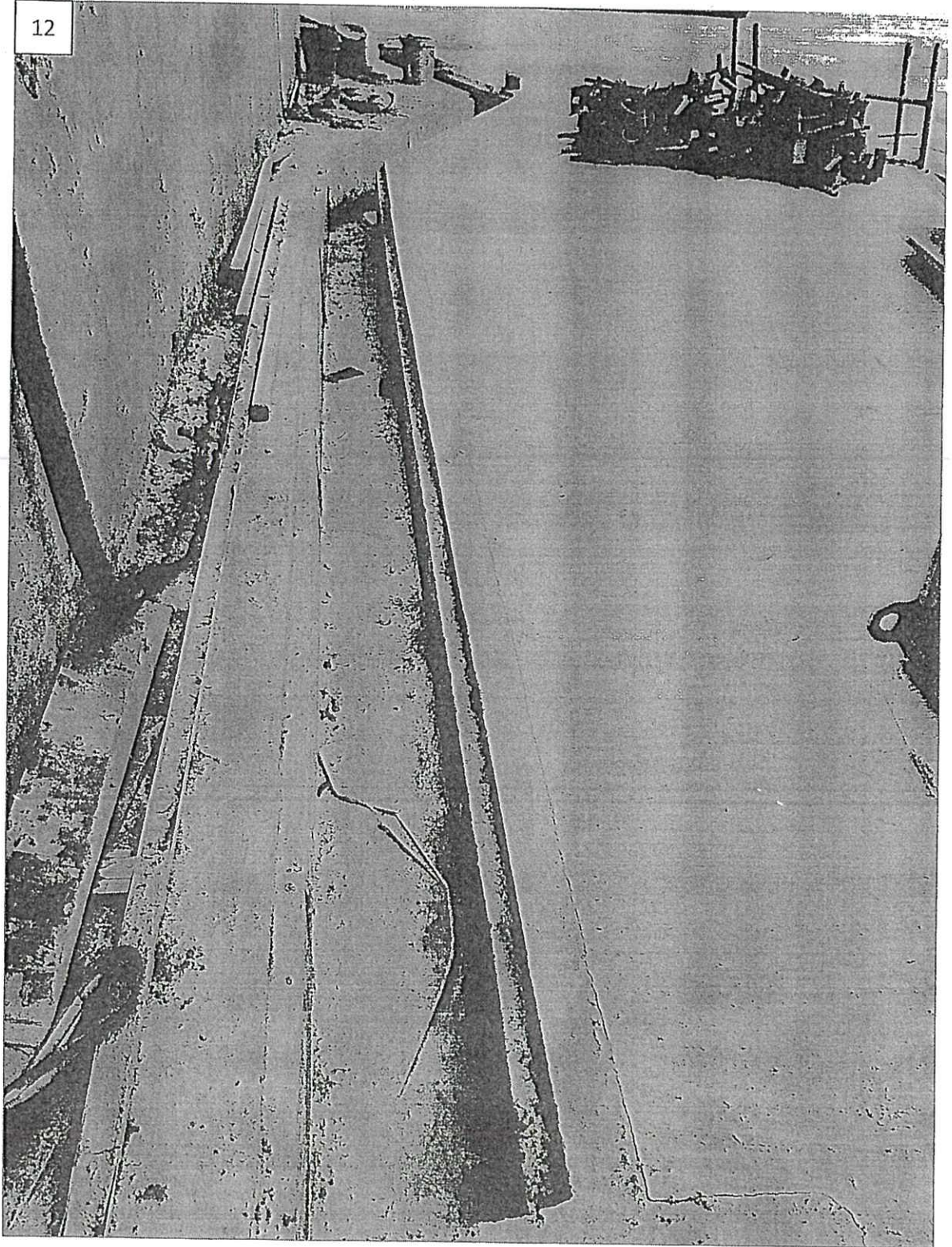
08



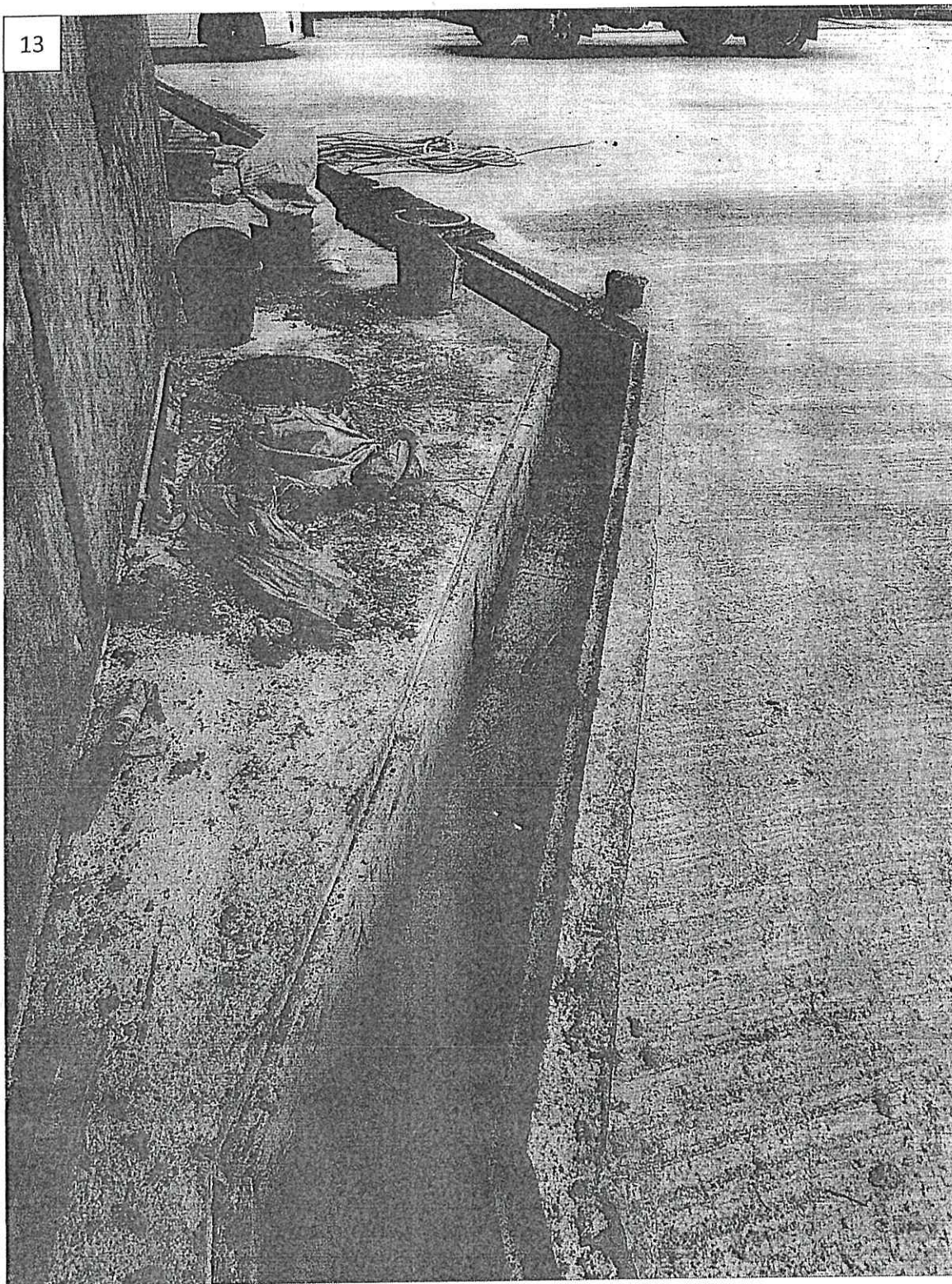








13



HK



(8
(85.



(85

Appendix I – Justifications for Revocation of Previously Approved Application No. A/YL-KTS/833

- (i) The application site (the Site) involves of one previous approved S.16 planning application (No. A/YL-KTS/833) submitted by the same applicant for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 13.12.2019. However, the applicant failed to comply with approval condition (f) by the designated time period, which led to revocation of the application, i.e. 13.5.2022.
- (ii) Drainage facilities at the Site
- (a) Regarding planning approval condition (b) of the previously approved application (No. A/YL-KTS/833), i.e. submission of a drainage proposal, the applicant made submissions on 13.2.2020, 14.7.2020 and 5.10.2020. The latest submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 3.12.2020.
- (b) Regarding planning approval condition (d) of the previously approved application (No. A/YL-KTS/833), i.e. implementation of the drainage proposal, the applicant submitted photographic records of the implemented drainage facilities on 8.4.2021. The submission was accepted by CE/MN, DSD, hence, complied with on 22.4.2022.
- (iii) Fire service installations at the Site
- (a) Regarding planning approval condition (e) of the previously approved application (No. A/YL-KTS/833), i.e. submission of fire service installations (FSIs) proposal, the applicant made submission on 4.5.2020, 27.5.2021 and 21.6.2021, and the submission was accepted by Director of Fire Service (D of FS), hence, complied with on 2.7.2021.
- (b) As the Site, i.e. Lot 1892 RP in D.D. 106 is an Old Schedule Agricultural Lot held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit Short Term Waiver (STW) application for erection of structure at the Site. The applicant submitted STW application to LandsD on 17.1.2020.
- (c) As of 11.5.2022, LandsD's approval for STW application is pending. As FSIs are proposed at structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (f) of the previously approved application (No. A/YL-KTS/833), i.e. the implementation of FSIs proposal was not complied with within the compliance period, which led to revocation of the application.

