

此文件在 20-28 48 1 78 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式處理收到

申請的日期

17 MAR 2022

This document is received on 17 MAR 2022.
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	A/YL-LFS/424.
	Date Received 收到日期	17 MAR 2012

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tin Shui Wai Greenfield Garden Company Limited 天水圍綠田園有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
PlanArch Consultants Ltd.

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 Nos. 2766 PR (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843, 2845 (Part) in DD 129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan
(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 17,740 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,969 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) 2 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lau Fau Shan & 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	"Village Type Development" and "Green Belt"
(f) Current use(s) 現時用途	Farmland and recreational use (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 27/1/2022 (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
26/1/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (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，或有關係的鄉事委員會[&]

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 Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	14,771 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,969 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	25
Proposed domestic floor area 擬議住用樓面面積	0 sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,969 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,969 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) Please refer to the Planning Statement.	
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	18
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
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	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)
8m x 3m loading/unloading bay for Light Bus	2

Proposed operating hours 擬議營運時間 From 10a.m. to 10p.m., Mondays to Sundays and Public Holidays			
(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)) Rural road off Tin Wah Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/> No 否	
(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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 694 sq.m 平方米 <input checked="" 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 3,572 sq.m 平方米 <input checked="" 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 type="checkbox"/> No 否	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <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>Nil</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (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）。

Please refer to the Planning Statement.

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

Betty S.F. HO

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

PlanArch Consultants Ltd.

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

Date 日期

28/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 Nos. 2766 PR (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A., 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843, 2845 (Part) in DD 129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan 流浮山沙江圍第129約地段第2766 RP (部份), 2767, (部份), 2782, 2783, 2784, 2785 S.A., 2785 RP, 2787, 2794 (部份), 2795 (部份), 2796 (部份), 2800 (部份), 2828, 2829, 2830, 2831, 2832 (部份), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843, 2845 (部份)及毗鄰政府土地
Site area 地盤面積	17,740 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 流浮山及尖鼻咀分區計劃大綱草圖編號S/YL-LFS/10
Zoning 地帶	"Village Type Development" and "Green Belt" 「綠化地帶」及「鄉村式發展」地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds 臨時康體文娛場所（有機農場、燒烤場、教育及遊客中心、休閒活動場地及附屬設施）用途（為期3年）及填土及填塘工程

(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	2,969 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	25	
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 <input checked="" type="checkbox"/> Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		18
	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) _____ _____		18 0 0 0 0 0
	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) 8m x 3m loading/unloading bay for Light Bus _____ _____		0 0 0 0 0 2

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"/>
Location plan extracted from the OZP,		
Site plan with lot index		
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 checked="" type="checkbox"/>	<input checked="" 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 checked="" 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"/>
Condition record of existing drainage facilities		
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。

**S16 Application for Proposed Temporary Place of Recreation, Sports or Culture
(Organic Farm, Barbecue Spot, Education and Visitor Centre, Leisure Activity Area
and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds
at Various Lots in D.D.129 and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan**

PlanArch Consultants Ltd.

January 2022

Executive Summary

This planning statement is prepared in support of a S16 application for temporary place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities) for a period of 3 years and filling of land and ponds at Lot Nos. 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843, 2845 (Part) in DD 129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan. The application site has an area of about 17,740m².

The application site falls within land zoned as “Green Belt” (“GB”) and “Village Type Development” (“V”) on the Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 gazetted on 7 May 2021. The site is subject to a previous planning application no. TPB/A/YL-LFS/39 approved by the Town Planning Board (TPB) on 14.5.1999 for recreational uses including barbecue spot, playground, refreshment kiosk, agricultural use, visitor centre and ancillary uses. The site currently consists of some farmland and is used for recreational use with a variety of leisure activities and ancillary facilities.

In view of the operational needs and social demand, this S16 application is slightly different from the approved scheme by (1) reduced site area and reduction of vehicle parking area; (2) increase in leisure and recreational facilities, (3) increase in covered area/ shelter to protect the visitors from sun/rain, (4) the term of approval for proposed place of recreation, sports or culture is revised from “permanent” to “temporary for 3 years” and (5) partial conversion of Agricultural Gardens and ponds into paved area for educational and recreational facilities. Nonetheless, the nature of use for recreational purpose would remain unchanged.

The applied development has been operated by the applicant on site since 1998 with proper and decent management. The proposed uses do not contravene with the planning intention and is compatible with the surrounding uses. With proper management and proposed upgrading of environment, it will not generate any adverse impact on environment, traffic, drainage, sewage and landscape aspects to the surrounding area. The current application for proposed place of recreation, sports or culture applies for a period of 3 years and thus allows flexibility in future planning and development.

In view of the above, we would be grateful that the members of the TPB will give favourable consideration to approve this application.

行政摘要

本計劃書旨在支持於流浮山沙江圍第 129 約地段第 2766 RP (部份), 2767 (部份), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (部份), 2795 (部份), 2796 (部份), 2800 (部份), 2828, 2829, 2830, 2831, 2832 (部份), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843, 2845 (部份) 及毗鄰政府土地作臨時康體文娛場所 (有機農場、燒烤場、教育及遊客中心、休閒活動場地及附屬設施) 用途 (為期 3 年) 及填土及填塘工程的申請。該地盤面積約為 17,740 平方米。

申請地點位於在 2021 年 5 月 7 日刊憲的流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10 上的「綠化地帶」及「鄉村式發展」地帶。有關的先前申請為編號 TPB/A/YL-LFS/39, 向城市規劃委員會申請作康樂用途包括燒烤地點, 遊樂場, 小食亭, 公眾停車場及附屬用途, 並於 1999 年 5 月 14 日獲批。申請地點現時有一些農地, 以及不同的休閒及附屬設施作康樂用途。

因應營運和社會需要, 此規劃申請和先前申請有些不同, 包括 (1) 縮減申請地盤範圍及泊車設施數目; (2) 增加休閒及康樂活動; (3) 增加有蓋範圍面積以保護遊客免受烈日/下雨影響; (4) 擬議康體文娛場所許可期限由「永久」轉為「臨時為期 3 年」及 (5) 將部份「農業花園」及池塘鋪設成教育及康樂設施。然而, 用途的康樂和教育性質會維持不變。

申請人於 1998 年開始在申請地點營運擬議發展, 一直有良好的管理。擬議用途和規劃意向沒有衝突, 亦與周邊用途兼容。配以良好管理及建議的改善環境措施, 擬議發展並不會對周邊環境就環境、交通、渠務、排污和景觀方面造成不良影響。康體文娛場所的規劃申請為期 3 年, 為將來規劃及發展保留彈性。

鑑於上述情況, 敬希城市規劃委員會通過此申請。

1. INTRODUCTION

- 1.1 On behalf of Tin Shui Wai Greenfield Garden Company Limited, PlanArch Consultants Ltd. submits a planning application to the Town Planning Board (TPB) for the continual operation of the existing place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities) for a period of 3 years and filling of land and ponds in Sha Kong Wai, Lau Fau Shan.
- 1.2 The application site falls within land zoned as “Green Belt” (“GB”) and “Village Type Development” (“V”) on the Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 gazetted on 7 May 2021.
- 1.3 It is the subject site of a previous planning approval no. A/YL-LFS/39 involving a much larger site for recreational uses including barbecue site, playground, refreshment kiosk, agricultural use, visitor centre and ancillary uses approved by the TPB on 14 May 1999. Since then, it has been in operation as a recreational space promoting quality time for families. The applicant has been upholding proper maintenance and management of the site over the years. Please refer to **Appendices 1a and 2a** for the letters issued by the Planning Department on the compliance of approval conditions (b) and (e) on provision of drainage facilities as well as submission and implementation of the layout of the car park respectively.
- 1.4 In view of the changing planning and social circumstances as well as operational needs, this S16 application will update the current operation, with slight differences including (1) reduced site area and reduction of vehicle parking spaces; (2) increase in leisure and recreational activities, (3) increase in covered area/ shelter protect the visitors from sun/ rain and (4) partial conversion of Agricultural Gardens and ponds into landscaping as well as recreational and educational facilities. The nature of use for recreational and educational purpose would remain unchanged, but the application is for temporary operation for a period of 3 years to allow flexibility in future planning and development. Comparing with the previous planning approval no. A/YL-LFS/39, the current application site area is reduced from 39,418 sq.m to about 17,740 sq.m (- 55%).
- 1.5 In support of this application, PlanArch Consultants Ltd. prepares this planning statement to describe the proposed uses and provide justifications. The structure of the planning statement is as follows:
 - Section 2 : describes site context and surrounding land uses
 - Section 3 : introduces development proposal
 - Section 4 : lays out justifications for the proposed development
 - Section 5 : concludes the above discussion and requests for the approval of proposed uses

2. SITE CONTEXT

2.1 Location

The application site comprises Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843, 2845 (Part) in DD 129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan (**Plan 2**).

2.2 Land Use Zoning and Land Status

The application site has a site area of about 17,740 sq.m. The lots concerned are demised for agricultural use. It is mainly zoned “GB” (about 62%) with a portion zoned “V” (about 38%) on the Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 gazetted on 7 May 2021 (**Plan 1**).

According to the Notes of OZP, planning intention of “GB” zone is to define “the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.”

Planning intention of “V” is “to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”

According to the Notes of the OZP, “Place of Recreation, Sports or Culture” is a Column 2 use under both “GB” and “V” zones, application to the TPB is required. Besides, since “Barbecue Spot” under Column 1 of “GB” zone is restricted to government-operated public barbecue areas, all privately owned and/or commercially operated barbecue sites require planning approval from the TPB. Filling of land and ponds within “GB and “V” zones also requires planning permission from the TPB.

2.3 Existing Land Use

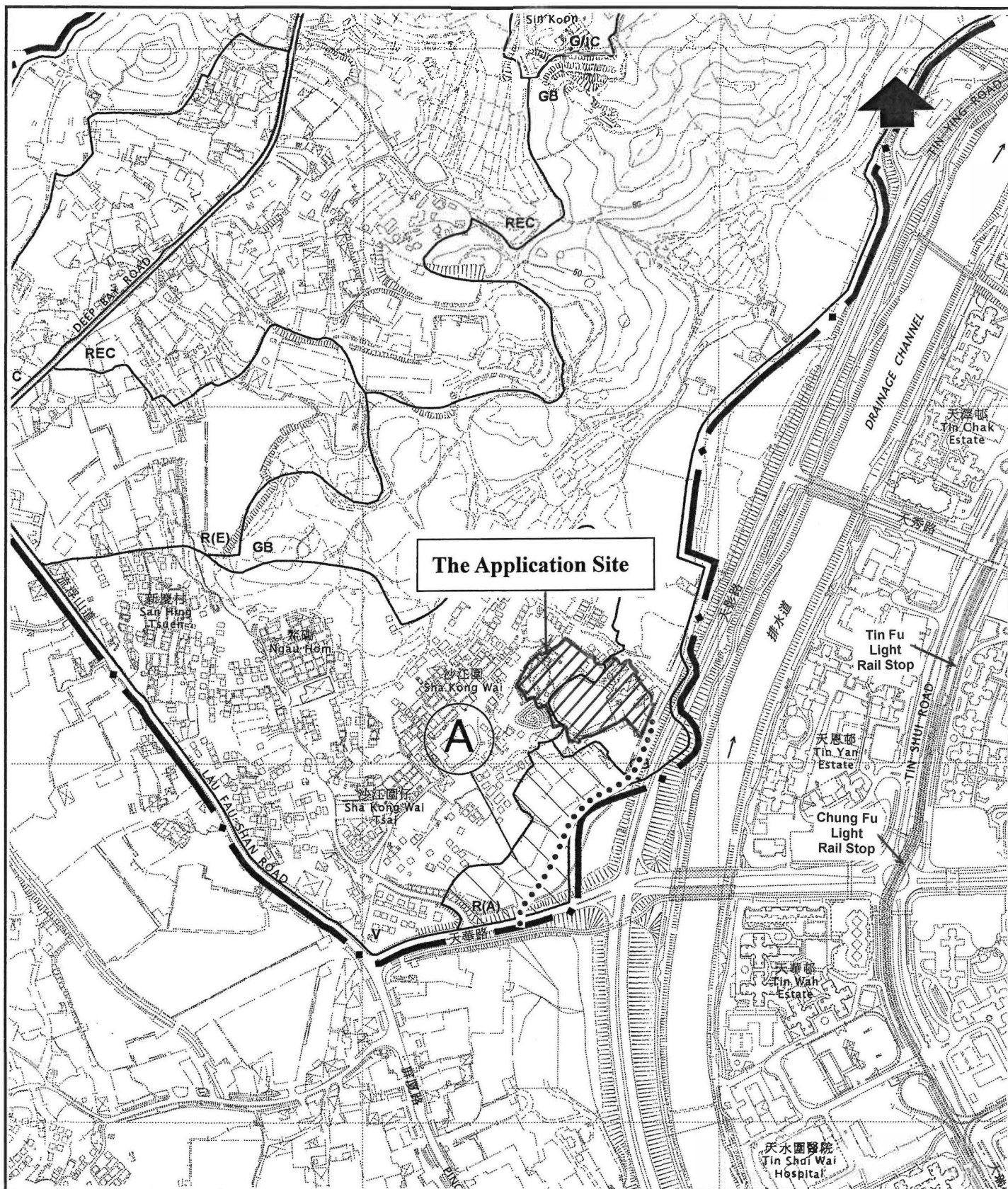
The application site consists of some farmland and mushroom farming rooms, with recreational uses including a big pond for water leisure activities, barbecue site, playgrounds, lily ponds, game booths, visitor centre and ancillary facilities such as storage and toilet (**Photos 1 - 4**). The southeastern part of the application site is used as a car park. The site has lush landscaping which serves as buffer to the surrounding uses and provides shades to the visitors.

