

2021年 8月 2 3日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-LFS/409

This document is received on 23 AUG 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	KYL-LF/409
	Date Received 收到日期	23 AUG 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Sun Cheong Management Consultant Limited 新昌管理顧問有限公司

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)

N/A

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 288 and adjoining government land in D.D.129 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 5,346 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 1,892 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)

110 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 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.:S/YL-LFS/10.
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(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 atN/A..... (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) ofN/A..... "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)
	N/A	

(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 ...N/A..... "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)
	N/A	

(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
_____ 07/08/2021 _____ (DD/MM/YYYY)[&]
於 07/08/2021 (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 09/08/2021 _____ (DD/MM/YYYY)[&]
於 09/08/2021 (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）

N/A

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	Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office. (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 2 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,454 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,892 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 7
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,892 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,892 .....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) Refer to Drawing No. Figure 2.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 4
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... 1
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A
	..... N/A

Proposed operating hours 擬議營運時間 Monday - Sunday and Public Holiday (09:00-20:00)																																	
(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 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)) <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"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....N/A.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Refer to Annex 1.

8. Declaration 聲明

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

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

Signature
簽署

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

CHAN MAN CHING

STAFF

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

on behalf of
代表

Sun Cheong Management Consultant Limited

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

Date 日期

07/08/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories
Site area 地盤面積	5,346 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 110 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.:S/YL-LFS/10.
Zoning 地帶	Green Belt
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 2 <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 Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office.

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,892 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.354 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	35.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 1

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

Annex 1

Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories

Justifications

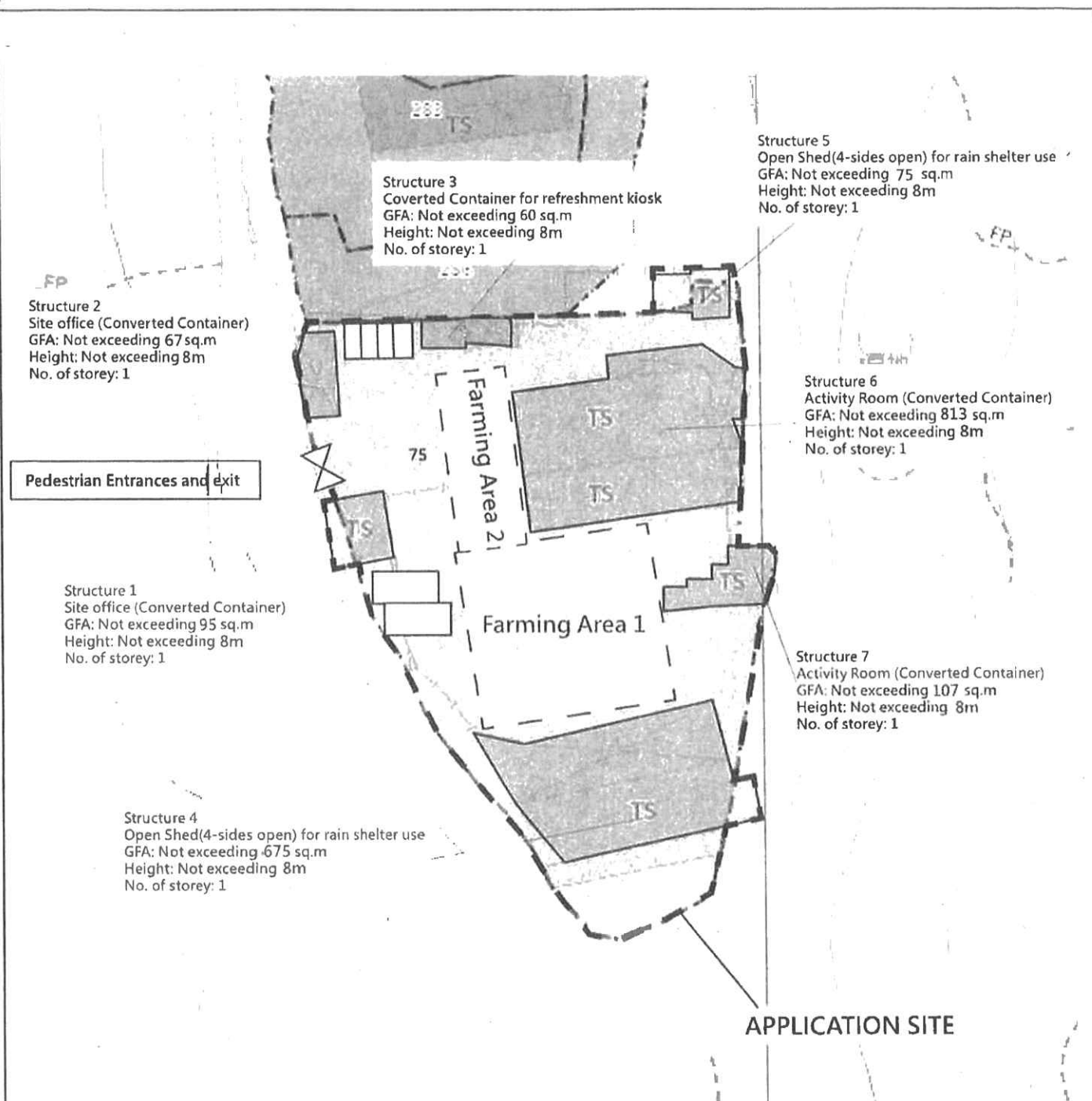
The size of the application site is about 5,346 m². It is currently zoned " Green Belt " according to the Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No : S/YL-LFS/10.

The proposed development is a temporary use which would not jeopardize the long term planning intention of the "Green Belt" zone. The application site is not subject to any land transaction being proposed by the Land Authority for the conversion into low density residential use.

The application of Hobby Farm is for private use, no operation will be held in site during sensitive hours from 20:00 p.m to 09:00 a.m next morning. Our operation hour will be held in site on Monday to Sunday during 09:00a.m to 20:00p.m and public holidays.

The nature from and layout of the proposed development are compatible with the surrounding environment. Although it would not affect the character of the green belt usage, protection measures will be provided.

The justifications of this application are would not contravene the planning intention of the " Green Belt " zone; compatible with surrounding land uses; no adverse drainage, traffic, environmental or visual impacts. The Applicant therefore seeks the Board's permission to use the Application Site for the Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories.