Appendix II - Estimated Trip Generation and Attraction

- (i) The application site (the Site) is accessible from Pat Heung Road via a local access. A total of 4 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 2.5m (W) x 5m (L)	3
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

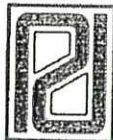
- (ii) The operation hours of the proposed development are 09:00 to 19:00 daily including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car (Visitor)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	3	1	1	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	3	3	1	1	8
Traffic trip per hour (average)	2	2	0.5	0.5	5

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/833
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax

R-riches Property Consultants Ltd.

(Attn.: Matthew NG)

2 July 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e)
-the Submission of Fire Service Installations Proposal**

**Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a
Period of 3 Years and Land Filling in "Agriculture" ("AGR") Zone,
Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung, Yuen Long
(Application No. A/YL-KTS/833)**

I refer to your submission dated 21.6.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD106 Lot 1892 RP
Your Ref.: TPB/A/YL-KTS/833

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

By Email

21 June 2021

Dear Sir,

Compliance with Approval Condition (e)

**Proposed Temporary Shop and Services (Landscaping and Gardening
Showroom) for a Period of 3 Years Land Filling in "Agriculture" Zone,
Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung, Yuen Long**

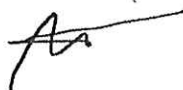
(S.16 Planning Application No. A/YL-KTS/833)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (e) of the subject application, i.e. the submission of a FSIs proposal (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) _____ the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Town Planner

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/833
電話號碼 Tel. No. : 3168 4038
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post

R-riches Property Consultants Ltd.

(Attn.: Mr. Matthew NG)

3 December 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (b) -
the Submission of Drainage Proposal**

**Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a
Period of 3 Years and Land Filling in "Agriculture" ("AGR") Zone,
Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung, Yuen Long
(Application No. A/YL-KTS/833)**

I refer to your submission dated 5.10.2020 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
for District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department



R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD106lots1892RP
Your ref.: TPB/A/YL-KTS/833

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

By Email

5 October 2020

Dear Sir,

Compliance with Approval Condition (b)

**Proposed Temporary Shop and Services (Landscaping and Gardening Showroom)
for a period of 3 Years and Land Filling in "Agriculture" Zone,
Lot 1892 RP in D.D. 106 and Adjoining Government Land, Pat Heung, Yuen Long**

(Application No. A/YL-KTS/833)

We are writing to submit a revised drainage proposal (**Appendix I**) for compliance with approval condition (b) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