2.4 Adjacent Land Use

A number of village houses can be found to the north and west of the application site (**Photo 5**). To the east of the application site across Tin Wing Road are the public housing estates, Tin Yan Estate and Tin Wah Estate (**Photo 6**).

2.5 Accessibility and Local Traffic

The application site is accessible by a rural road connecting Tin Wah Road (**Photo 7**). Public transportation including bus and minibus can be found in the vicinity, and Chung Fu and Tin Fu Light Rail Stops are about 10 to 15 minutes walk from the application site (**Plan 1, Photo 8**).



The Application Site

Legend

..... Access to the Site

Plan Based on
Lau Fau Shan and
Tsim Bei Tsui
Outline Zoning Plan
No. S/YL-LFS/10
exhibited on 7.5.2021

Location Plan

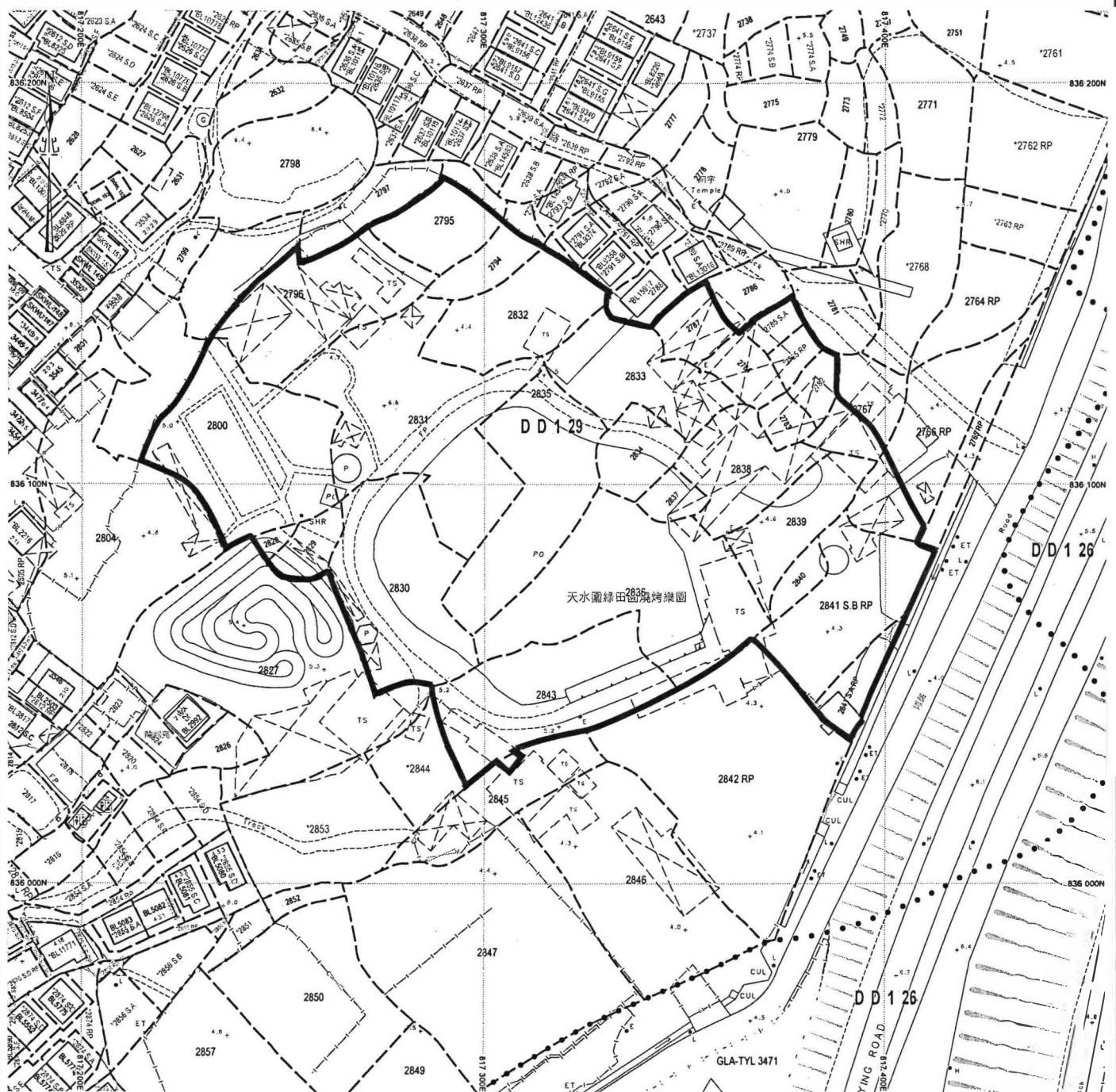
Proposed Temporary Place of Recreation,
Sports or Culture (Organic Farm, Barbecue Site,
Education and Visitor Centre, Leisure Activity Area
and Ancillary Facilities) for a Period of 3 Years and
Filling of Land and Ponds at Various Lots in D.D. 129
and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan.

0 200 400 METRES

Plan 1

PlanArch Consultants Ltd.

Revision: Date: 13.1.2022



Legend

 The Application Site

Base Plan Extracted from
Lot Index Plan
No. ags_S00000087623_0001
Prepared by the District
Survey Office / Land
Information Centre on
7.1.2022

Site Plan

Proposed Temporary Place of Recreation,
Sports or Culture (Organic Farm, Barbecue Site,
Education and Visitor Centre, Leisure Activity Area
and Ancillary Facilities) for a Period of 3 Years and
Filling of Land and Ponds at Various Lots in D.D. 129
and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan.

0 10 20 30 40 50 100 METRES

Plan 2

PlanArch Consultants Ltd.

Revision: Date: 13.1.2022

Photos 1-4: Existing condition of application site

The application site has been utilized for recreational use over the years. A large pond, lush green and farmland have been preserved and maintained properly within the application site. Recreational facilities (e.g. lawnslide and children play area) can be found for visitors' enjoyment.



Photo 5

Some village houses are found to the northwest of the application site.



Photo 6

High density public housing estates such as Tin Wah Estate and Tin Yan Estate, are located to the further east of the application site.



Photo 7

The application site is easily accessible by visitors. It is connected to a rural road linking to Tin Wah Road in the area.



Photo 8

Chung Fu and Tin Fu Light Rail Stops are about 10 to 15 minutes walk from the application site.



3. DEVELOPMENT PROPOSAL

3.1. The Proposed Uses Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)

Similar to the previous approval (Application No. A/YL-LFS/39), the application provides various recreational uses and comprises of a farming area and mushroom farming rooms to enhance local economy of local farmers, and for education purpose. With a pond located in the centre of the application site, a number of recreational activities and facilities can be found around it. Lush planting is provided all around the site (**Plan 3**). Please refer to **Table 3.1** below on the comparison of proposed uses for the previous planning approval and the current application.

Table 3.1 Proposed Uses

	Previous Planning Approval (No. A/YL-LFS/39)	Current Application
Uses	Barbecue Area, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park, Picnic Area, Sculpture Garden	Mushroom Farms, Petting Zoo, Barbecue Area, Picnic Area, Education Room, Recreational Uses (Game Booths, Playground and Lawn Slide), Storage and Public Car Park

Visitors of different age groups will enjoy the greenery and tranquil environment, and engage in different leisure activities such as rowing, pedalling, artificial grass sliding and mini games etc.

A visitor centre on organic farming and nature has been in operation on-site, and two small petting zoos with goats are also set up for children to learn more about animals and nature. Education room is provided to teach the visitors about organic farming and mushroom growing. Sheltered barbecue facilities are located in the eastern side of the application site, at least 50m from nearby village houses.

While most visitors will access the place of recreation by public transport, ancillary parking area will also be provided. A total of 18 private car parking spaces (5m x 2.5m) and 2 loading/unloading spaces for light buses (8m x 3m) will be provided.

Please refer to **Plan 3** for the layout for the proposed uses, and **Table 3.2** below on the details of the proposed structures.

Table 3.2 Proposed structures

Structure No.	No. of Storey	Covered Area (approx.) (sq.m.)	Building Height (m)	Use
1	1	150	3	Game booth/ Education room with storage
2	1	25	2.6	Pavilion
3	1	80	2.6	Game booth and storage
4	1	220	3	Activity area/ Picnic area
5	1	53	2.7	Shelter for footpath
6	1	140 (160 for non-covered area)	6	Lawn slide
7	1	184	2.7	Mushroom farm
8	1	143	3	Mushroom farm
9	1	21	2.5	Petting zoo
10	1	60	2.5	Maintenance workshop/ Petting zoo
11	1	60	3	Shelter for farmer resting
12	1	70	2.8	Game booth
13	1	180	3.6	Game/ Activity area
14	1	220	3.5	Game booth
15	1	12	3.5	Storage
16	1	90	4.5	Game Booth
17	1	216	3	Game Booth
18	1	15	2.7	Kiosk
19	1	190	3	Shelter for BBQ area
20	1	140	3	Shelter for BBQ area
21	1	200	3	Shelter for BBQ area
22	1	145	3.2	Visitor centre/ Office/ Kiosk
23	1	195	3.2	Tea room/ Visitor centre
24	1	80	2.4	Shelter for footpath
25	1	80	3	Toilet
Total		2,969		

3.2. Operation

The proposed temporary recreational facility will be open from Monday to Sunday including Public Holidays, from 10am to 10pm.

The proposed development is anticipated to accommodate daily about 50 to 80 people during weekdays and about 200 to 300 people at the weekends. The number of visitors will be controlled as advance booking will be required.

There will be no use of public announcement systems, whistle blowing or portable loudspeaker. The applicant will carry out proper clean up on-site to ensure the hygiene of the area.

3.3. Access and Parking

Vehicular access to the site could be made through existing rural road off Tin Wah Road. The rural road has been properly screened out by peripheral planting of trees. A total of 18 parking spaces for private cars and 2 loading/unloading spaces for light buses will be provided.

Sufficient internal manoeuvring space will be provided on-site for the vehicles. No vehicle is allowed to queue back to or reverse onto/from public road and the local traffic will not be interrupted.