Legend :



Car Parking Spaces
(Dimension : 5m(L) x 2.5m(W) = 12.5 sq.m x 4 spaces (Private Cars))



Loading/unloading space (Coach spaces and light goods vehicle spaces)

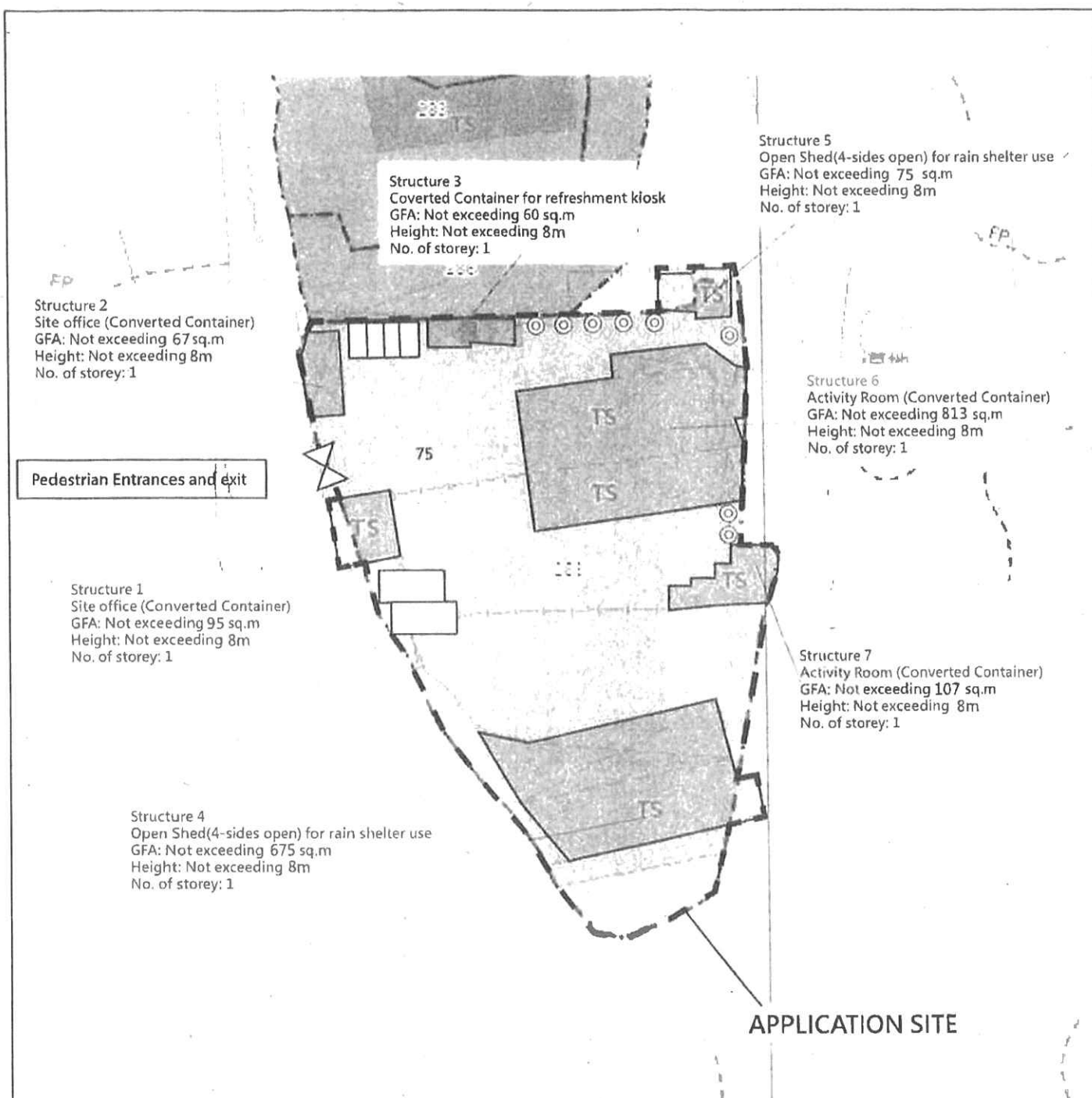
PROJECT 項目名稱 :
Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories

DRAWING TITLE 圖目 :
Layout Plan

SCALE 比例 :
1:1000

DRAWING NO 圖號 :
Figure 2

REMARKS 備註 :
N/A



PROJECT 項目名稱 :
Proposed Temporary Place of
Recreation, Sport or Culture (Hobby
Farm) with ancillary office for a period of
2 years Lot 288 and adjoining
government land in D.D.129 Yuen Long,
New Territories

DRAWING TITLE 圖目 :
Landscape Plan

SCALE 比例 :
1:1000

DRAWING NO 圖號 :
Figure 3

REMARKS 備註 :
N/A

F.S. NOTES:

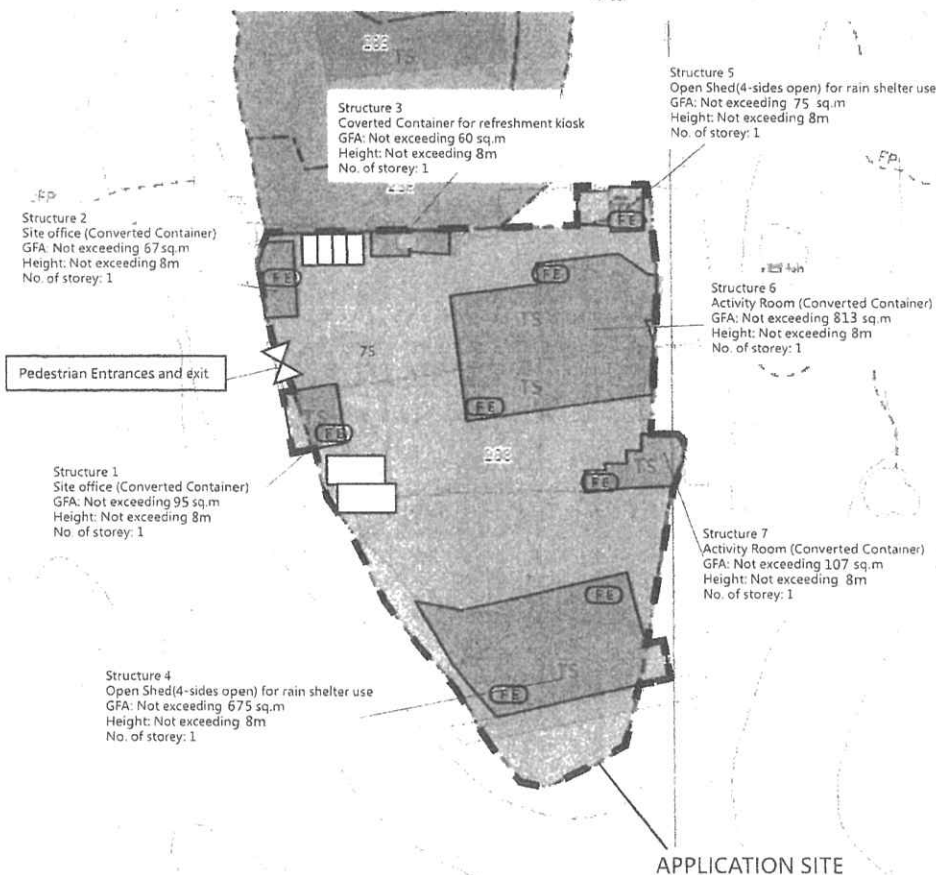
1. ACCORDANCE WITH 'CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT' CLAUSE 4.14, 'THE PROVISION OF HOSE REEL SYSTEM, FIRE ALARM SYSTEM, EMERGENCY LIGHTING, EXIT SIGN, PORTABLE HAND OPERATED FIRE FIGHTING EQUIPMENT AND SECONDARY SOURCE OF ELECTRICAL SUPPLY SHALL BE PROVIDED FOR THE PROPOSED TEMPORARY SHOP AND SERVICES'.
2. THE AGGREGATE AREA OF PROPOSED STRUCTURE DOES NOT EXCEED 230M. THUS, AN AUTOMATIC SPRINKLER SYSTEM SHOULD NOT BE INSTALLED.
3. HOSE REELS REFER TO CLAUSE 5.14(5) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.
4. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITERS SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.
5. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
6. THE LENGTH OF RUBBER HOSES SHALL NOT BE MORE THAN 30m.
7. ELECTRICAL CABLES FOR FIRE ALARM BELLS AND FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS6387 CAT AWK/SWX.
8. ACTUATION OF ANY BREAKGLASS UNIT IN THE BUILDING WILL START THE FIXED FIRE PUMP AND SOUND ALL THE ALARM BELLS IN THE WHOLE BUILDING.
9. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (A.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.
10. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY 'ILLUMINATED EXIT' AND 'EXIT' SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125MM HIGH X/ 15MM WIDE STROKES.
11. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1989 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266, PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.
12. APPROPRIATE SCALE FOR MEASUREMENT SHALL BE PROVIDED ON FS-03.

ABBREVIATIONS

F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
L/L	LOW LEVEL
M/L	MIDDLE LEVEL
H/L	HIGH LEVEL
AFFL	ABOVE FINISHED FLOOR LEVEL
F.S.	FIRE SERVICES
HR	FIRE HOSE REEL
M.H.	ACCESS MANHOLE
V.P.	VENT PIPE
O.F.	OVERFLOW PIPE
MFA	MANUAL FIRE ALARM

LEGENDS

	FIRE HOSE REEL
	MFA CALL POINT UNIT (BREAKGLASS TYPE)
	FIRE ALARM BELL
	MFA CONTROL PANEL
	FIXED FIRE PUMP CONTROL PANEL
	FIXED FIRE PUMP SETS ARRANGEMENT
	FIXED FIRE PUMP
	GATE VALVE
	CHECK VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	CHECK METER POSITION
	PRESSURE SWITCH ASSEMBLY
	EXIT SIGN
	EMERGENCY LIGHT (WALL MOUNT)
	5kg CO2 PORTABLE FIRE EXTINGUISHER
	FLASHING LIGHT



Legend :

- Car Parking Spaces (Dimension : 5m(L) x 2.5m(W) = 12.5 sq.m x 4 spaces (Private Cars)
- Loading/unloading space (Coach spaces and light goods vehicle spaces)
- 9 Liter water type fire extinguisher

PROJECT 項目名稱 :

Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories

DRAWING TITLE 圖目 :

FSI Plan

SCALE 比例 :

1:1000

DRAWING NO 圖號 :

Figure 4

REMARKS 備註 :

N/A

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

Date : 26-08-2021

**Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with
ancillary office for a period of 2 years Lot 288 and adjoining government land in
D.D.129 Yuen Long, New Territories**

The applicant clarify that : the existing hard pavement will not remove including the area of proposed farming area 1. In order to form farming area, the applicant is proposed land filing of that area which is not exceeding 412 sq.m and 0.9m height. The soil in the planting area will cover the original hard pavement, and the soil will be used to grow vegetables. Details are indicated on Figure 6.