cc DPO/FSYLE

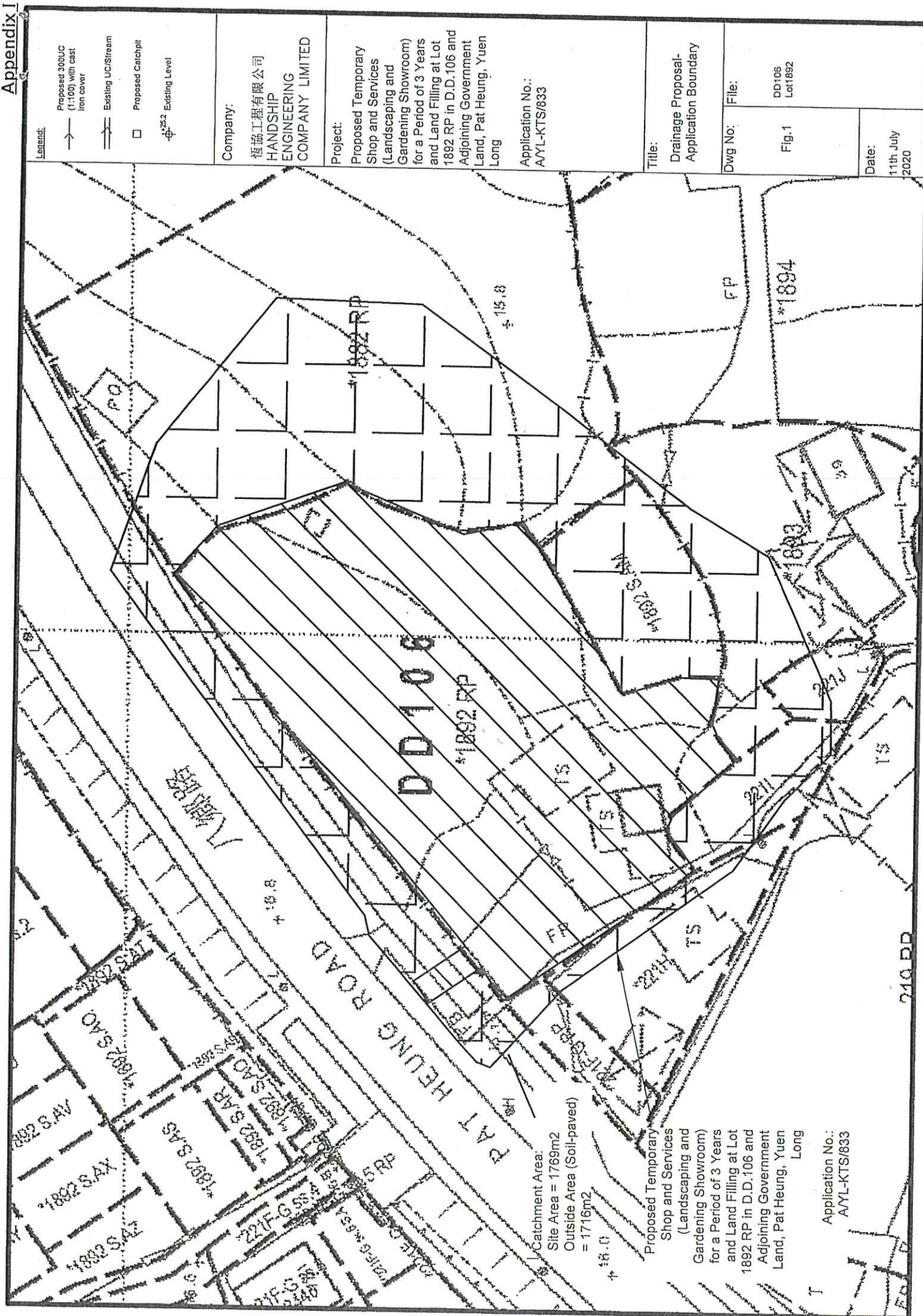
(Attn.: Mr. Chris LEUNG

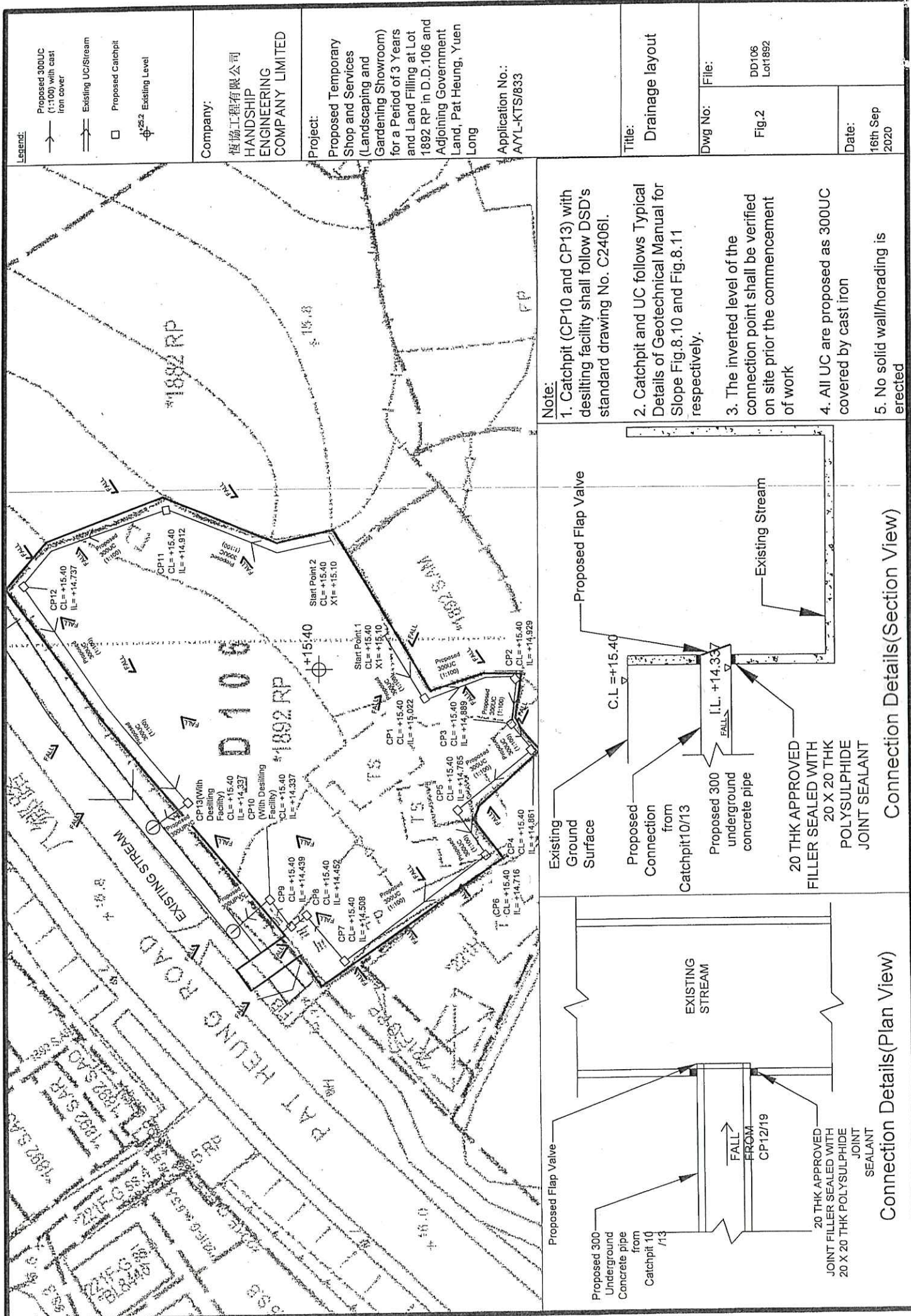
email: csmleung@pland.gov.hk)



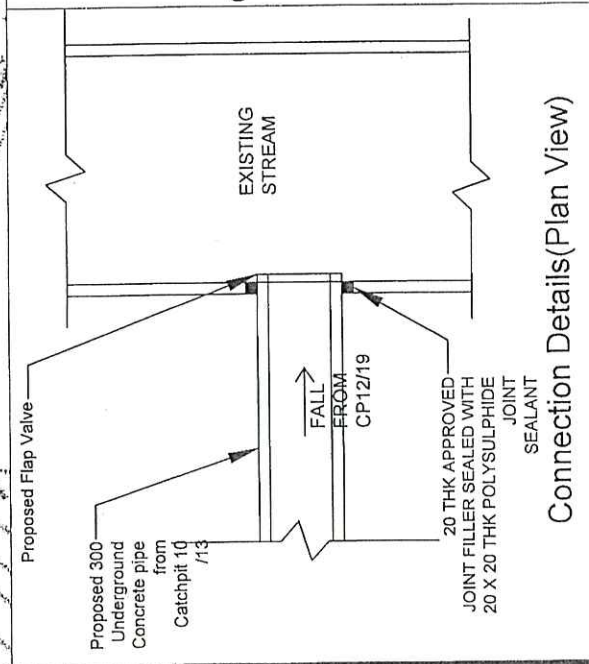
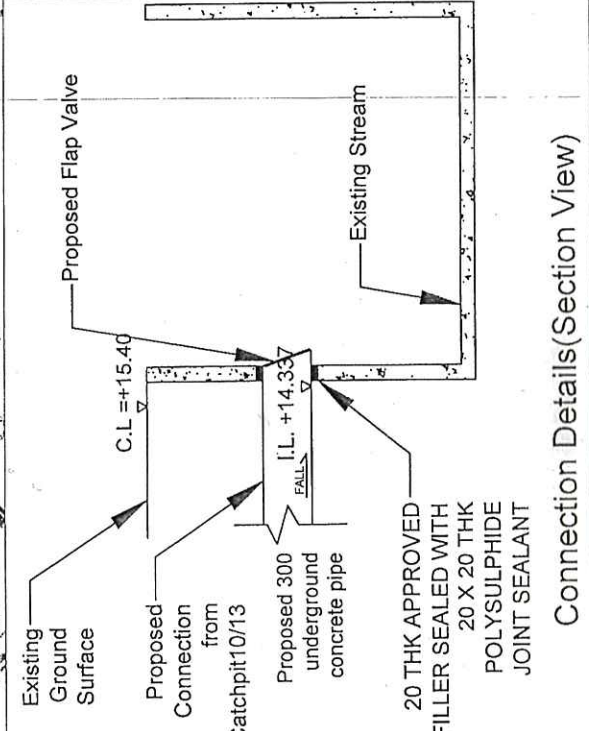
, HK







- Note:**
- 1. Catchpit (CP10 and CP13) with desilting facility shall follow DSD's standard drawing No. C24061.
 - 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - 3. The inverted level of the connection point shall be verified on site prior the commencement of work
 - 4. All UC are proposed as 300UC covered by cast iron
 - 5. No solid wall/horading is erected



Title: Drainage layout	
Dwg No:	File:
Fig.2	DD106 Lot1892
Date:	16th Sep 2020

Company:
恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:
Proposed Temporary
Shop and Services
(Landscaping and
Gardening Showroom)
for a Period of 3 Years
at Lot and Filling at Lot
1892 RP in D.D.106 and
Adjoining Government
Land, Pat Heung, Yuen
Long

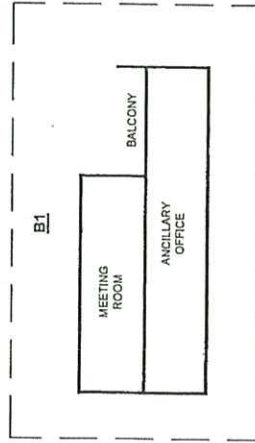
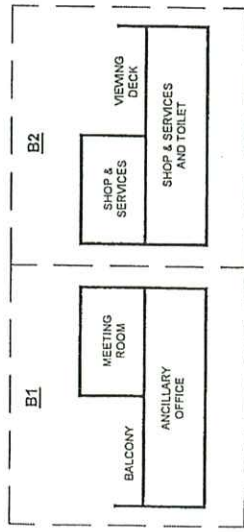
Application No.:
AYL-KTS/833

Legend:	
	Proposed 300UC (1:100) with cast iron cover
	Existing UC/Stream
	Proposed Catchpit
	Existing Level

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,757m ² (ABOUT)
COVERED AREA	: 325.2m ² (ABOUT)
UNCOVERED AREA	: 1,431.8m ² (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 469.2m ² (ABOUT)
BUILDING HEIGHT	: 3.5 - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