Since the application site is proximate to different public transportation including bus, minibus as well as Chung Fu and Tin Fu Light Rail Stops, the pedestrians can walk about 10 to 15 minutes from the nearby stops at Tin Shui Wai to the site (**Plan 1**).

3.4. Farming Area and Mushroom Farming Rooms

Existing farming area is located in the northwest portion of the application site. Demonstration of environmentally friendly farming techniques and sales of crops will be carried out on-site. By establishing the organic farm/ mushroom farm, the existing natural landscape will be respected. It will enhance local environment in the area and promote greater compatibility with other land uses in the neighbourhood. Moreover, it will bring greater economic benefits to local farmers.

The total area of agricultural related uses is about 894m².

3.5. Barbecue and Leisure Activity Area

a barbecue area with shelters and seats is for the visitors to enjoy their food on-site. This will add diversity in leisure activity to the recreational area. It will be a small-scale operation and the operation hours will be limited between 10am to 10pm. The barbecue area will be located not less than 50m away from the nearby residential uses.

Due to the small scale and limited number of visitors, noise and smoke generated by the operation will be minimal.

3.6. Landscaping

The application site is with lush landscaping to enhance the visual amenity, serve as buffer to the surrounding developments and provide shades to the visitors. The

applicant intends to preserve and enhance the current natural landscape during operation. Existing trees will be preserved and maintained. Please refer to **Appendix 3a** for the Tree Survey Report.

3.7. Drainage

The proposed access road, car parking area and barbecue and leisure activity area are paved with concrete. However, there are large areas retained as ponds which also serves for retention of rainwater. The surface channels provided at the application site can deliver surface runoff from the areas around the site to the existing pond for irrigation purposes. The existing farming area will remain unpaved.

Adequate drainage facilities are provided to ensure no adverse drainage impact on the surrounding areas. The approval condition (b) attached to the previous planning approval A/YL-LFS/39 on the provision of drainage facilities was duly complied by the applicant (See **Appendixes 1a and 1b**). Proper maintenance of the channels will be provided. Please refer to **Appendixes 1a** for letter issued by the Planning Department on the compliance of approval conditions (b) on provision of drainage facilities, **Appendixes 1b** for the previously approved Drainage Impact Assessment and **Appendix 1c** for the Condition Record of Existing Drainage facilities.

3.8. Sewage

Sewage generated from the proposed development are mainly domestic sewage and wastewater from toilets, cleaning and washing. Regular maintenance of the sewage facilities is carried out by the applicant to guarantee efficient operation of the sewage system. The proposed development will not generate any adverse sewage impact to the area. Please refer to **Appendix 4a** for the Sewage Proposal.

A licence pursuant to section 20 of Water Pollution Control Ordinance (Cap. 358) (WPCO) was granted to the sewage system implemented at the application site by Environmental Protection Department (EPD) on 15 September 2017 (valid until 30 November 2022), indicating the satisfaction of EPD to the on-site sewage facilities. Please refer to **Appendix 4b** for the licence.

3.9. Environmental Mitigation Measures

Neither public announcement systems, whistle blowing nor portable loudspeaker would be used. Besides, ash and smoke generated by the operation will be minimal due to the limited number of visitors allowed. The proposed operation hours will be limited from 10am to 10pm and the generation of light and noise at sensitive hours will be avoided. Moreover, there is at least 50m distance between the barbecue area to the nearby residential uses (**Plan 3**) to ensure no nuisance to the residents will be caused.

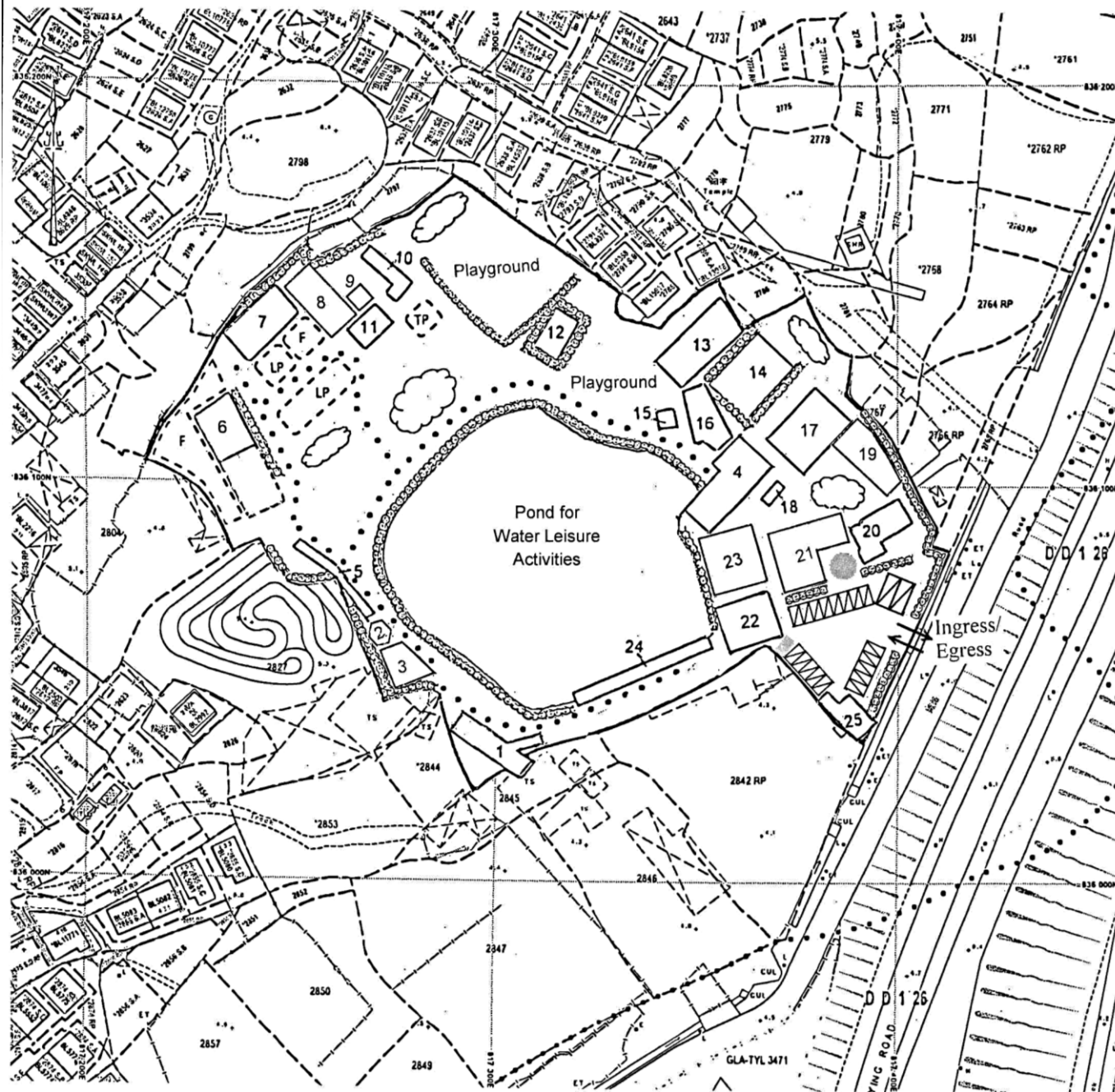
The applicant will have proper clean up on-site to ensure the hygiene of the area. Waste generated during the operation will be collected at the refuse collection points within the Site for further disposal. The applicant will also carry out good practice on proper collection, treatment and disposal of waste/ wastewater generated from the proposed uses complying with the statutory requirements. Sufficient rubbish bins and signage will be provided within the site to minimise littering of visitors. Recycling bins will be introduced and adequate space to facilitate separation, collection and storage of recyclable materials will be reserved to encourage the waste reduction.

3.10. Filling of Land and Ponds for the Proposed Use

Northwestern part of the application site which was Agricultural Gardens under the previous planning approval A/YL-LFS/39 was partially paved for landscaping, turtle pond, educational and recreational uses, including mushroom farming rooms and petting zoo. The affected area falls within “V” zone and is about 3,572m². A portion of the farmland of the previous Agricultural Gardens is retained serving agricultural purpose and lotus pond. A thin layer of concrete of 2cm thick was used for the site formation, with the total concrete volume used of approximately 71.5m³.

Some scattered and ornamental small ponds of 0.5m deep including Lily Pond, Fish Pond and part of the Tortoise Pond under the previous planning approval A/YL-LFS/39, with a total area of about 694m², were filled and turned into landscaping as well as various recreational uses. The ponds were filled by soil with a layer of 2cm-thick concrete on top. The volume of soil and concrete used for pond filling was approximately 347m³ and 13.9m³.

The filling of land and ponds were already completed and no additional filling would be carried out. Please refer to **Plan 4** for the areas of filling of land and ponds.



Structure No.	No. of Storey	Covered Area (approx.) (sq.m.)	Building Height (m)	Use
1	1	150	3	Game booth/ Education room with storage
2	1	25	2.6	Pavilion
3	1	80	2.6	Game booth and storage
4	1	220	3	Activity area/ Picnic area
5	1	53	2.7	Shelter for footpath
6	1	140 (160 for non-covered area)	6	Lawn slide
7	1	184	2.7	Mushroom farm
8	1	143	3	Mushroom farm
9	1	21	2.5	Petting zoo
10	1	60	2.5	Maintenance workshop/ Petting zoo
11	1	60	3	Shelter for farmer resting
12	1	70	2.8	Game booth
13	1	180	3.6	Game/ Activity area
14	1	220	3.5	Game booth
15	1	12	3.5	Storage
16	1	90	4.5	Game Booth
17	1	216	3	Game Booth
18	1	15	2.7	Kiosk
19	1	190	3	Shelter for BBQ area
20	1	140	3	Shelter for BBQ area
21	1	200	3	Shelter for BBQ area
22	1	145	3.2	Visitor centre/ Office/ Kiosk
23	1	195	3.2	Tea room/ Visitor centre
24	1	80	2.4	Shelter for footpath
25	1	80	3	Toilet
Total		2,969		

Legend

The Application Site	8m x 3m L/UL Bay for Light Bus
Shelter / Covered Area	5m x 2.5m Private Car Park
Farmland	Footpath
Lily Pond	Landscaping
Turtle Pond	Landscape area
	Rock/water feature