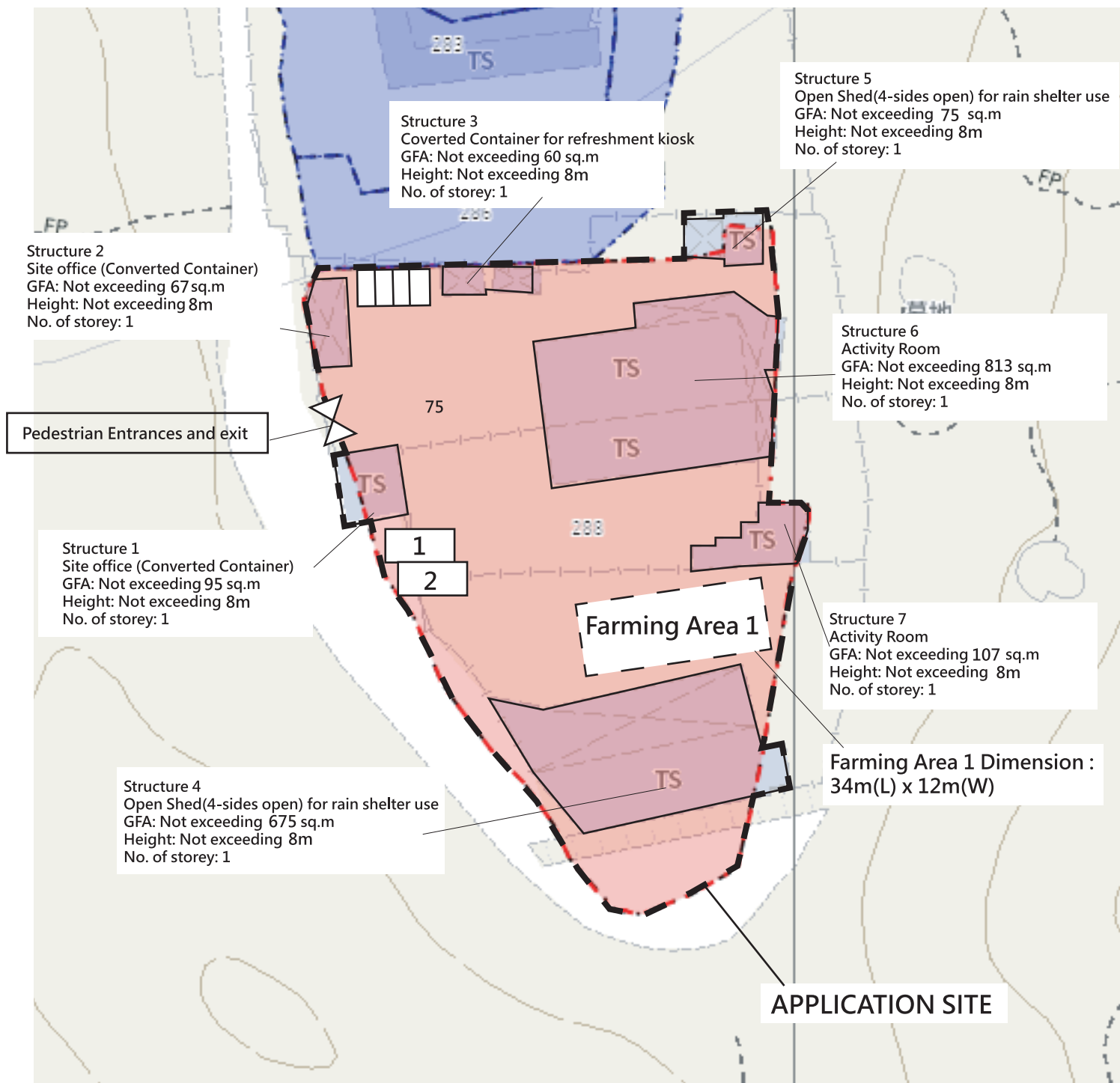
The objectives of the proposed temporary hobby farm is intended to cultivating the interest and knowledge of the participants in organic farming and providing an opportunity for the participant to experience the organic farming. All vegetables will not be sold, only for personal use and experiencing farming activities. The farm is open to the public, no fees will be collected.

Trip Generation :


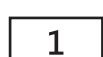
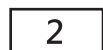
The estimated number of visitors will be average 5-10/person per day. Daily estimated trip generation will be stable not more than 8/vehicle per day.

Yours Faithfully,


Sun Cheong Management Consultant Limited



Legend :

-  Car Parking Spaces
(Dimension : 5m(L) x 2.5m(W) = 12.5 sq.m x 4 spaces (Private Cars))
-  Loading/unloading space Coach (65seats) Dimension : 12m(L) x 3.5m(W)
-  Loading/unloading space Light goods vehicle Dimension : 7m(L) x 3.5m(W)

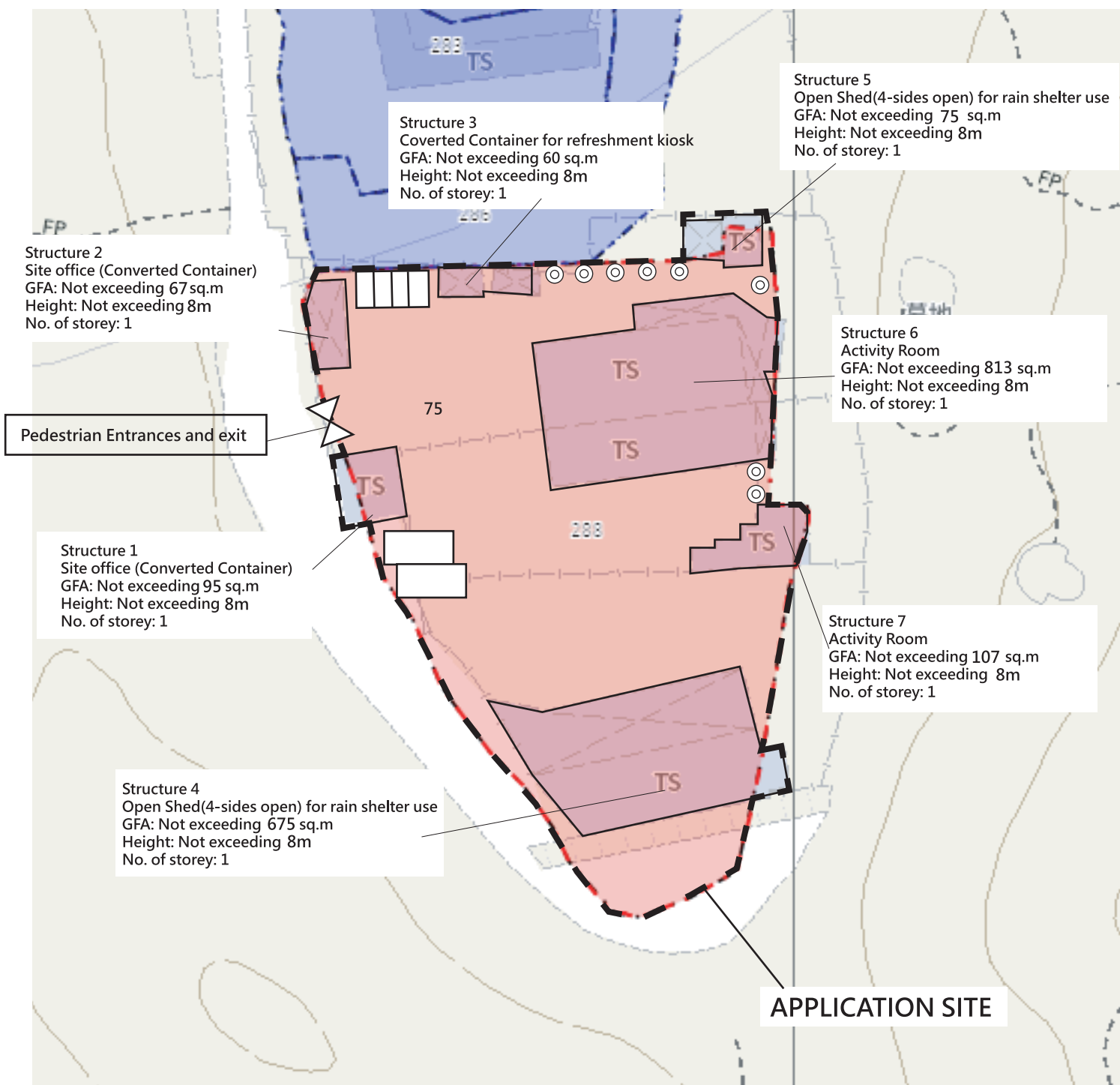
PROJECT 項目名稱 :
Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories