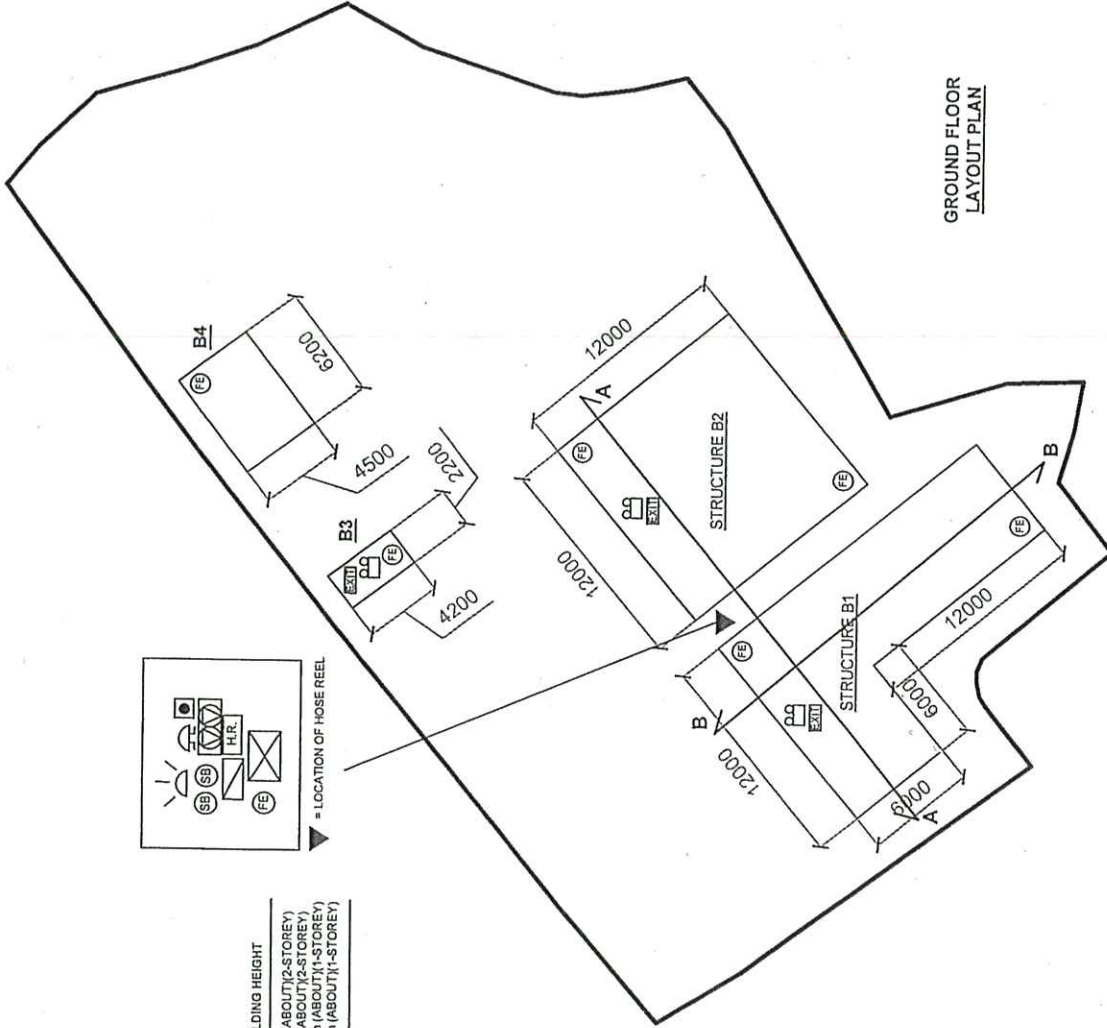
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANCILLARY OFFICE	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	SHOP & SERVICES & TOILET	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	CHANGING OFFICE	9.3m ² (ABOUT)	9.3m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
B4	STORAGE OF GOODS	27.9m ² (ABOUT)	27.9m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
TOTAL		325.2m ² (ABOUT)	469.2m ² (ABOUT)	



FS NOTE:

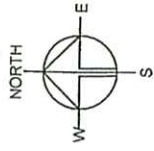
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS-5839-1:2002A, 2-2008 AND FSD CIRCULAR LETTER 1/2009 ONE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO /VISUAL WARNING DEVICE INITIATION.
- A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUAL : BARRIER FREE ACCESS 2008 (FSD CIRCULAR LETTER NO. 2/2012).
- WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.

GROUND FLOOR LAYOUT PLAN

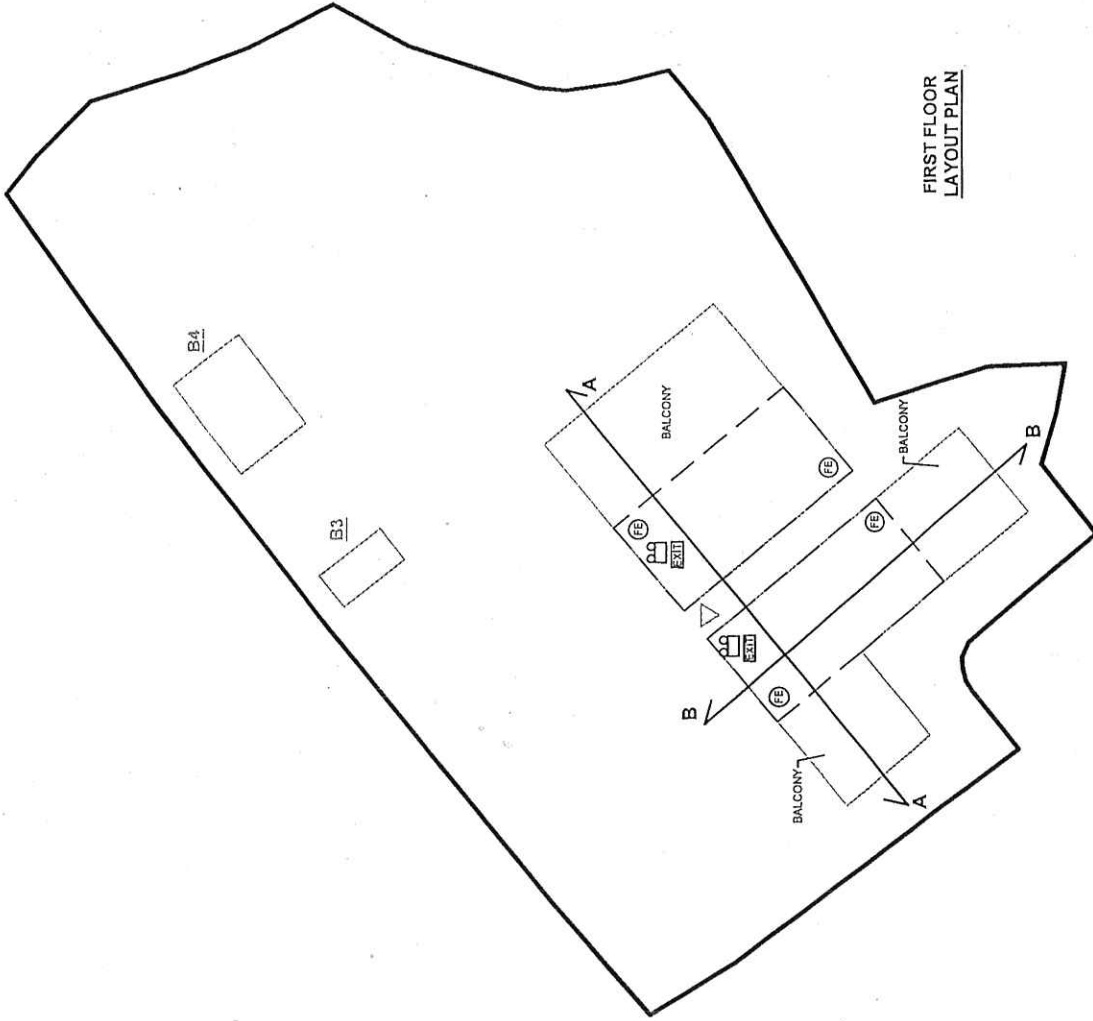
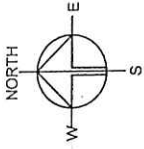


LEGEND

STRUCTURE	EMERGENCY LIGHT
PARKING SPACE OR LUL SPACE	SAND BUCKET
EXIT SIGN	45°C CO2 GAS TYPE FIRE EXTINGUISHER
VISUAL FIRE ALARM	2m ³ FS WATER TANK
FIRE ALARM BELL	FS CONTROL PANEL
MANUAL FIRE ALARM CALL POINT	FIRE HOSE REEL
	FIRE HOSE REEL PUMP WITH ENCLOSURE



Drawing No.	APPENDIX I	Ver.	D3
Project	PROPOSED TEMPORARY SHOP AND SERVICES (LANDSCAPING AND GARDENING SHOWROOM) FOR A PERIOD OF 3 YEARS AND ADJOINING G.L.		
Drawn By	LOT 1892 RP IN D.D. 105 AND ADJOINING G.L.		
Check By	FSIS PROPOSAL (1/2)		
Scale of A4	1 : 400		
Drawn	Date		
Drawn	4.5.2020		
Drawn	21.6.2021		



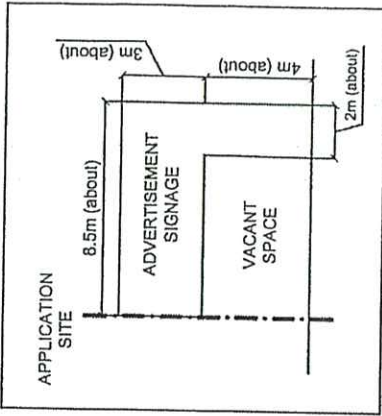
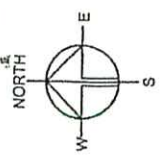
FIRST FLOOR
LAYOUT PLAN

Drawing No.	APPENDIX I	Ver.	03
Project	PROPOSED TEMPORARY SHOP AND SERVICES (LANDSCAPING AND GARDENING SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		
	LOT 1892 RP IN D.D. 106 AND ADJOINING G.L.		
Drawing Title	FSIS PROPOSAL (2/2)		
Scale of A4	1 : 400		
Drawn	Date	4.5.2020	
Revised	Date	21.6.2021	