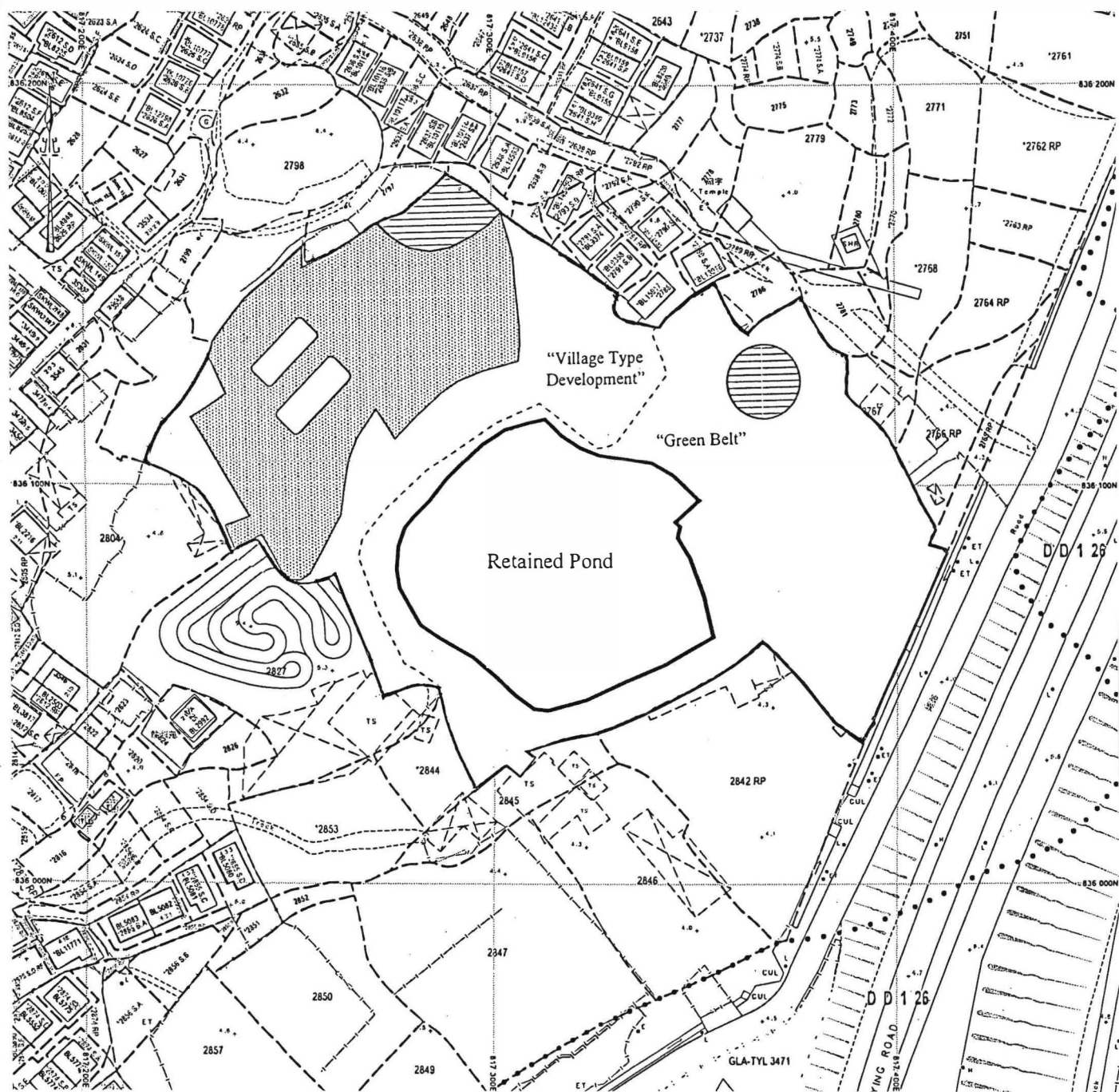
Layout Plan

Proposed Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds at Various Lots in D.D. 129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan




Plan 3

PlanArch Consultants Ltd.

Revision: Date: 21.1.2022



Legend

-  Filling of Land
-  Filling of Pond
-  Zoning Boundary

Filling of Land and Ponds

Proposed Temporary Place of Recreation,
Sports or Culture (Organic Farm, Barbecue Site,
Education and Visitor Centre, Leisure Activity Area
and Ancillary Facilities) for a Period of 3 Years and
Filling of Land and Ponds at Various Lots in D.D. 129
and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan.

0 10 20 30 40 50 100 METRES

Plan 4

PlanArch Consultants Ltd.

Revision: Date: 18.1.2022

4. PLANNING JUSTIFICATIONS

4.1 The Proposed Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of Three Years does not Contravene with the Planning Intention of the Area

It should be noted that an approval for “Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses” was approved by the TPB on 14 May 1999 (Application No. A/YL-LFS/39) on permanent basis.

The current application for proposed temporary place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities) is for a period of 3 years. The application site is mainly zoned as “GB” with a portion falling within “V” zone on the Draft Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 gazetted on 7 May 2021. According to the Notes of the OZP, the “GB” zone is “primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets”.

The nature of service provided in the organic farm, barbecue site, education and visitor centre, and leisure activity area will be mostly for recreational use. The farming area will provide fresh produce for visitors’ purchase. It is intended to provide an area for public to enjoy the natural landscape. Thus, there is no conflict with the planning intention of the area in view of the compatible nature of the proposed uses.

While planning intention of “V” zone is to “designate both existing recognized villages and areas of land considered suitable for village expansion” and “land within this zone is primarily intended for development of Small Houses by indigenous villagers”, “other commercial, community and recreational uses may be permitted on application to the Town Planning Board.” Since this application is of a temporary nature, and will have proper management and upgrading of environment, approval of the application will not jeopardize the long term planning intention of the area.

4.2 Filling of Land and Ponds to Meet the Changing Planning Circumstance and Market Demand on Recreational Uses

The previous planning application A/YL-LFS/39 was approved by the TPB more than 22 years ago in 1999. Before the site was developed for the proposed use under the previous planning approval, it comprised of abandoned agricultural land and dried

ponds, becoming a heavily polluted dumping area. Under the development, part of the abandoned agricultural land was paved and part of it was converted into Agricultural Gardens. The ponds were retained and revitalised as much as possible.

Over the past years, the planning and social circumstances and market demand have changed rapidly. Since the northern part of the previous approval site falls within “V” zone, part of it was filled and transformed into ‘Village Type Developments’. Therefore, the current application site is reduced. Filling of the remaining part of the “V” zone is used for the provision of mushroom farming rooms, recreational facilities, landscaping and other ancillary facilities which would better utilise the land to cater for the increasing need on educational and recreational activities.

4.3 Filling of Land and Ponds is Compatible with the Surrounding Uses and does not Contravene the Planning Intention of the Area

The main portion of the filled areas falls within the “V” zone of which the planning intention is for development of Small Houses by indigenous villagers. The conversion of the area does not affect its future development which requires site formation, hence it does not contravene the planning intention of the area.

For the small pond in the east, it was abandoned dried pond before it was turned into ornamental use under previous planning approval A/YL-LFS/39. It was modified as pond for ornamental purpose with no agricultural activity. Conversion of the pond will not result in adverse impact to the area.

Conversion of the areas for the proposed development is compatible with the surrounding uses and will not cause negative impact to the area. The proposed development has abundant natural landscaping features to create a green environment and adequate facilities to allow the visitors to enjoy natural recreational activities. Farmland and mushroom farming rooms at the application site can let the visitors to enjoy leisure farming activities. Natural water features including lotus ponds, turtle pond and a big pond are provided at the application site. Lush landscaping are retained and will be enhanced to improve the natural landscaping quality and visual amenity of the proposed development.

The big pond in the middle of the application site is retained, no land/pond filling will be carried out.

4.4 The Proposed Uses are Compatible with the Surrounding Uses

The proposed uses will provide recreational facilities to the visitors and enhance the natural landscape to provide an area for the public to enjoy outdoor living and

appreciate the natural environment. The applicant will undertake proper management of the site to ensure the environment is preserved and maintained.

Lush greening and tree planting are provided to minimize adverse impact on the surrounding land uses. Activities on-site will only take place within set operating hours and no public announcement systems, whistle blowing or portable loudspeaker will be used on-site. The barbecue area will be located not less than 50m away from the nearby sensitive receivers. Thus, no environmental nuisance to the neighbouring use is expected. Moreover, the application site will be properly maintained and dense landscaping is provided to mitigate any visual effect and to provide greeneries to the surrounding areas.

4.5 The Proposed Development will include Education Use on Organic Farming and Mushroom Growing

The proposed development will allow the visitors to learn about basic farming techniques by practising farming activities. The proposed use will include education room to share the knowledge of organic farming and mushroom growing with the visitors. These experiences could enhance the visitors' understanding on environmentally friendly farming practice and their appreciation on the hard work of farmers.

4.6 The Operation of the Proposed Development Will Not Cause Adverse Traffic Impact to the Local Road Network

The application site is intended for education and recreational use. Advance booking will be required for effective control on the number of visitors. In view of the restricted number of visitors, there will be insignificant impact to the local road network. No vehicle will be allowed to queue back to public road and the local traffic will not be interrupted.

4.7 The Proposed Development Will Have No Adverse Drainage Impact on the Surrounding Areas

The application site will be well drained and surface runoff will be properly discharged as required. Drainage facilities are implemented and properly maintained (**Appendix 1c**), and thus no adverse drainage impact is anticipated.

4.8 The Proposed Development Will Have Cause Negative Sewage Impact on the Surrounding Areas

Septic tanks and soakaway pits are provided on site to collect and store the sewage, which is pumped away weekly by licensed sewage disposal operators. The applicant

conducts regular inspection, cleaning and maintenance of the sewage facilities to ensure efficient operation of the system (**Appendix 4a**). The implemented sewage system is duly complied with WPCO (**Appendix 4b**) and will follow the requirement of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans Subject to Comment by the Environmental Protection Department" including percolation test. Therefore, the proposed development will not cause negative sewage impact to the area.

4.9 The Approval of the Application Will Not Set an Undesirable Precedent

The proposed educational and recreational use are mainly permitted in previous town planning approval A/YL-LFS/39 that the current application involved a smaller site area with enriched facilities. The current proposal is based on careful consideration for the existing environment and other uses surrounding the application site. The proposed recreational use will enhance the existing environment and transform the area for meaningful uses. Also, proactive mitigation measures to minimize nuisance and preservation of natural landscape will be implemented. It will be compatible with surrounding land uses and will not cause any visual, traffic or environmental impacts. As a result, the proposed uses will not set an undesirable precedent.

5. CONCLUSION

The proposed recreational use is compatible with the surrounding environment and is in line with local planning intention, and has no adverse environmental, visual, traffic and drainage impacts. The proposed development will preserve and further enhance the existing natural landscape and character of the area. The applicant demonstrates the intention and effort in clean and environmentally friendly operation. Therefore, members of the TPB are respectfully requested to give favourable consideration to the application.

TOTAL P.01

傳真函件()

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F, Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/YL-LFS/39
電話號碼 Tel. No.: 2158 6318
傳真機號碼 Fax No.: 2489 9711

天水圍綠田園有限公司
(經辦人: 林小姐)

林小姐:

——履行規劃許可附帶條件(b)項

在劃為「鄉村式發展」及「綠化地帶」的元朗流浮山丈量約份第 129 約地段第 2637 號至第 2641 號、第 2643 號、第 2737 號至第 2739 號、第 2764 號、第 2765 號(部分)、第 2766 號、第 2768 號、第 2777 號、第 2782 號至第 2800 號、第 2804 號、第 2827 號至第 2840 號、第 2841 號 A 分段(部分)、第 2841 號 B 分段、第 2842 號(部分)、第 2843 號、第 2845 號和毗連政府土地康樂用途, 包括燒烤地點、運動場、小食亭、遊客中心、公眾停車場及附屬用途

閣下本年九月二十日及十一月九日關於為申請地點提交排水影響評估之函件, 本處於同日收悉。

渠務署總工程師/新界北認為閣下提交的排水設施建議已符合附帶條件(b)項的要求。因此, 規劃許可附帶條件(b)項可被視作已切實履行。

規劃署屯門及元朗規劃專員

(喬宗賢

代行)

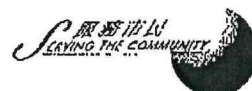
二零一一年十一月二十二日

副本送呈:

渠務署總工程師/新界北
總城市規劃師/城市規劃委員會

(經辦人: 余振興先生)

我們的抱負 — 「透過規劃工作, 使香港成為一個充滿創意的國際城市。」
Our Vision — "To plan to make Hong Kong a World City."



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F, Sha Tin Government Offices
No. 1 Sheung Wo Che Road
Shatin
Hong Kong

20 Sept 2011

Our ref. YL/LFS/39/L001
Your ref. () in TPB/A/YL-LFS/39

Dear Sir/ Madam,

**Recreational Uses including Barbecue Spot, Playground, Refreshment
Kiosk, Visitor Centre, Public Carpark and Ancillary Uses, Various Lots
in DD 129 at a site near Sha Kong Wai, Lau Fau Shan
(Planning Application No. A/YL-LFS/39)
Retrospective Approval of Drainage Assessment Report**

Your above reference letter dated 17 Aug 2011 refers


I enclose the Drainage Impact Assessment (DIA) report of the captioned application for your onward submission to Drainage Service Department for his retrospective approval.

The application site is in place since 1999, there is no any flooding to nearby village and surrounding area report.