DRAWING TITLE 圖目 :
Layout Plan


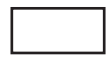

SCALE 比例 :
1:1000

DRAWING NO 圖號 :
Figure 2

REMARKS 備註 :
N/A



Legend :

-  Car Parking Spaces
(Dimension : 5m(L) x 2.5m(W) =12.5 sq.m x 4 spaces (Private Cars)
-  Loading/unloading space (Coach spaces and light goods vehicle spaces)
-  Proposed Ficus microcarpa (Chinese Banyan)

PROJECT 項目名稱 :
Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories

DRAWING TITLE 圖目 :
Landscape Plan

SCALE 比例 :
1:1000

DRAWING NO 圖號 :
Figure 3

REMARKS 備註 :
N/A

F.S. NOTES:

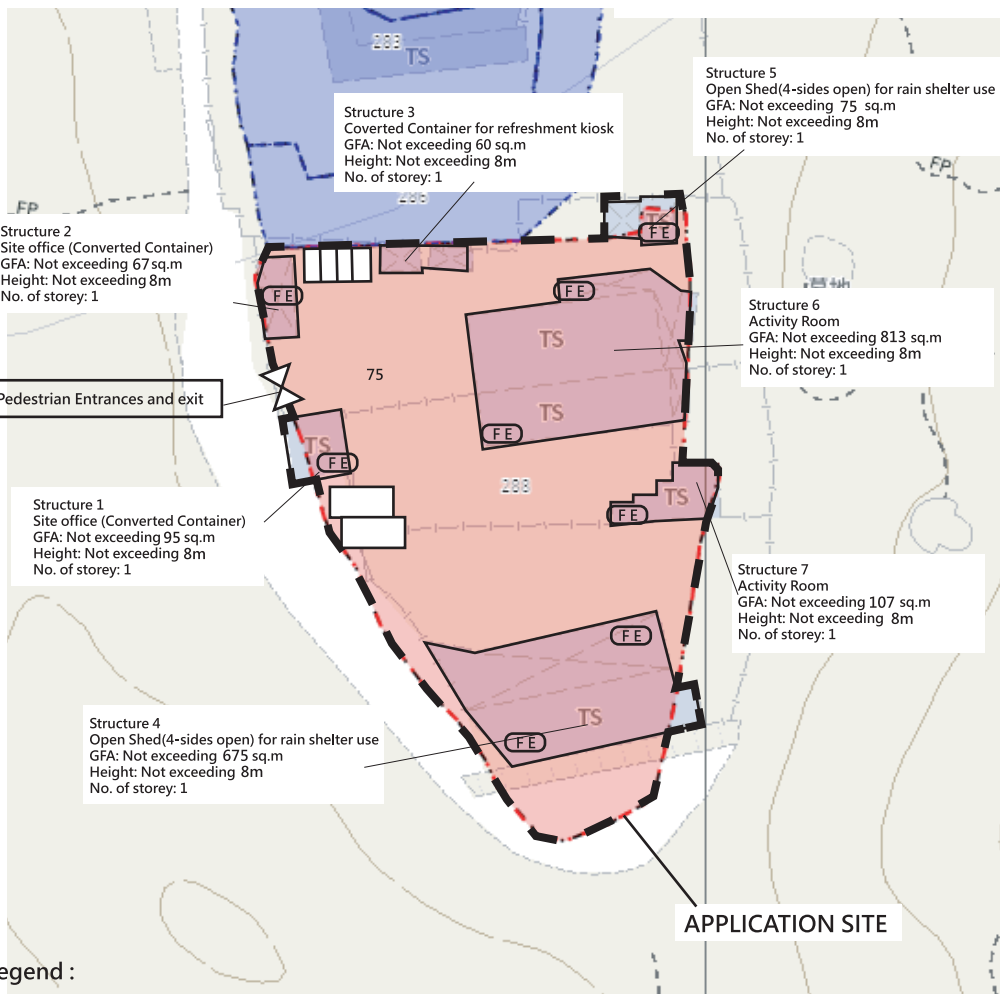
1. ACCORDANCE WITH "CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT", CLAUSE 4.14, THE PROVISION OF HOSE REEL SYSTEM, FIRE ALARM SYSTEM, EMERGENCY LIGHTING, EXIT SIGN, PORTABLE HAND OPERATED FIRE FIGHTING EQUIPMENT AND SECONDARY SOURCE OF ELECTRICAL SUPPLY SHALL BE PROVIDED FOR THE PROPOSED TEMPORARY SHOP AND SERVICES.
2. THE AGGREGATE AREA OF PROPOSED STRUCTURE DOES NOT EXCEED 230M. THUS, AN AUTOMATIC SPRINKLER SYSTEM SHOULD NOT BE INSTALLED.
3. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.
4. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITERS SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.
5. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
6. THE LENGTH OR RUBBER HOSES SHALL NOT BE MORE THAN 30m
7. ELECTRICAL CABLES FOR FIRE ALARM BELLS AND FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS6387 CAT AWX/SWX
8. ACTUATION OF ANY BREAKGLASS UNIT IN THE BUILDING WILL START THE FIXED FIRE PUMP AND SOUND ALL THE ALARM BELLS IN THE WHOLE BUILDING.
10. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (A.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.
11. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" "出口" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125MM HIGH W/. 15MM WIDE STROKES.
12. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266; PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.
13. AN APPROPRIATE SCALE FOR MEASUREMENT SHALL BE PROVIDED ON FS-03.