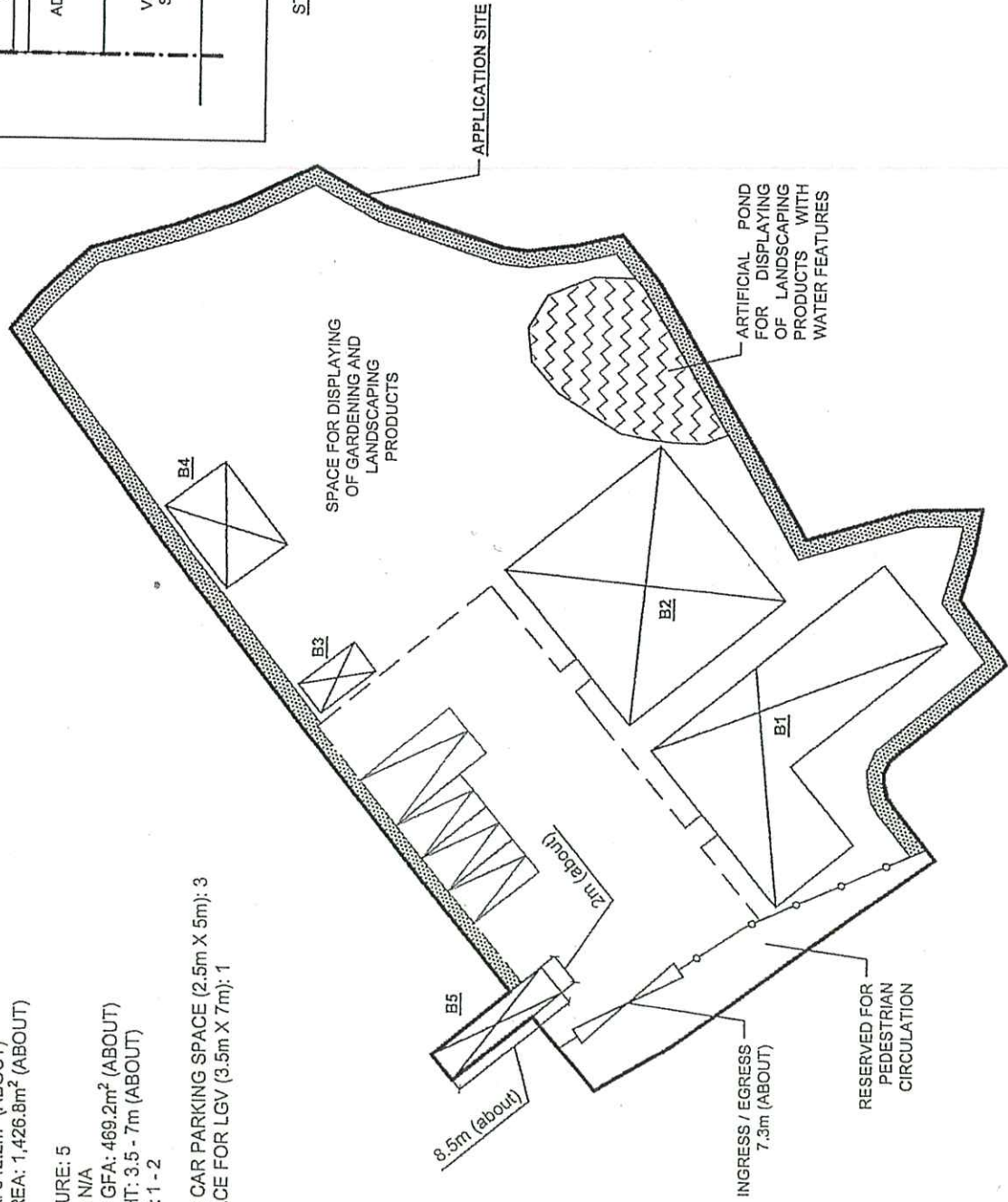
申請編號 Application No.: A/YL-KTS/833
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 1,769m² (ABOUT)
COVERED AREA: 342.2m² (ABOUT)
UNCOVERED AREA: 1,426.8m² (ABOUT)
NO. OF STRUCTURE: 5
DOMESTIC GFA: N/A
NON-DOMESTIC GFA: 469.2m² (ABOUT)
BUILDING HEIGHT: 3.5 - 7m (ABOUT)
NO. OF STOREY: 1 - 2
NO. OF PRIVATE CAR PARKING SPACE (2.5m X 5m): 3
NO. OF L/U/L SPACE FOR LGV (3.5m X 7m): 1



STRUCTURE B5



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANCILARY OFFICE	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES & TOILET	144m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(1-STOREY)
B3	CARETAKER OFFICE	9.3m ² (ABOUT)	216m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	STORAGE OF GOODS	27.6m ² (ABOUT)	216m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	ADVERTISEMENT SIGNAGE	17m ² (ABOUT)	N/A	7m (ABOUT)
TOTAL		342.2m ² (ABOUT)	469.2m ² (ABOUT)	

LEGEND
STRUCTURE
PARKING / L/U/L SPACE
ARTIFICIAL POND
LANDSCAPE BELT

Drawing No.	P02	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (LANDSCAPING AND GARDENING SHOWROOM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Lot	LOT 1892 RP IN D.D. 106 AND ADJACING G.L.		
Drawing Title	LAYOUT PLAN		
Scale of A4	1:400		
Drawn	10.10.2019		
Revised			

Company: HANDSHIP ENGINEERING COMPANY LTD
 Project : Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling at Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung, Yuen Long
 Date: 2020/7/11

Calculation for channels:

Catchment Area of site

Site Catchment Area

Area = 1769 m²
 = 0.001769 km²

Peak runoff in m³/s = 0.278 x 0.90 x 250 mm/hr x 0.001769 km²
 = 0.110651 m³/s
 = 6639 liter/min

Outside Site Catchment Area

Area = 1412 m²
 = 0.001412 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.001412 km²
 = 0.0245335 m³/s
 = 1472 liter/min

Peak runoff in m³/s = 1472 m³/s = 8111 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
 For gradient 1:100, 300UC will be suitable for proposed site