If you have any question, please call me at [REDACTED]

Thank you for your attention

Yours Faithfully,



TAI Chi sing

**RECREATIONAL USES INCLUDING BARBECUE SPOT
PLAYGROUND, REFRESHMENT KIOSK, VISITOR
CENTRE,
PUBLIC CARPARK AND ANCILLARY USES
VARIOUS LOTS IN DD129**

**APPLICATION SITE A/YL-LFS/39
IN D.D.129,
SHA KONG WAI, LAU FAY SHAN
YUEN LONG**

DRAINAGE IMPACT ASSESSMENT

Sept 2011

CONTENTS

1. INTRODUCTION
2. OUTLINE DESCRIPTION OF THE PROJECT
3. SITE DESCRIPTION
4. OUTLINE OF THE EXISTING DRAINAGE
5. OUTLINE PLANNING AND IMPLEMENTATION PROGRAMME
6. CHANGES IN DRAINAGE CHARACTERISTICS
7. CONCLUSION

FIGURES

- Figure 1 Location Plan
Figure 2 Proposed Drainage Layout

APPENDIX

Calculation

1. INTRODUCTION

The aim of this Project Drainage Impact Assessment Report is to assess the drainage impact associated with Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Carpark and Ancillary Uses, Various Lots in DD 129 at a site near Sha Kong Wai, Lau Fau Shan as shown in Figure 1.

This assessment has been undertaken in accordance with guidelines and requirements of DSD's Advice Note No. 1 entitled Application of the Drainage Impact Assessment Process to Private Sector Projects.

The site was constructed with perimeter surface channels around the site boundary. It has no flooding was record to the nearby villages and its area since May of 1999 up to the present. This report is to provide the clear picture of the constructed surface channels and obtain retrospective approval.

2. OUTLINE DESCRIPTION OF THE PROJECT

Project Title : Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Carpark and Ancillary Uses

Site Area : approximately 31,100m²

Existing Land Use : Recreational Uses

3. SITE DESCRIPTION

The site is currently being used as a recreational uses and is already filled and paved. The sites are fenced-off with access at the south to Tin Ying Road. There are local drainages within the site and surrounding villages.

Indeed, the existing ground within the site is generally sloping toward east. The runoff generated from the site flows naturally into the proposed perimeter surface channel at site boundary and discharges to a 1m wide existing open channel at the east running along the Tin Ying road.

The surrounding areas are mainly open storage area, carpark and villages.

4. OUTLINE OF THE PLANNING AND IMPLEMENTATION PROGRAMME

The project site is already fenced of with site area of 35,200m². The existing site condition will remain unchange and no further filling will be carried out. The only proposed works for the site is the construction of drainage facilities to convey the surface flows to a proper drainage outlet.

New surface channel and catchpits will be provided along the site boundary to capture the runoff generated from the site and the adjacent catchment. Runoff from the site will be

collected by the perimeter surface channel and discharged to a discharge point at the north corner.

Perimeter surface channels are designed for a 1 in 50 year peak runoff under free discharge condition as recommended for urban branch systems. The calculation for sizing of proposed channel is enclosed in Appendix

5. CHANGES IN DRAINAGE CHARACTERISTICS

The proposed perimeter channel will convey all the runoff from the site to the existing of open drainage channel at east of site via a proper drainage outlet instead of natural flow.

6. CONCLUSION

It can be seen that the proposed storage site will not generate significant increase in surface runoff and will not result in any adverse impact on the existing drainage system or increase in risk of flooding. With the proposed mitigation measures which include the construction of perimeter surface channel, the surface runoff generated from the project site and the adjacent catchment will be properly drained. The surface flows from the project site will be conveyed to the proposed surface channel which have sufficient capacity to cater the additional flows from the project site. It is concluded that there will be no drainage impact to the existing drainage system due to the proposed site.



Figure 1



DRAINAGE CALCULATIONS

A Design Parameters :

A1 Assuming Runoff coeff., C = 0.35 (for unpaved area)
1 (for paved area)

Return period = 1 in 50 & 1 in 10 yrs

A2 Using Time of conc., t = $\frac{0.1446 \cdot L}{H^{(0.2)} \cdot A^{(0.1)}}$

where L is the distance of natural flow between the summit and the point under consideration
and H is the average slope (m per 100m), measured along the line of natural flow.

Peak Runoff, Q = $0.278 C I A$

where Q is the peak runoff in m³/s

C - is the runoff coefficient

I - is the rainfall intensity taken from DSD Stormwater Drainage Manual Figure 4

and A - is the catchment area in m²

A3 Mean rainfall intensity, I is taken from "Stormwater Drainage Manual" by Drainage Services Department
Figure 4 - Intensity-Duration-Frequency Curves.

Rainfall intensity for return period 10 year and 50 year are adopted to calculate the peak surface runoff
as a comparison. And 1 in 50 year return period is used for determination the drainage facilities.

A4 The sizing of surface channel is based on "Geotechnical Manual for Slopes" Geotechnical Control Office
Figure 8.7 - Chart for the Rapid Design of Channels.

A5 Concrete pipe sizing is based on Colebrook - White Equation.
Roughness value is based on "Stormwater Drainage Manual" Table 12.

B Calculations of Size of Surface Channel for Proposed Site :

Proposed Site	Area, A =	31,100 m ²	(paved area within fencing)
	C =	0.8	
	L =	200 m	
	H =	0.5	
	tc =	11.81 min.	
	I ₅₀ =	200 mm/hr	I ₁₀ = 190 mm/hr
	Q =	1.38 m ³ /s	Q = 1.31 m ³ /s

Total Runoff from the Site = 1.38 m³/s

C Summary of Catchment Flows after Implementation of Project Site (Refer Figure 3)

Catchment	Area	Runoff (m/s) (1 in 50 yr)	Runoff (l/min)	Discharge Point	Runoff
Project Site	31,100	1.38	83000	Existing Open Channel	1.38
TOTAL	31,100			Existing Open Channel	1.38

D Calculation of Size of Surface Channel for Proposed Site :

Summary of Runoff

Sub-catchment	P1	P2	P3	P4	P5	TOTAL
Area	3000	2400	3500	11700	10500	31100
Runoff (m ³ /s)	0.13	0.11	0.16	0.52	0.47	0.92
Runoff (l/min.)	8006	6405	9341	31225	28022	54977.28

DRAINAGE CALCULATIONS

For sub-catchment P1, Q =	8,006	l/min.	Provide 450UC 1 in 200, capacity = 16000 l/min.
For sub-catchment P2, Q =	6,405	l/min.	same as above
For sub-catchment P3, Q = P2 + P3	15,746	l/min.	Provide 450UC 1 in 100, capacity = 30000 l/min.
For sub-catchment P4, Q = P4 + P1	39,231	l/min.	Provide 750UC 1 in 200, capacity = 60000 l/min.
For sub-catchment P5, Q = P5 + P3	43,768	l/min.	Provide 750UC 1 in 100, capacity = 80000 l/min.

G Calculations of Capacity of Existing Drainage Facilities and Proposed Surface Channel

	Northern channel	
Channel width, B (m)	1.00	
Channel depth, D (m)	1.20	
Assumed freeboard (m)	0.00	
Side slope, m1 (1 in)	0.00	
Side slope, m2 (1 in)	0.00	
Assumed Bed slope, So (1 in)	500	
Manning's coefficient, n	0.016	
Area of channel minus freeboard, A (m ²)	1.20	
Wet perimeter for full channel/culvert minus freeboard, P (m)	3.40	
Hydraulic radius, R = A/P	0.35	
From Manning's equation, V (m/s)		
Velocity $V = R^{2/3} \times S_o^{1/2} / n$	1.40	
Capacity of channel, Qc (m ³ /s) = A x V	1.68	
Qc (l/min.)		

Total runoff to northern channel after implementation of project site =	1.38	m ³ /s	(Part E)
TOTAL CAPACITY OF 1m WIDE CHANNEL AT THE EASTTHERN BOUNDARY =	1.68	m ³ /s	
	1.68	>	1.38 OK

FROM THE ABOVE CALCULATION, IT IS CONCLUDED THAT THE EXISTING NORTHERN STREAM HAVE SUFFICIENT CAPACITY TO HANDLE THE SURFACE FLOW GENERATED FROM THE PROJECT SITE.

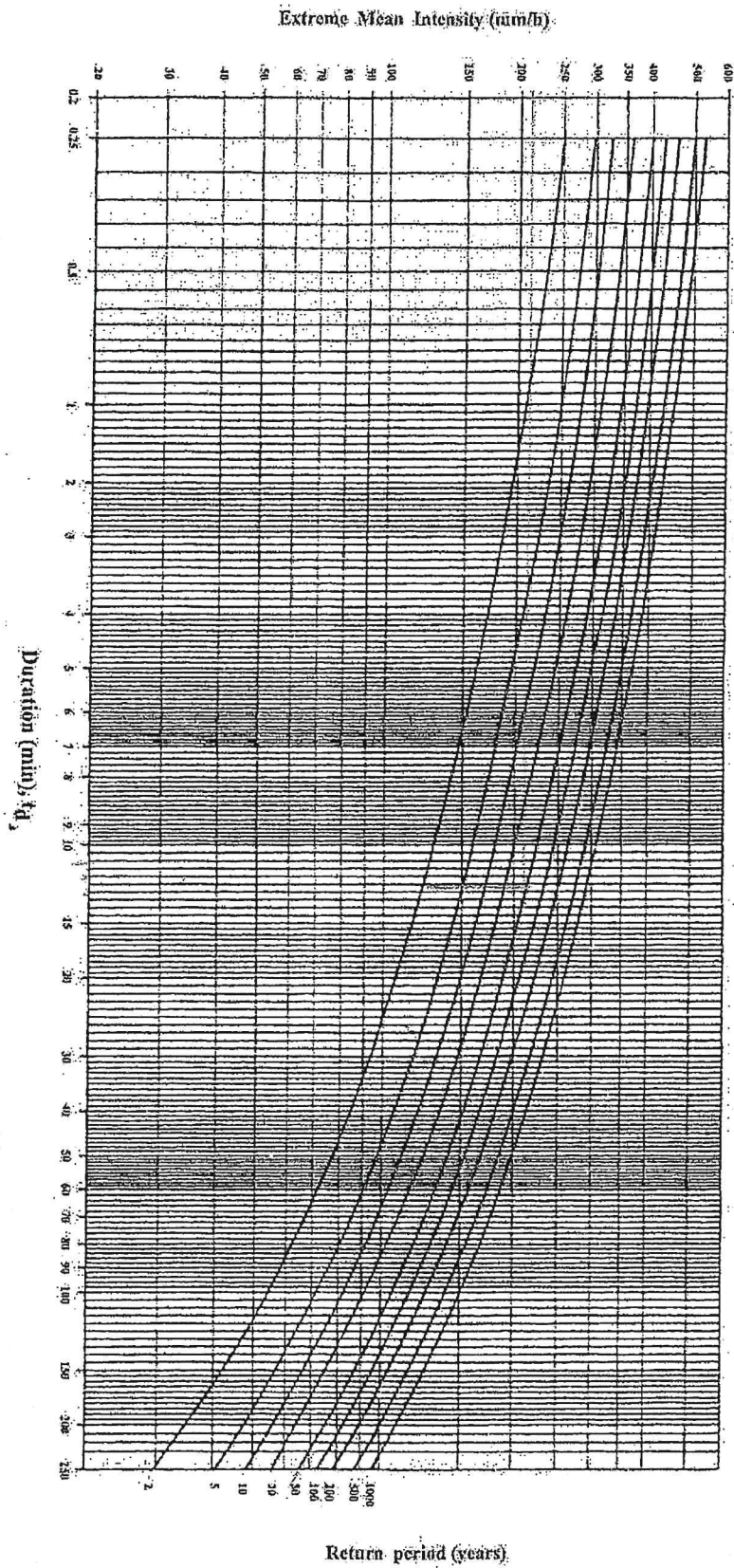


Figure 4. Intensity - Duration - Frequency Curves
(for durations not exceeding 4 hours)