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O.F.	OVERFLOW PIPE
MFA	MANUAL FIRE ALARM

LEGENDS

	FIRE HOSE REEL
	MFA CALL POINT UNIT (BREAKGLASS TYPE)
	FIRE ALARM BELL
	MFA CONTROL PANEL
	FIXED FIRE PUMP CONTROL PANEL
	FIXED FIRE PUMP SETS ARRANGEMENT
	FIXED FIRE PUMP
	GATE VALVE
	CHECK VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	CHECK METER POSITION
	PRESSURE SWITCH ASSEMBLY
	EXIT SIGN
	EMERGENCY LIGHT (WALL MOUNT)
	5kg CO2 PORTABLE FIRE EXTINGUISHER
	FLASHING LIGHT



Legend :

- Car Parking Spaces
(Dimension : 5m(L) x 2.5m(W) =12.5 sq.m x 4 spaces (Private Cars)
- Loading/unloading space (Coach spaces and light goods vehicle spaces)
- 9 Liter water type fire extinguisher

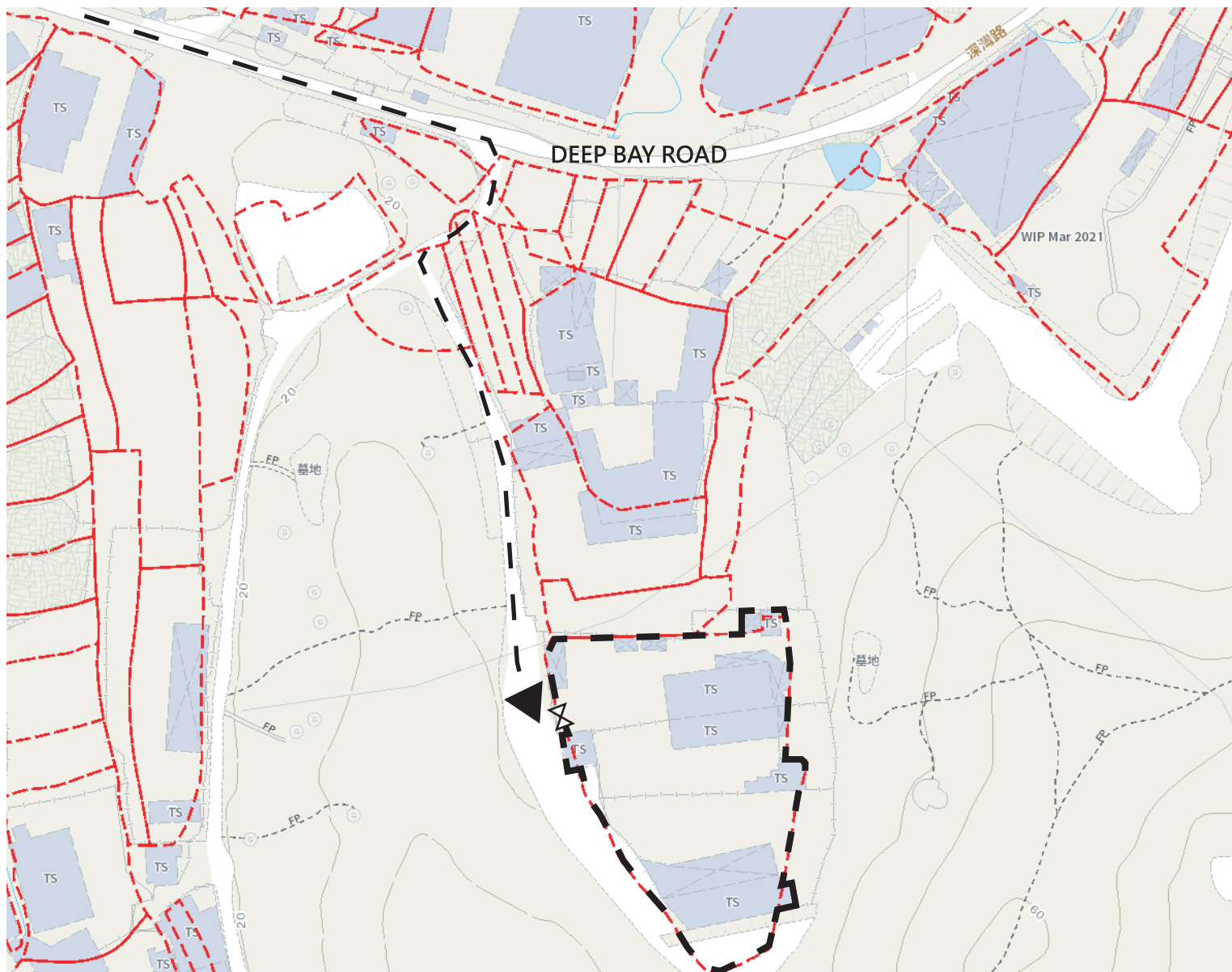
PROJECT 項目名稱：
Proposed Temporary Place of
Recreation, Sport or Culture (Hobby
Farm) with ancillary office for a period of
2 years Lot 288 and adjoining
government land in D.D.129 Yuen Long,
New Territories

DRAWING TITLE 圖目：
FSI Plan

SCALE 比例：
1:1000

DRAWING NO 圖號：
Figure 4

REMARKS 備註：
N/A



Legend :