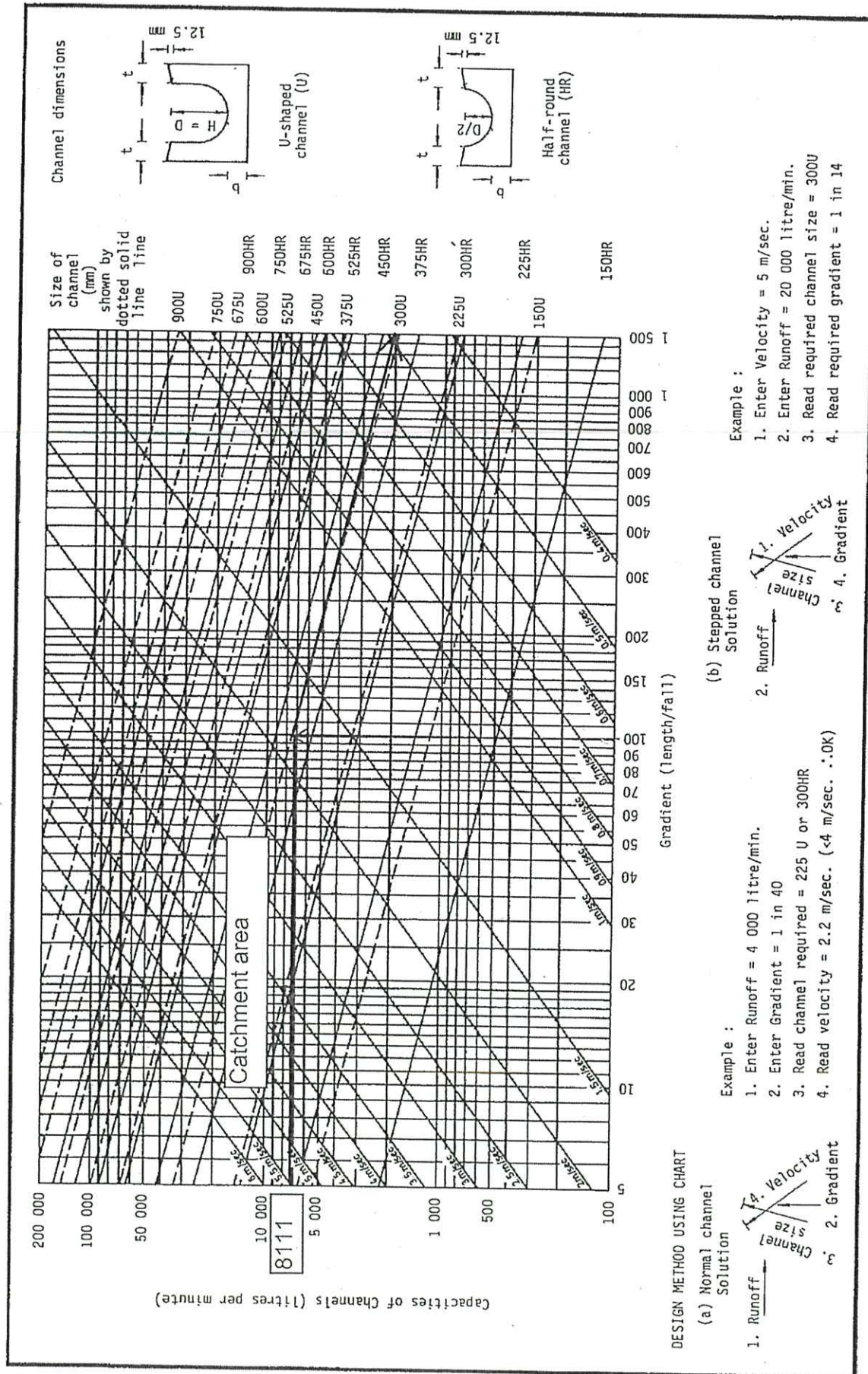


Figure 8.7 - Chart for the Rapid Design of Channels

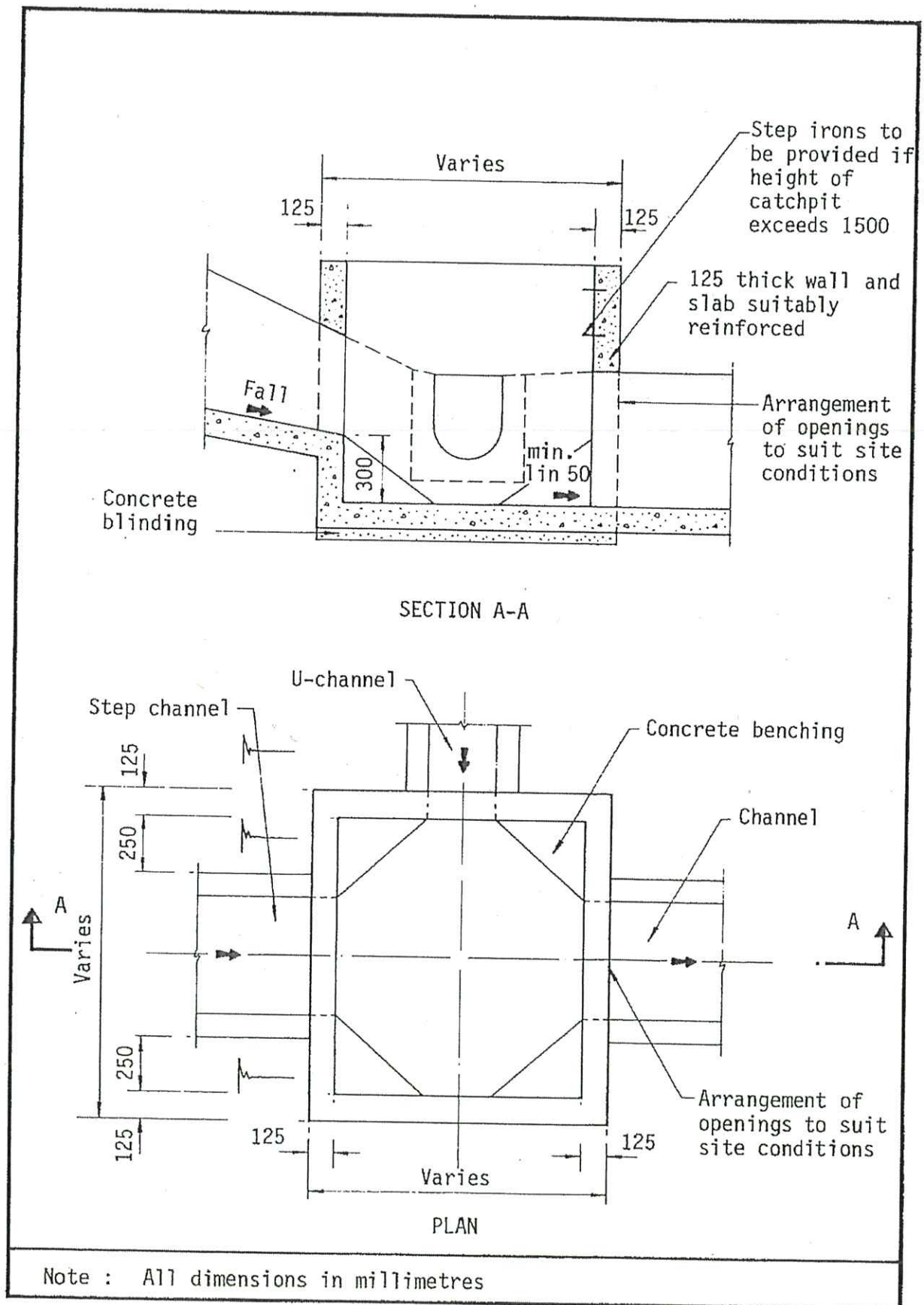
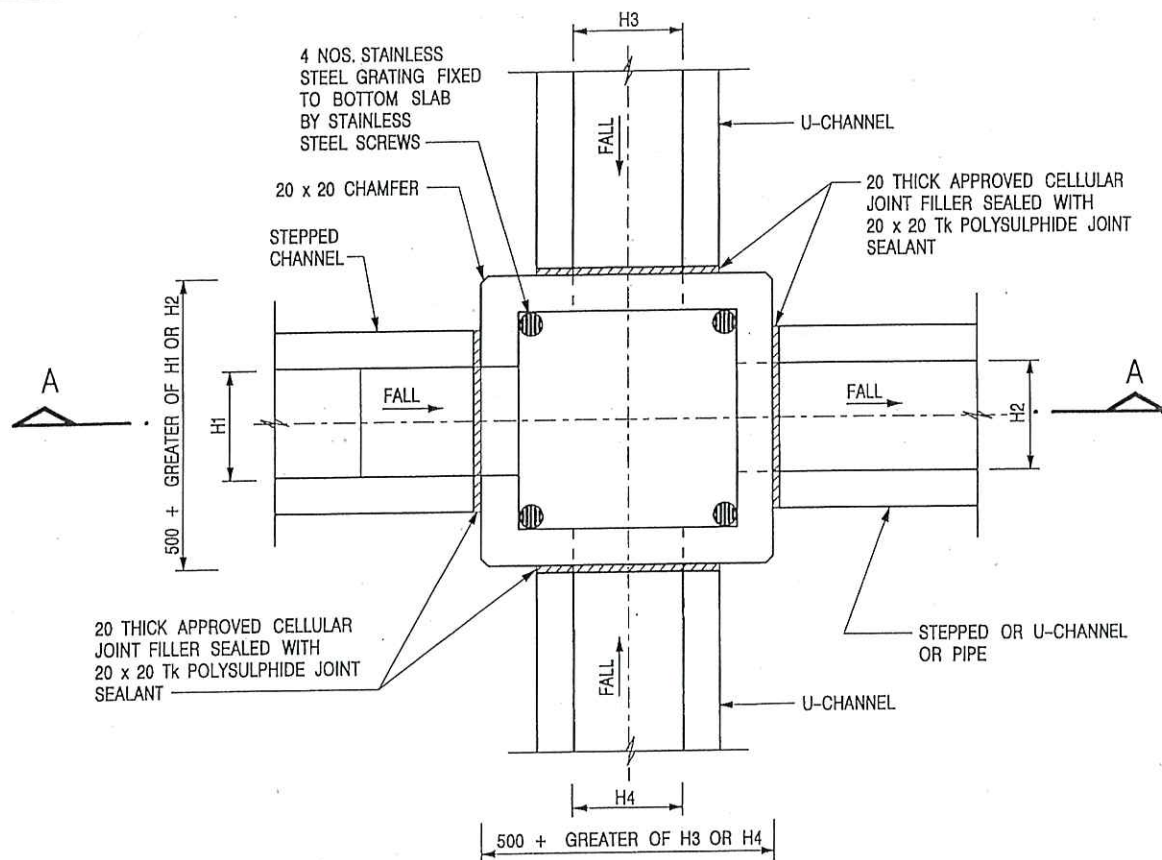


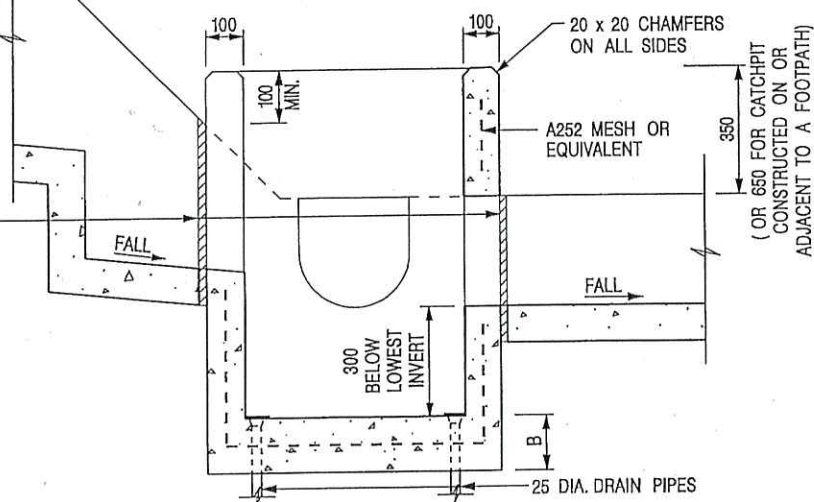
Figure 8.10 - Typical Details of Catchpits