Proposed Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds at Various Lots in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Condition Record of the Existing Drainage Facilities

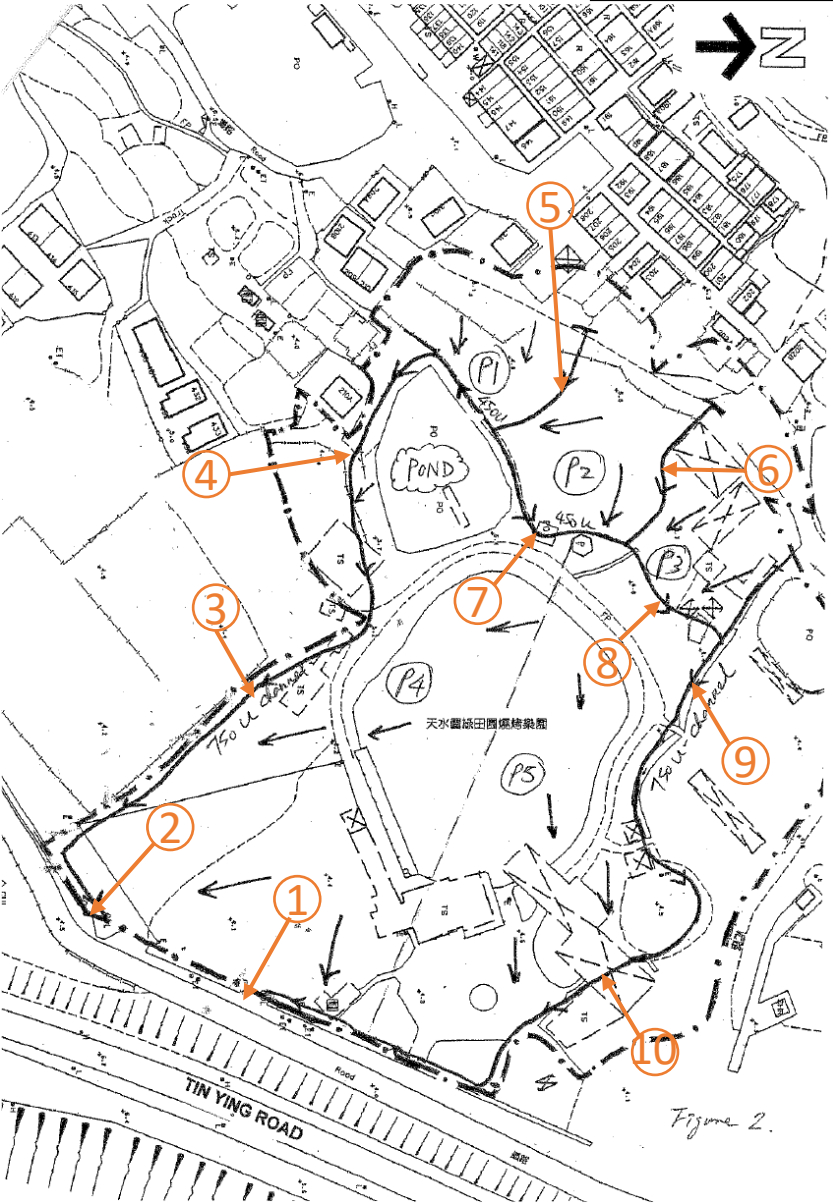


Figure 2.

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Post****Planning Department**

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函檔號 Your Reference:

本署檔號 Our Reference:

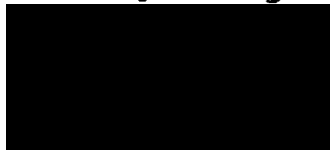
電話號碼 Tel. No.:

傳真機號碼 Fax No.:

() in TPB/A/YL-LFS/39
2158 6295
2489 9711

19 March 2012

Le Cheong Civil Engineering Company Limited



(Attn: Mr. TAI Chi-sing)

Dear Mr. TAI,

Compliance with Approval Condition (e)

**Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk,
Visitor Centre, Public Car Park & Ancillary Uses**

**Lots No. 2637-2641, 2643, 2737-2739, 2764, 2765 (Part), 2766, 2768, 2777,
2782-2800, 2804, 2827-2840, 2841 S.A (Part), 2841 S.B, 2842 (Part), 2843, 2845
in D.D. 129 and Adjoining Government Land
(Planning Application No. A/YL-LFS/39)**

I refer to your letter dated 7.2.2012 enclosing a layout plan and site photos showing the general carparking arrangement for compliance with approval condition (e) of the captioned planning application.

Please be informed that the Commissioner for Transport considers the carparking arrangement acceptable. Hence, approval condition (e) has been complied with.

Yours faithfully,

(Alex C. Y. KIU)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

c.c Tin Shui Wai Greenfield Garden (Attn: Ms. LAM) (Fax:)
C for T (Attn: Mr. Joshua YUEN)
CTP/TPB

「綠田園」樹木統計報告

1. 簡介

「綠田園」委託桂林園藝有限公司在園內範圍作樹木統計。樹木巡查報告由桂林園藝有限公司註冊樹藝師撰寫。報告內容包括是次樹木數量及種類，建議及結論。

2. 綠化及環保理念

保護環境，妥善管理綠資源，是重要的一環。改善人們處理環境，至為重要。本園除了作為一個讓遊人可以休息作樂之場所外，亦致力去提供適當的綠化教育和指導，會定期提供有關綠化知識的活動，讓人們加深對環境和綠化知識，從而協助保護環境。

3. 總結

在巡查報告中顯示：

生長狀況及結構正常的樹木共有： **147** 棵

需要進行修剪、加強觀察或需要進行跟進報告的樹木共有： **0** 棵

建議移除的樹木共有 **0** 棵

本園會定期考量園內樹木及植物情況，加種或改種樹木及植物以加強園內景觀。

Tree Statistics Report of Green Field Garden

1. Introduction

Green Field Garden employed Green Landscape Limited to make tree statistics within the garden. The tree inspection report was written by a registered arborist of Green Landscape Limited. The report includes the number and types of trees, recommendations and conclusions.

2 Greening and environmental protection commitments

Protecting the environment and properly managing green resources are an important part. Improving people's handling of the environment is of utmost importance. In addition to serving as a place where visitors can rest and have fun, we also committed to providing appropriate greening education and guidance, activities related to greening knowledge will be provided regularly, so that people can deepen their knowledge of the environment and greening, so as to help protect the environment.

2. Summary

In the inspection report:

Trees in normal growth condition and structure : 147 nos.

Total trees that need pruning, enhanced observation or follow-up : 0 trees

The garden will regularly consider the conditions of trees and plants in the garden, plant or replant trees and plants to enhance the landscape in the garden.

Tree Schedule of Green Field Garden 2021

Item	Species	Chinese Name	Quantity
T1	<i>Terminalia mantaly</i>	細葉欖仁	7
T2	<i>Litchi chinensis</i>	荔枝	2
T3	<i>Ficus benjamina</i>	垂榕	14
T4	<i>Heteropanax fragrans</i>	幌傘楓	5
T5	<i>Juniperus chinensis</i>	龍柏	4
T6	<i>Ficus benjamina</i>	垂榕	1
T7	<i>Ficus microcarpa</i>	細葉榕	1
T8	<i>Ficus virens</i>	黃葛樹	4
T9	<i>Plumeria obtusa</i>	雞蛋花	6
T10	<i>Artocarpus heterophyllus</i>	菠蘿蜜	1
T11	<i>Ficus virens</i>	黃葛樹	33
T12	<i>Syzygium jambos</i>	蒲桃	1
T13	<i>Ficus virens</i>	黃葛樹	1
T14	<i>Ficus benjamina</i>	垂榕	3
T15	<i>Melia azedarach</i>	苦楝	1
T16	<i>Terminalia mantaly</i>	細葉欖仁	1
T17	<i>Litchi chinensis</i>	荔枝	1
T18	<i>Terminalia mantaly</i>	細葉欖仁	6

T19	<i>Melaleuca cajuputi</i>	白千層	1
T20	<i>Terminalia mantaly</i>	細葉欖仁	6
T21	<i>Terminalia mantaly</i>	細葉欖仁	2
T22	<i>Celtis sinensis</i>	朴樹	1
T23	<i>Melaleuca cajuputi</i>	白千層	1
T24	<i>Terminalia mantaly</i>	細葉欖仁	7
T25	<i>Terminalia mantaly</i>	細葉欖仁	10
T26	<i>Ficus virens</i>	黃葛樹	4
T27	<i>Corymbia torelliana</i>	毛葉桉	1
T28	<i>Archontophoenix alexandrae</i>	假檳榔	5
T29	<i>Ficus microcarpa</i>	細葉榕	3
T30	<i>Ficus benjamina</i>	垂榕	2
T31	<i>Ficus microcarpa</i>	細葉榕	2
T32	<i>Ficus virens</i>	黃葛樹	1
T33	<i>Livistona chinensis</i>	蒲葵	2
T34	<i>Roystonea regia</i>	王棕	6
T35	<i>Bombax ceiba</i>	木棉	1

樹木總數量：147



Tree Location Plan T1-T35

Tree Location Plan

at

Lots in D.D. 129
and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan.

Perpared by : Jeff Wong

CA No. : HK1237A

Green Landscape Limited

Date : 26 Janusry 2022



祥達顧問有限公司
Gender Consultants Limited

Planning Application No. A/YL-LFS/404

Proposed Temporary Place Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)

For a period of 3 Years and Filling of Land and Ponds

at Various Lots in D.D.129, and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Provision of Sewage Treatment and Disposal Facilities

1 EVALUATION OF SEWAGE IMPACT

1.1 Evaluation of Generation

1.1.1 For the estimation of sewage generation from the proposed development, the planning unit flow factors for staff as recommended in the " Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning " (hereinafter as "GESF") published by EPD in 2005 and the unit flow factor for visitor of Table 3-4 of " Wastewater Engineering Treatment and Reuse " published by Metcalf & Eddy have been adopted in the assessment. As given by the Client, the estimated number of visitors and employees are summarized in **Table 1.1**.

Table 1.1 Estimated Population of the Proposed Recreational Ground

Type of People	Number of People per Day
Staff	4 (Weekday Scenario) (i.e. Monday to Friday)
	10 (Weekend Scenario) (i.e. Saturday to Sunday)
Visitors	80 (Weekday Scenario) (i.e. Monday to Friday)
	300 (Weekend Scenario) (i.e. Saturday to Sunday)

1.1.2 The sewage generated by staff will be the water for flushing and hand washing only. For the sewage flow estimation from staff, the planning unit flow factor of $0.28\text{m}^3/\text{person}/\text{day}$ for commercial employee with activities (General-territorial average) in GESF has been adopted. Moreover, the unit flow factor of $0.015\text{m}^3/\text{person}/\text{day}$ has been adopted for the sewage flow estimation from visitors with reference to " Wastewater Engineering Treatment and Reuse ".



祥達顧問有限公司 Gender Consultants Limited

Provision of Sewage Treatment and Disposal Facilities For Various Lots in D.D.129

1.1.3 Based on weekend scenario, the total estimated daily flow generated by staff and visitors of the proposed development will be 7.3m^3 / day. The calculation is provided in **Appendix A** for reference..

1.2 Proposed Sewage Treatment Facility

1.2.1 As the Site is not currently served by any public sewer, a septic tank system (STS) is proposed to treat the sewage generated by staff and visitors of the proposed development.

1.2.2 The estimated daily flow generated by staff and visitors of the proposed development will be 7.3m^3 /day under weekend scenario. In order to allow sufficient capacity of the STS, a septic tank with a capacity of minimum 7.5m^3 is recommended to be constructed. According to the design requirement as specified in " Drainage Plans Subject to Comment by the Environmental Protection Department " (ProPECC PN 5/93), the recommended dimensions of the septic tank should be about (L) 5.15 m x (W) 1.90 m x (D) 2.20 m with a concrete wall thickness of 0.25 m to fulfil the specified dimension requirement.