— — — ► Access road - From DEEP BAY ROAD

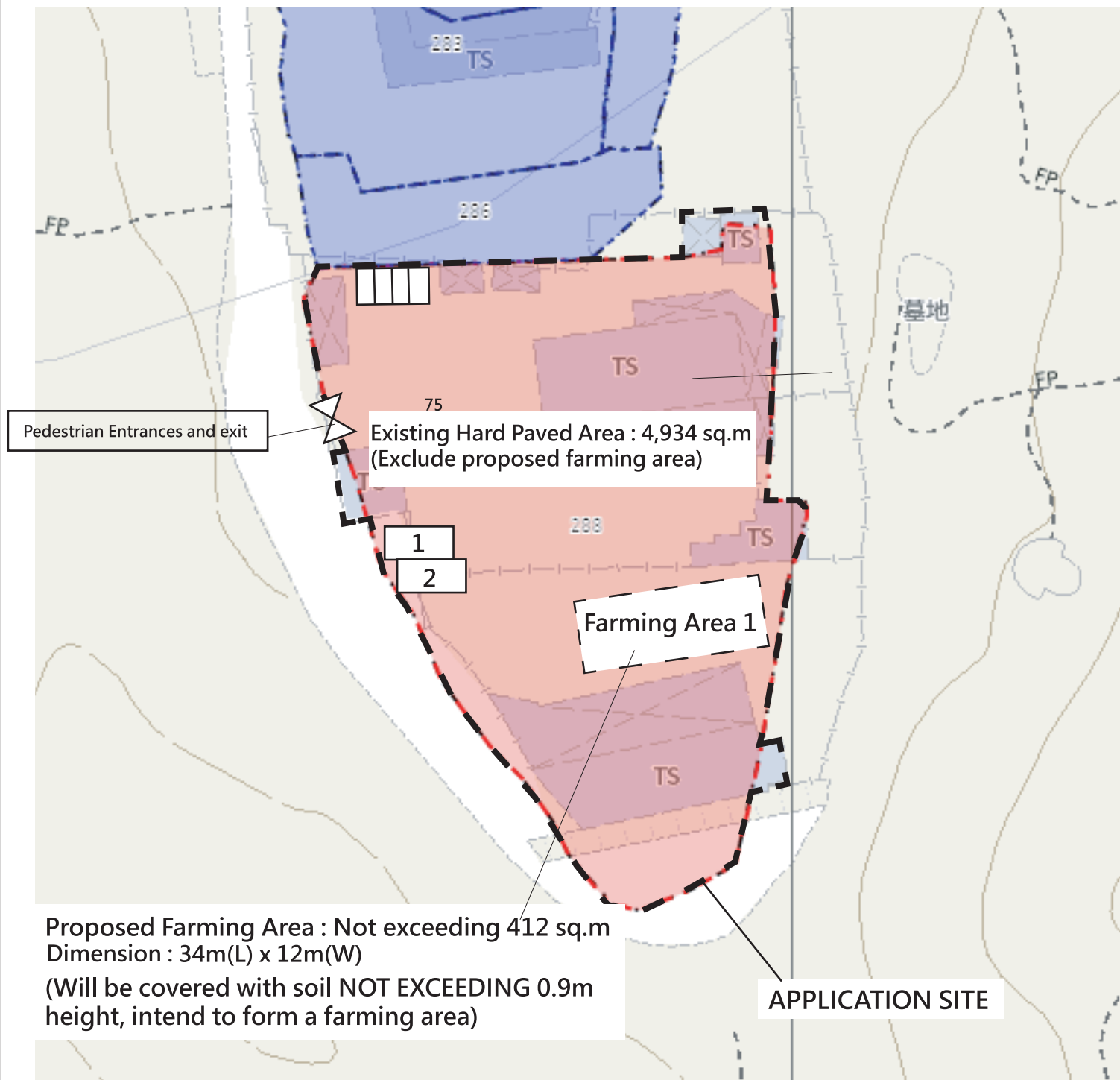
PROJECT 項目名稱：
Proposed Temporary Place of
Recreation, Sport or Culture (Hobby
Farm) with ancillary office for a period of
2 years Lot 288 and adjoining
government land in D.D.129 Yuen Long,
New Territories

DRAWING TITLE 圖目：
Access road plan




DRAWING NO 圖號：
Figure 5

SCALE 比例：
1:1000

REMARKS 備註：
N/A



Legend :

-  Car Parking Spaces
(Dimension : 5m(L) x 2.5m(W) =12.5 sq.m x 4 spaces (Private Cars))
-  Loading/unloading space Coach (65seats) Dimension : 12m(L) x 3.5m(W)
-  Loading/unloading space Light goods vehicle Dimension : 7m(L) x 3.5m(W)

PROJECT 項目名稱 : Proposed Temporary Place of Recreation, Sport or Culture (Hobby Farm) with ancillary office for a period of 2 years Lot 288 and adjoining government land in D.D.129 Yuen Long, New Territories	DRAWING TITLE 圖目 : Paved area plan	SCALE 比例 : 1:1000
	DRAWING NO 圖號 : Figure 6	REMARKS 備註 : N/A

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include temporary uses.

Previous s.16 Application covering the Application Site

Rejected Applications

<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
A/YL-LFS/200	Temporary Warehouse and Open Storage of Recyclable Goods (including Electronic Goods and Scrap Metals) with Ancillary Workshop for a Period of 3 Years	GB	29.1.2010	(1) to (5)
A/YL-LFS/262	Temporary Open Storage and Warehouse for Storage of Recycled Material for a Period of 3 Years	GB	13.6.2014	(1) to (5)

Rejection Reasons:

- (1) Not in line with the planning intention, and no strong planning justification for a departure.
- (2) Not in line with TPB PG-No. 10.
- (3) Not in line with TPB PG-No. 12B.
- (4) Not in line with TPB PG-No. 13E.
- (5) Undesirable precedent.

**Similar s.16 Applications for Hobby Farm Use
within/straddling the same “Green Belt” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/166	Temporary Hobby Farming (Organic Farm and Education Centre) (3 Years)	GB	14.12.2007 (Revoked on 14.9.2008)	1, 3, 4, 5, 8, 9, 10 & 11
2	A/YL-LFS/172	Proposed Recreational Development (Including Barbecue Spot, Refreshment Kiosk, Hobby Farming, Fishing Ground, Children Playground and Ancillary Public Car Park)	GB & O	7.3.2008	1, 3, 4, 9 & 18
3	A/YL-LFS/278	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	20.11.2015 (Revoked on 8.1.2016)	1, 2, 4, 5, 6, 7, 9, 11, 12, 16 & 19
4	A/YL-LFS/304	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Barbecue Spot, Refreshment Kiosk, Hobby Farming and Children Playground) (3 years)	GB	6.4.2018 (Revoked on 6.1.2020)	1, 2, 4, 5, 6, 7, 8, 11, 12, 13 & 16
5	A/YL-LFS/311	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	3.8.2018 (Revoked on 3.11.2019)	1, 2, 4, 5, 6 7, 8, 11, 13, 14, 15 & 16
6	A/YL-LFS/343	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	5.7.2019	2, 4, 5, 9, 7, 8, 11, 12 & 17
7	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground, Refreshment Kiosk, Handicraft	GB & O(1)	4.9.2020 (Revoked on 4.6.2021)	2, 4, 5, 6, 7, 8, 11, 12, 13 & 16

		Making and Ancillary Public Car Park) (3 years)			
8	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	6.11.2020	2, 4, 5, 6, 7, 8, 11, 12 & 19
9	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	8.1.2021	2, 4, 5, 6, 7, 8, 11, 12 & 19
10	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	24.9.2021	2, 4, 5, 6, 7, 10, 11 & 13