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

NOTES:

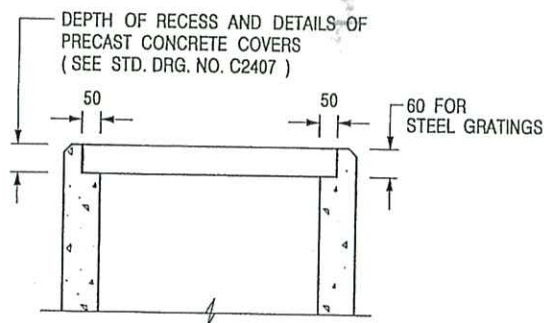
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20	DRAWING NO.	
DATE JAN 1991	C2406 /1	

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2

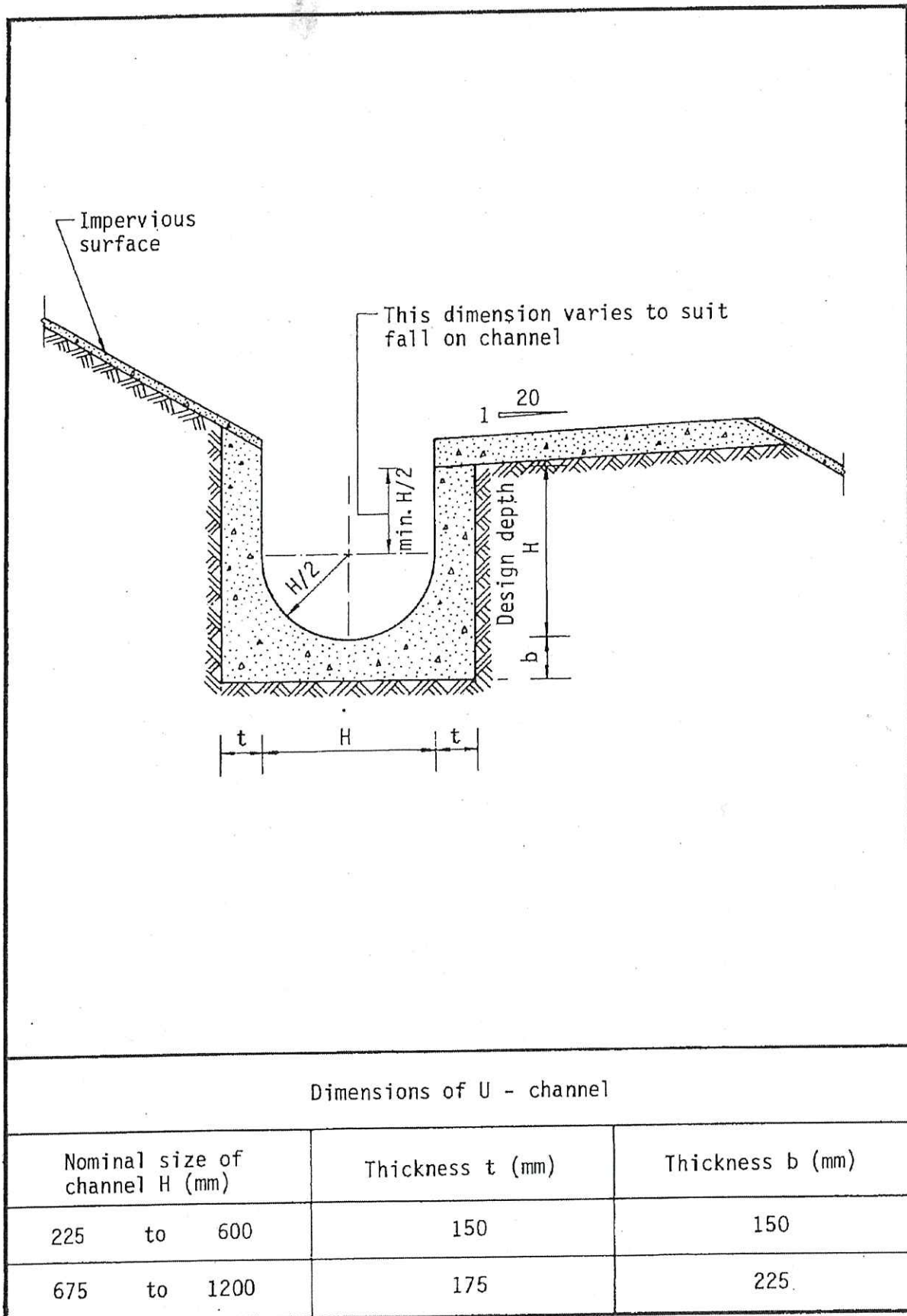


Figure 8.11 - Typical U-channel Details

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/833
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/3168 4075

By Post & Fax

R-riches Property Consultants Ltd.

(Attn.: Mr. Orpheus LEE / Grace WONG)

22 April 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c)
-the implementation of the drainage proposal**

**Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a
Period of 3 Years and Land Filling in "Agriculture" ("AGR") Zone,
Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung, Yuen Long
(Application No. A/YL-KTS/833)**

I refer to your submission dated 8.4.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

Our Ref.: DD106lots1892RP
Your ref.: TPB/A/YL-KTS/833

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

By Email

8 April 2021

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Shop and Services (Landscaping and Gardening Showroom)
for a period of 3 Years and Land Filling in "Agriculture" Zone,
Lot 1892 RP in D.D. 106 and Adjoining Government Land, Pat Heung, Yuen Long**

(Application No. A/YL-KTS/833)

We are writing to submit photographic records of the implemented drainage (**Appendix I**) for compliance with approval condition (c) of the subject application, i.e. the implementation of the drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE



顧問有限公司
盈卓物業

Our Ref. : DD106 Lot 1892 RP
Your Ref. : TPB/A/YL-KTS/932

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

By Email

5 August 2022

Dear Sir,

1st Further Information

**Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and
Filling of Land in "Agriculture" Zone, Lot 1892 RP in D.D.106, Pat Heung, Yuen Long**

(S.16 Planning Application No. A/YL-KTS/932)

We are writing submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Christopher PANG
(Attn.: Ms. Valerie PANG

email: cyfpang@pland.gov.hk)
email: vckpang@pland.gov.hk)

Responses-to-Comments

Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 1892 RP in D.D.106, Pat Heung, Yuen Long

(Application No. A/YL-KTS/932)

(i) A RtoC Table:

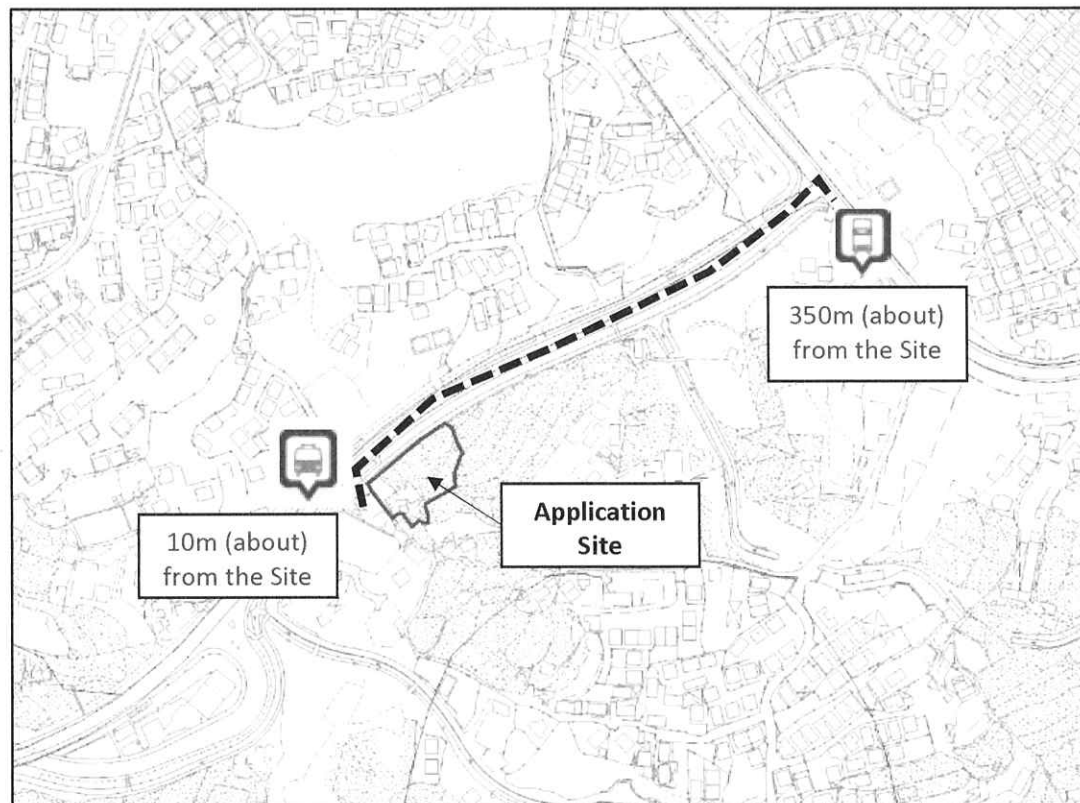
Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN,DSD) (Contact Person: Mr. Jeff TSE; Tel: 2300 1627)		
(a)	Please confirm if the applicant would maintain the same drainage facilities as those included in the drainage proposal/planning statement under previous Planning Application No. A/YL-KTS/833.	Please be confirmed that the same drainage facilities implemented under the previous planning application No. A/YL-KTS/833 will be maintained by the applicant during the planning approval period of the current application.
2. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Mr. WONG Cheuk Ling; Tel: 2150 6933)		
(a)	It is noted that there is a watercourse located to the north of the subject site. The applicant should clarify if any measures would be adopted to avoiding polluting the nearby watercourse during land filling activities.	Please note that the application site (the Site) has been filled after the approval of the previous S.16 planning application No. A/YL-KTS/833. During the land filling activities, a designated on-site construction professional was hired by the applicant to monitor the land filling process to ensure that the nearby watercourse would not be affected by the land filling process. No further land filling is required for the current application.
3. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should provide trip generation and attraction due to the development in non-peak hours and assess the traffic impact to Pat Heung and the local access;	The applicant intends to operate the applied use to support local farmers, as well as to promote sustainable local farming in Kam Tin and Pat Heung. Advanced booking is required for visitors for the use of parking and loading/unloading (L/UL) spaces, which could help to prevent excessive number of vehicles to the Site and affect the public. Majority of staff and visitor are recommended to make good use of public

		transport at Pat Heung Road then walk to the Site (Annex II). The estimated trip generated and attracted by the proposed development is provided for your consideration (Annex I). In view of the site operation and trip generation and attraction, adverse traffic impact to the surrounding road network should <u>not</u> be anticipated.
(b)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Annex II).
(c)	The applicant should note the local access between Pat Heung Road and the site is not managed by this Department.	Noted

Annex I - Public Transport Services Serving the Application Site

- (i) The Site is adjoining Pat Heung Road, which is served with public transport services. Majority of staff and visitor are recommended to commute to the Site by taking public transport to Pat Heung Road then walk to the Site.
- (ii) The nearest public transport services are provided at Pat Heung Road, details are as follows:

Route No.	Termination Points		Frequency
Franchised Bus			
64K	Kadoorie Farm	Tai Po (Tai Wo)	8 – 20 minutes ¹
251A	Kam Sheung Road MTR Station	Sheung Tsuen (circular)	8 – 30 minutes ²
Green Minibus			
71	Yuen Long (Tai Hang Street)	Shek Wu Tong (Ho Pui)	15 minutes ³



¹ Source: KMB Website

² Source: KMB Website

³ Source: HKeMobility

Annex II - Estimated Trip Generation and Attraction of the Proposed Development

- (i) The Site is accessible from Pat Heung Road via a local access. A total of 4 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 2.5m (W) x 5m (L)	3
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

- (ii) The operation hours of the proposed development are 09:00 to 19:00 daily including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car (Visitor)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	2	1	1	6
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	2	2	1	1	6
Traffic trip per hour (average)	3	3	0.5	0.5	7

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/833	Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Land Filling	13.12.2019 [Revoked on 13.5.2022]

Similar Application within the same “AGR” zone of the Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/788	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.7.2018 [Revoked on 20.10.2018]
A/YL-KTS/834	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	13.12.2019

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint received concerning the Site in the past three years; and
- the applicant is advised to follow the requirements stipulated in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance.

4. Landscape

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

- no objection to the application from the landscape planning perspective; and
- the site is vacant, partly hard paved and partly covered by wild grass. One existing common tree is observed in the southwest boundary within the Site. Since the proposed layout has no direct conflict with the existing landscape resources, significant adverse landscape impact within the Site arising from the proposed use is not anticipated.

5. Drainage

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

DSD):

- subject to the applicant would maintain the same drainage facilities as those implemented in the drainage proposal under the previous planning application No. A/YL-KTS/833, he has no objection in-principle to the application; and
- should the application be approved, the applicant is required to maintain the drainage facilities implemented under Application No. A/YL-KTS/833 and to submit records of the existing drainage facilities on-site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. **Fire Safety**

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

- no objection in-principle to the proposal subject to the fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services; and
- the submitted FSIs proposal is considered acceptable.

7. **Building Matters**

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

- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

8. **District Officer's Comments**

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

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

9. **Other Departments**

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) 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 prior approval of the Government;
 - Lot 1892 RP in D.D. 106 is covered by Short Term Waiver (STW) No. 5390 to permit structures erected thereon for the purpose of “Temporary Shop and Services (Landscaping and Gardening Showroom)”;
 - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, 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 is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (d) 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 public road at any time during the planning approval period;
- (e) to note the comments of Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP to minimize any potential nuisances;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains; and
 - the access road connecting the Site with Pat Heung Road is not and will not be

maintained by his office. His office should not be responsible for maintaining and any access connecting the Site with Pat Heung Road;

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

- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
- 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;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L, PlanD) that:

- the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- proper licence / permit issued by his department is required if there is any catering service / activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- for any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;

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

- for unauthorized building works (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 Buildings Ordinance (BO);
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- 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; and

(k) to note the comments of the Director of Electrical and Mechanical Services that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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



A/YL-KTS/932 DD 106 Pat Heung Hobby Farm

13/07/2022 02:54

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Approval of 833 was revoked recently, in May. Members must take the failure to fulfill fire conditions more seriously. There are frequent fires in NT that cause a lot of damage to public health and the environment.

The auto roll over is not in line with the messages the administration constantly expounds about law and order.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 15 November 2019 2:34 AM CST

Subject: A/YL-KTS/833 DD 106 Pat Heung Hobby Farm

A/YL-KTS/833

Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung

Site area : About 1,769m² Includes Government Land of about 12m²

Zoning : "Agriculture"

Applied Use : Landscaping and Gardening Showroom/ **Land Filling** / 3 Vehicle Parking

Dear TPB Members,

This is part of Application 755 deferred on 10 Nov 2017.

The site is opposite Royal Crest, a development that certainly came about via manipulation of Ding Rights. The units I have been in have dodgy basements riddled with damp because the land was filled in.

Now it looks like another **Destroy to Build** is in progress across the road. The site has been stripped of vegetation. Land Filling indicates plans for a residential development.

This is a site that the government should look at for Compulsory Purchase for public housing; it is a 5 minute bicycle ride to Kam Sheung Station and within walking distance.

Members should raise questions as to what is actually going on here with relevant departments.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, October 9, 2017 2:00:02 AM
Subject: A/YL-KTS/755 DD 106 Pat Heung Hobby Farm
A/YL-KTS/755
Lots 1882 RP & 1892 RP (Part) in D.D. 106, Pat Heung
Site area : About 3,366m²
Zoning : "Agriculture"
Applied Use : Hobby Farm

Dear TPB Members,

This application appears to be more about legitimizing unapproved land use than a genuine facility.

Another Hobby Farm, has everyone in Hong Kong suddenly got green fingers?
Have we become a nation of farmers overnight?

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable.

The facilities involve a lot of trashing of the land, cementing over, toilets, discharge, vehicle parking, etc.

The 2016 Policy Address stated that the Government would implement the New Agriculture Policy to facilitate the sustainable agricultural development in Hong Kong. Supportive measures would be implemented to enhance the competitiveness of local farms by facilitating enhancement in productivity and business viability.

Moreover how come with so many applications for 'Hobby Farms' at Pat Heung I never see fields full of happy greenfingers when I go there. I do see a lot of trashed sites however and gated communities on VTD zoned land.

Has TPB ever asked for a list of all the 'Hobby Farms' in the district and a map of their location? I would suggest that members hire a minibus for an afternoon and take a long overdue tour of inspection of this degraded and ugly area.

The intent of this application is dubious at best and it should be rejected.

Mary Mulvihill