1.2.3 The minimum clearance requirements for a soakaway system are shown in **Table 1.2**

Table 1.2 Minimum Clearance Requirements for Soakaway Systems

Type	Distance from Soakaway System(m)	Remarks
Building	3	-
Retaining Walls	6	-
Wells	50	-
Stream where the bed is lower than invert of Soakaway System	15 (30)	Should the water from the stream or pool is used or likely to be used for drinking or domestic purpose, the distance (30) will be adopted
Pools	7.5 (30)	adopted
Cuts of Embankments	30	-
Paths	1.5	-
Beaches	100	From boundaries of gazette beaches or bathing Beach subzones of water control zone
Beaches	30	From H.W.M. and from nearest watercourses for other cases
Ground water table	0.6	Below invert



祥達顧問有限公司
Gender Consultants Limited

Provision of Sewage Treatment and Disposal Facilities For Various Lots in D.D. 129

1.2.4 According to the up-dated Lot Index Plan from District Land Office. As there exist a pond inside the creational ground and a stream nearby the field., the soakaway pit should be located at least 7.5m and 15m from the pond and stream respectively. Figure 1.1 shows the proposed location of the septic tank and soakaway system and Drawing Number EP 50/D1/5/01 & EP 50/D1/5/02 showing the Septic Tank Detail and Soakaway Pit System respectively.

1.2.5 As the site is not served by public sewer and the use of STS is considered the most suitable option for sewage proposal.

1.2.6 With the provision of the proposed on-site permanent sanitary facility (i.e. STS) , there will be no adverse water quality/sewage impact arising from the proposed development during the operation.

1.3 Provision of Sewage Treatment and Disposal Facilities Recommendation

1.3.1 The Septic Tank System (STS) should be properly sited, designed, constructed, operated and maintained in accordance with the " Guidance Notes on Discharges from Village Houses" and " Drainage Plans subject to Comment by the Environmental Protection Department (ProPECC PN 5/93)" published by the EPD. To minimize the adverse impact on the public and the environment, the following precaution should be considered during planning a new STS:

- Locate the STS away from the beach, stream, well, retaining wall etc. to prevent water contamination and leakage;
- Carry out a soil percolation test before the STS construction to ensure the permeability of Soil; and
- Locate the STS in an open space with easy access for desludging.

1.3.2 The operator should implement good housekeeping practices to ensure that the continuous operation of the STS. These should include:

- Avoid deposit any oil, chemical and solid waste into the STS;



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Provision of Sewage Treatment and Disposal Facilities For Various Lots in D.D. 129

- Inspect and measure of the sludge depth of treatment components at least once every 6 months;
- Remove the STS sludge properly when exceed 1/4 of overall water depth;
- Inspect the STS immediately when flooding, overflow, odour become noticeable or not flush well and;
- Clean and flush of screens and other sewage handling equipment regularly.

1.3.3 According to the ' Guideline Notes on Discharges from Village Houses', the STS should be inspected and desludged regularly. Desludging should be done by Specialist Contractor. A tank lorry equipped with a pump is often used for pumping out the content of the septic tank and transport to sludge treatment facility for future treatment.

- END -

Appendix A

Sewage Treatment and Disposal Facility Proposal for various lots in P.D. 129

Calculation of Daily Flow

Estimation of Sewage Flow from the Creational Ground Development

(Weekend Scenario)

Generation from Visitors

Total number of Visitors	300 persons
Unit flow	0.015 m ³ /person/day

Remark

Provided by Client
Referred to the unit flow factor for "Visitor" of Table 3-4 of "Wastewater Engineering Treatment and Reuses (Fourth Edition)" published by Metcalf & Eddy Inc.

Estimated daily flow	4.5 m ³ /day
----------------------	-------------------------

Generation from Employees

Total number of employees	10 persons
Unit flow- Commercial employee + Activities	0.28 m ³ /person/day

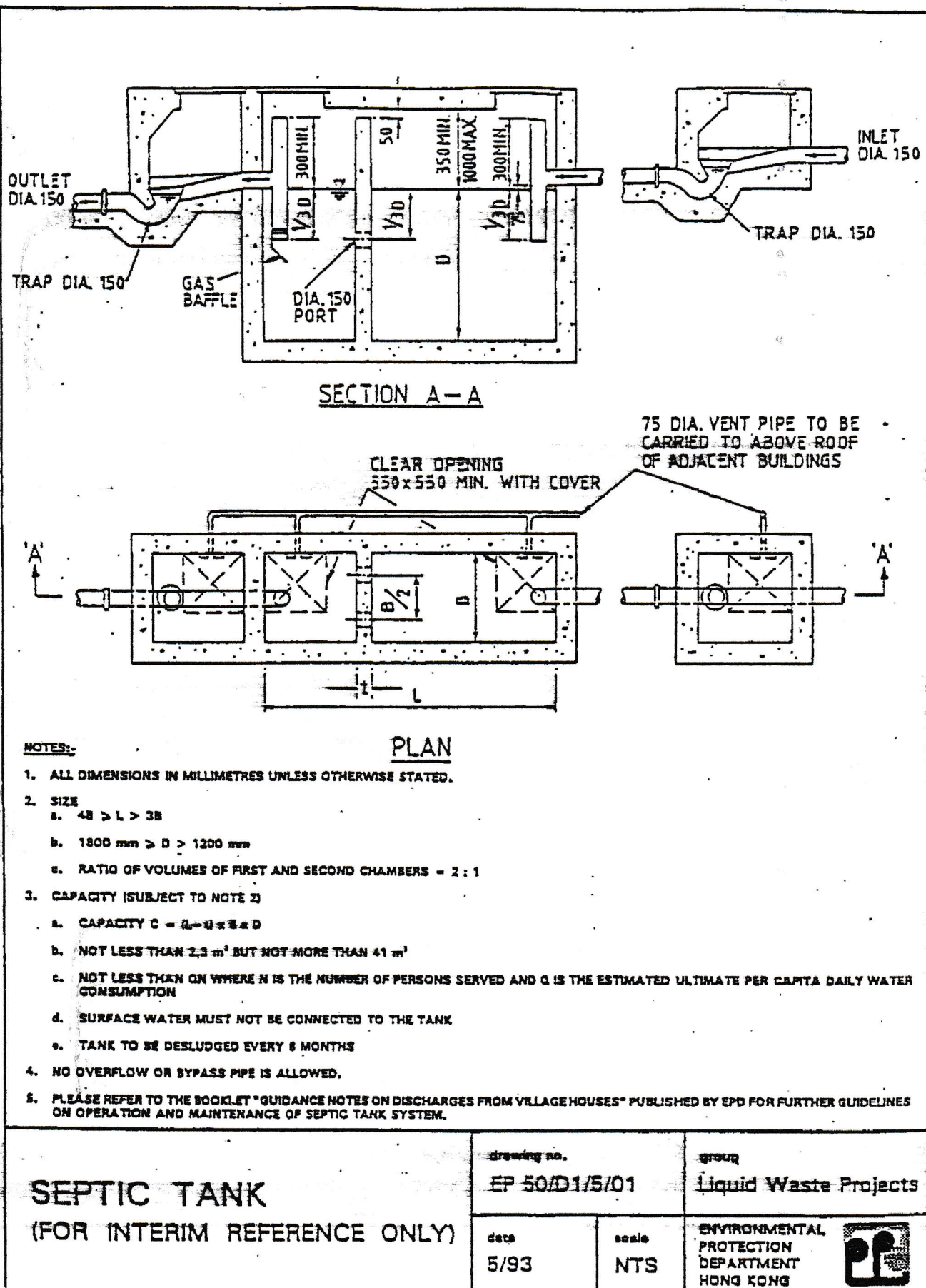
Provided by Client
Referred to the planning unit flow for "Commercial Employee" + Commercial activities of "General- Territorial Average" in Table T-2 of GESF^(a)

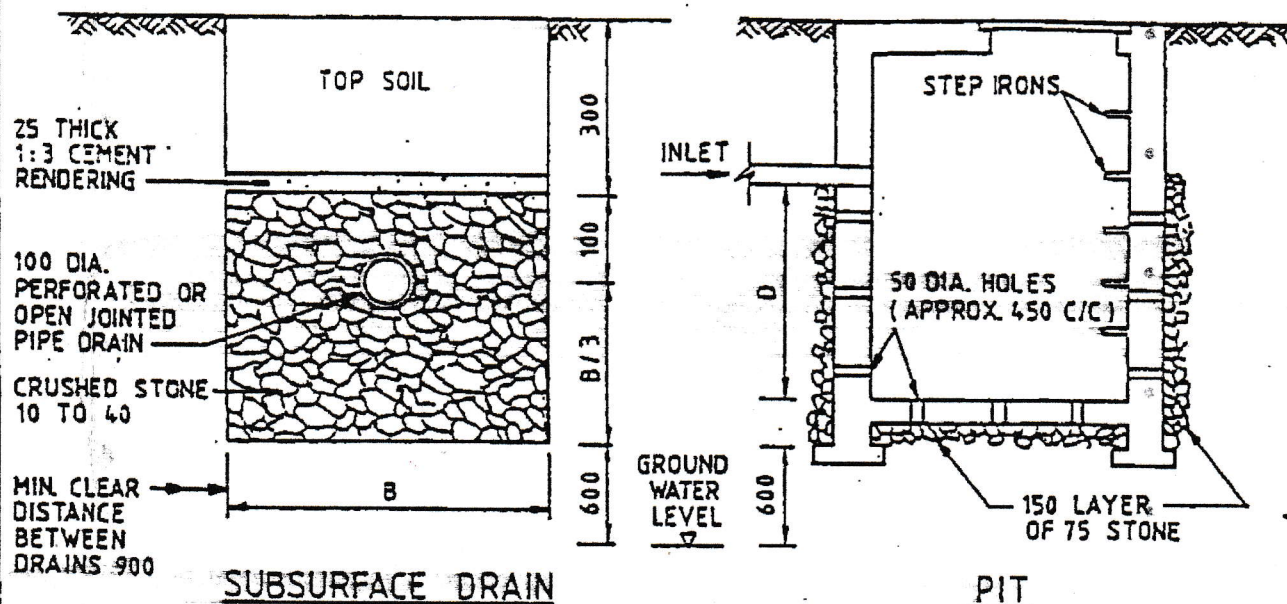
Estimated daily flow	<u>2.8</u> m ³ /day
----------------------	--------------------------------

Total Estimated Daily Flow	<u>7.3</u> m³/Day
-----------------------------------	-------------------------------------

Note :

(a) GESF – ' Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning " published by Environmental Protection (EPD) in 2005



**NOTES:-**

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED
2. PERCOLATION TEST FOR DETERMINING ABSORPTION CAPACITY OF SOIL
 - a. EXCAVATE A HOLE 300 mm SQUARE TO THE SAME DEPTH OF THE PIT OR TRENCH.
 - b. FILL THE HOLE WITH APPROXIMATELY 150 mm OF WATER AND ALLOW TO SEEP AWAY COMPLETELY.
 - c. REFILL THE HOLE WITH WATER TO A DEPTH OF 150 mm AND OBSERVE THE TIME, IN MINUTES, FOR WATER TO SEEP COMPLETELY AWAY.
 - d. DIVIDE THE TIME BY 4 TO GIVE TIME TAKEN TO FALL 25 mm FOR USE IN TABLE BELOW.
3. ALLOWABLE LOADING OF SOAKAWAY SYSTEMS

TIME IN MINUTES FOR WATER TO FALL 25 mm IN TEST PIT	ALLOWABLE LOADING IN LITRES PER m ² PER DAY	
	DRAIN TRENCH BOTTOM AREA	PIT PERCOLATION AREA
1 OR LESS	163	218
2	130	175
5	98	130
10	69	94
30	33	45

THE TOTAL ALLOWABLE LOADING PER DAY SHOULD EQUATE WITH THE DAILY INCOMING FLOW

4. MINIMUM CLEARANCE REQUIREMENTS FOR SOAKAWAY SYSTEMS

	DISTANCE FROM SOAKAWAY SYSTEMS (m)	
BUILDING	3	
RETAINING WALLS	8	
WELLS	50	
STREAM WHERE THE SED IS LOWER THAN INVERT OF SOAKAWAY SYSTEM	15 (30)*	THESE DISTANCES SHOULD BE INCREASED TO DISTANCES SHOWN IN BRACKETS IF THE WATER FROM THE STREAM OR POOL IS USED OR LIKELY TO BE USED FOR DRINKING OR DOMESTIC PURPOSES.
POOLS	7.5 (30)*	
CUTS OR EMBANKMENTS	30	
PATHS	1.5	
BEACHES	100	(FROM BOUNDARIES OF GAZETTED BEACHES OR BATHING BEACH SUBZONES OF WATER CONTROL ZONES)
	30	(FROM M.W.M. AND FROM NEAREST WATERCOURSES FOR OTHER CASES)
GROUND WATER TABLE	0.6	(BELOW INVERT)

SOIL SOAKAWAY SYSTEM

(FOR INTERIM REFERENCE ONLY)

drawing no.