Approval Conditions

1. The submission and implementation of (revised) tree preservation and landscape proposal.
2. The submission and/or implementation/provision of (revised/accepted) drainage proposal/facilities.
3. The submission of a Drainage Impact Assessment (DIA)/and implementation and maintenance of the flood mitigation measures/provision of stormwater drainage facilities identified in the DIA.
4. The submission and implementation/provision of fire services facilities/installations proposals.
5. Reinstatement clause.
6. No night time operation was allowed on the site.
7. Maintenance of drainage facilities.
8. No public announcement system, loudspeaker or any form of audio amplification system was allowed to be used on the site at any time during the planning approval period.
9. No public vehicle park was allowed on the site at any time during the planning approval period.
10. No vehicle, except private cars and coaches ancillary to the activities of the proposed development, was allowed to be parked on the designated ancillary car park at any time during the planning approval period.
11. Revocation clause.
12. No vehicle is allowed to queue back to public road or reverse onto/from the public road.
13. Removal of existing hard-paving on the Site.
14. The provision of ingress/egress.
15. The provision of portable toilet.
16. The provision of fencing.
17. The submission and implementation of run-in/out proposal.
18. The submission and implementation of paving proposal.
19. No land filling or site formation is allowed on the site.

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/302	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground)	GB	8.12.2017	1, 2

Rejected Reasons

1. The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone for the area which was primarily to define the limits of urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlet. There was a general presumption against development within this zone. No strong justification was given in the submission for a departure from the planning intention, even on a temporary basis.
2. The development is not in line with the Town Planning Board Guidelines No. 10 for “Application for Development within Green Belt Zone” in that the applied development involved extensive clearance of natural vegetation cover or affecting the natural landscape.



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)

21st September, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Office for a Period of 2 Years and Proposed Filling of Land
(A/YL-LFS/409)**

1. We refer to the captioned.
2. According to the gist, *'The total site area is about 5,346 m², about 110 m² of which is Government Land. The proposed farming area is about 412 m², which will be filled with soil of about 0.9 m in thickness on top of existing concrete paving.'*¹
3. We urge the Board to consider whether the proportion of the proposed farming area is acceptable. We urge the Board to note that approval of this application would become a precedent for other similar applications in this Green Belt zone.
4. Based on the information retrieved from the Planning Department on the same date of this letter, Enforcement Notices have been issued for two Enforcement Cases (E/YL-LFS/0522 & E/YL-LFS/0523) covering the current application site, but no Compliance Notice has been issued for the cases yet, as observed. We urge the Board to investigate the site history with relevant authorities.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ https://www.info.gov.hk/tpb/tc/plan_application/Attachment/20210831/s16_A_YL-LFS_409_0_gist.pdf

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年09月20日星期一 2:25
收件者: tpbpd
主旨: A/YL-LFS/409 DD 129 Tsim Bei Tsui, Lau Fau Shan GB
附件: Tsim Bei Tsui - Google Maps.pdf

A/YL-LFS/409

Lots 288 in D.D.129 and Adjoining Government Land, Tsim Bei Tsui, Lau Fau Shan

Site area : About 5,346sq.m Includes Government Land of about 110sq.m

Zoning : "Green Belt"

Applied use : Hobby Farm/ 6 Vehicle Parking / 2 Years

Dear TPB Members,

Strange, this lot is just beneath those of Application 408. However this appears to have been withdrawn as all that is left on OZP website is the number? PlanD please clarify.

In addition the application is for 2 years only, clearing the ground for a residential development? The structures align with those of existing warehouses.

Again there appears to be no history of planning approval but these lots are part of a larger GB footprint that has been trashed.

Has any enforcement action been taken? While the proposed use would appear to be an improvement on current conditions, it is more likely that the intention is to legitimize inappropriate activities on GB.

Approval would reward the applicant for 'Destroy to Build' and unapproved land use.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, August 31, 2021 2:39:00 AM
Subject: A/YL-LFS/408 DD 129 Tsim Bei Tsui, Lau Fau Shan GB

A/YL-LFS/408

Lots 280 (Part), 281 (Part), 283 (Part) and 286 (Part) in D.D.129 and Adjoining Government Land, Tsim Bei Tsui, Lau Fau Shan

Site area : About 2,802sq.m Includes Government Land of about 204sq.m

Zoning : "Green Belt"

Applied use : Hobby Farm/ 6 Vehicle Parking

Dear TPB Members,

There appears to be no history of planning approval but these lots are part of a larger GB footprint that has been trashed.

Has any enforcement action been taken? While the proposed use would appear to be an improvement on current conditions, it is more likely that the intention is to legitimize inappropriate activities on GB.

Mary Mulvihill



Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (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:
 - (i) the Site comprises an Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSAL is 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;
 - (ii) no permission is given for occupation of the GL included in the Site (about 110m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed; and
 - (iii) the lot owner(s) of the lot needs to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to and/or reverse onto/from public road. The local access leading to the Site is not under the Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access of the Site. The applicant shall note that Deep Bay Road to the north of Lau Fau Shan Roundabout is prohibited for access of vehicles exceeding 10m long, unless otherwise permitted;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) 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; to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93; to minimise any noise from the proposed use, the use of public announcement systems, audio amplifier and loudspeakers shall be prohibited; it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; the land should not be filled with construction waste; and to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.htm) to minimize the environmental impacts during the construction stage;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised to remove the existing hard paved area and maximise the farming area within the Site. The area with percentage of each surface treatment should be provided in the application. With reference to the submitted Landscape Plan, *Ficus microcarpa* (細葉榕) is proposed within the Site. The applicant may wish to consider other tree species with small mature size in lieu of *Ficus microcarpa* which has the characteristics of vigorous root system and large tree canopy in mature size;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services 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 FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Any temporary shelters or converted containers for office, storage, washroom or other uses that 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;

- (j) to note the comment of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) proper licence/permit issued by The Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. (a) If the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). The application for restaurant licence, if acceptable by FEHD, will be referred to relevant government departments, such as Buildings Department, Fire Services Department, Planning Department, Lands Department (if necessary) 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. (b) In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from FEHD. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. (c) For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence must be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. (d) The operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
 - (ii) proper licence issued by FEHD 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;

- (iii) if the proposal involves any commercial/trading activities, 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; and
- (k) to note the comment of Director of Electrical and Mechanical Services (DEMS) 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.