EP 50/D1/5/02

group

Liquid Waste Projects

date

5/93

scale

NTS

ENVIRONMENTAL
PROTECTION
DEPARTMENT
HONG KONG





Licence No.: WT00029086-2017
牌照編號 :

This Licence is Valid to : 30 November 2022
本牌照有效期至 : 二零二二年十一月三十日

ENVIRONMENTAL PROTECTION DEPARTMENT

環境保護署

WATER POLLUTION CONTROL ORDINANCE (CAP. 358)

水污染管制條例(第358章)

LICENCE PURSUANT TO SECTION 15/20/23A*

按第15 / 20 / 23A*條簽發的牌照

The Director of Environmental Protection ("the Authority") grants this licence under the Water Pollution Control Ordinance ("the Ordinance") on the terms and conditions stated below.

環境保護署署長(「監督」)按下列的條款及條件,根據水污染管制條例(「本條例」)批給此牌照。

2017年 9月 15日

Date

日期



(Ashley M. H. PUN)

For the Authority

監督 (潘勉行 代行)

PART A 甲部 : GENERAL TERMS 一般條款

Name of Licensee ("the Licensee") 持牌人名稱(「持牌人」)	Tin Shui Wai Greenfield Garden Company Limited 天水圍綠田園有限公司
Discharge Premises ("the premises") 排放處所(「處所」)	DD 129, Lot 2836, Sha Kong Wai, Yuen Long, NT 新界元朗沙江圍第129約第2836號地段
Water Control Zone 水質管制區	Deep Bay Water Control Zone 后海灣水質管制區
Discharge Category 排放種類	Discharge of commercial trade effluent 商業污水排放
Nature of Discharge and Wastewater Treatment Facilities 排放性質及廢水處理設施	Stream A: Trade effluent and all other wastewater arising from the premises (excluding Stream B) 污水源A: 行業污水及其他源自上址的廢水(污水源B除外) Treatment Facilities: Grease trap and any other treatment facilities as appropriate for meeting the licence standards 處理設施: 隔油池及其他適當的處理設施以達致牌照標準 Stream B: Discharge of domestic sewage 污水源B: 生活污水的排放 Treatment Facilities: Septic tank system 處理設施: 化糞池系統
Discharge Point(s) 排放點	Stream A: The discharge shall be made to enter communal drain for carriage of surface drainage water 污水源A: 污水必須排入用以輸送地面排水的公用排水渠 Stream B: Discharge point at soakaway pit 污水源B: 排放點在滲水井
Sampling Point(s) 取樣點	Stream A: At the outlet of grease trap or any other location where trade effluent is discharged from the premises 污水源A: 在隔油池的出水口或其他可取到源自處所行業污水的地方 Stream B: Not applicable 污水源B: 不適用

*Delete as appropriate
將不適用者刪去

PART B 乙部 : SPECIFIC CONDITIONS 特別條件

B1. Limitations on Discharge 排放限制

The quantity and composition of any discharge from the premises shall not exceed the limits stated in the table below^(Note a). All figures are upper limits unless otherwise indicated. All units are expressed as concentration in milligramme per litre unless otherwise stated.

任何源自處所之排放的量和成份不得超過下表所列的限度^(附註 a)。除另予表明外，所有數字均為上限。除另予說明外，所有單位均以毫克/升的濃度表示。

Determinand 測量物	Limit 限度	Determinand 測量物	Limit 限度
Flow rate (m ³ /day) 流量 (立方米/每日)	10		
Suspended Solids 懸浮固體	30		
Biochemical Oxygen Demand (5 days, 20 °C) 生化需氧量(5 天, 20°C)	20		
Chemical Oxygen Demand 化學需氧量	80		
Oil & Grease 油脂	10		
Surfactants(total) 表面活性劑 (總量)	15		

B2. Self-monitoring and Reporting 自行監測及報告

- ☒ The Licensee shall perform self-monitoring as and when required by the Authority.
持牌人須在監督要求時進行自行監測。
- ☐ The Licensee shall sample the discharge at the Sampling Point(s) and, at his own expense carry out analyses in accordance with the sample type and measurement frequency specified for each determinand named below:-
持牌人須在取樣點為排放抽取樣本，並依照下列指定的測量物、取樣形式及頻率，自資予以分析。

Determinand 測量物	Unit 單位	Sample Type 取樣形式	Frequency 頻率
-----------------	---------	------------------	--------------

Results of these monitoring shall be summarized in a report on a ~~monthly~~/bi-monthly/~~quarterly~~* basis and shall be submitted to the Authority.

所有監測結果須以摘要形式，每一個月/兩個月/三個月*作出報告，並須呈交監督審閱。

*Delete as appropriate
將不適用者刪去

PART C 丙部 : STANDARD CONDITIONS 標準條件

C1. The Discharge 排放

- C1.1 The discharge shall not contain polychlorinated biphenyls (PCB), polyaromatic hydrocarbon (PAH), fumigant, pesticide or toxicant, chlorinated hydrocarbons, flammable or toxic solvents, calcium carbide; any substance likely to damage the sewer or to interfere with any of the treatment processes, or to be harmful to the health and safety of any personnel engaged in the operation or maintenance of a sewerage system; waste liable to form scum or deposits in any part of the drainage or sewerage system, or the waters of Hong Kong; waste liable to form discolouration in any parts of the waters of Hong Kong; sludge, floatable substances or solids larger than 10 mm; and sludge or solid refuse of any kind.

排放不得含有多氯聯苯、聚芳烴、薰蒸劑、殺蟲劑或毒劑、氯化烴、可燃的或有毒的溶劑、碳化鈣；會損毀污水渠結構或干擾任何處理程序的物質，或有損操作及維修排污系統人員健康及安全的任何物質；足以在排水或排污系統，或香港水域任何範圍內形成浮渣或沉積物的廢物；足以在香港水域任何範圍內形成變色的廢物；污泥、漂浮物質或體積超越 10 毫米的固體；及任何種類的污泥或固體垃圾。

- C1.2 No discharge shall bypass the wastewater treatment facilities, the Sampling Point(s) or the Discharge Point(s) unless it is unavoidable to prevent loss of life, personal injury or severe property damage or no feasible alternative exists.

除非避免人命傷亡或嚴重財物損失或無其他可行代替辦法，排放不得繞流不經其廢水處理設施，取樣點或排放點。

- C1.3 Dilution of the discharge to achieve compliance with the limits contained in this licence is prohibited.

不得將排放稀釋，以求達到本牌照內所訂的限度。

C2. Flow Measurement 量度流量

The Licensee shall determine the flow rate of the discharge by installing, operating and maintaining a continuous flow measuring device with an accuracy certified by its manufacturer to be within plus or minus 3 percent of the actual flow, and calibrating the flow measuring device regularly according to manufacturer's recommendations. If no such device is installed, the Licensee shall determine the flow rate through using calculation methods agreed by the Authority, by making reference to the amount of water used in the premises being served by mains supply and other sources, less process consumption and any other losses.

持牌人必須設置、操作及保養一個連續性流量計作為測定排放的流量率之方法，其準確程度須經製造商證實為不超逾或低於真正流量的 3%，並應根據製造商建議的方法，定期校準流量計。如沒有設置該設備，持牌人須依照監督同意的計算方法，根據處所由自來水及其他水源供應的總用水量減去工序耗水量及其他耗水量來測定流量率。

C3. Treatment 處理

- C3.1 The Licensee shall provide necessary wastewater treatment facilities, and shall engage personnel with adequate qualification and experience to properly operate and maintain all wastewater treatment facilities at all times. Standby equipment shall be provided to guard against failure of major treatment equipment.

持牌人須提供必需的廢水處理設施，並須僱用有足夠資格及經驗的人士，時常妥善操作及保養所有廢水處理設施。主要處理設施須配有後備裝置，以應付故障發生。

- C3.2 In the event of loss of efficiency of operation, or failure of all or part of the wastewater treatment facility, the Licensee shall take all reasonable steps to the extent necessary to maintain compliance with this licence. Such steps shall remain until operation of the wastewater treatment facility is restored or an alternative method of treatment is provided.

倘若部份或整個廢水處理設施操作失靈或發生故障，持牌人須採取所有必要的合理措施，以求達到符合本牌照的規定。此等措施須維持至廢水處理設施恢復如常操作或有其他代替的處理方法可供採用為止。

- C3.3 If the wastewater treatment facilities are not properly operated and maintained to the satisfaction of the Authority, the Licensee shall take immediate and effective remedial actions as required by the Authority.

倘若廢水處理設施的操作及保養未能令監督滿意，持牌人須按監督之規定，採取即時及有效的補救行動。

C4. Disposal 棄置

Sludges, screenings, solids, oil and grease, filter backwash, or other pollutants removed in the course of treatment shall be disposed of in a proper manner^(Note b & c).

處理過程中所產生的污泥、隔濾物、固體、油脂、過濾器回洗或其他污染物，必須妥善地棄置^(附註 b 及 c)。

C5. Monitoring 監測

- C5.1 The Licensee shall provide and maintain suitable facility such as an inspection chamber, manhole or sampling valve at each Sampling Point to enable duly authorized officer(s) of the Authority to take samples of the discharge at any time from the premises.

持牌人須在每一個取樣點提供及保養適當的設施，例如檢查槽，沙井或取樣閥，以確保獲監督授權的人員隨時可在處所內抽取排放樣本。

- C5.2 For self-monitoring, “grab samples” shall be taken during the period when the determinand to be analyzed for is likely to be present in its maximum concentration. “Composite samples” shall include samples taken over daily duration of the discharge.

在自行監測中，「隨意取集樣本」須在測量物的濃度很可能是最高的那段時間內抽取。「綜合樣本」須包含在每日排放期間不同時候所抽取的樣本。

- C5.3 For self-monitoring, all samples shall be analyzed in accordance with the most updated analytical methods used by the Government Chemist ^(Note d).

在自行監測中，所有樣本均須按照政府化驗師所採用的最新分析方法予以分析^(附註 d)。

C6. Records and Reporting 紀錄及報告

- C6.1 The Licensee shall keep the following records in the premises for inspection by duly authorized officer(s) of the Authority:

持牌人須在處所內保存下列紀錄，以備獲監督授權的人員隨時查閱：

- (i) records of flow rate, nature and composition of the discharge;
排放流量率、性質及成份的紀錄；
- (ii) updated records of all monitoring information, including all laboratory analytical results relating to samples taken, all original chart recordings for continuous flow and pH monitoring; and
所有最新監測資料的紀錄，包括所有關於已取樣本的檢驗分析結果、所有連續性流量及酸鹼值監測記錄圖表的正本；及
- (iii) records of all desludging and degreasing operation, and records of corresponding disposal operation.
所有清除污泥和清理隔油池廢物工序的紀錄，及其棄置工序的紀錄。

Copies of all such records shall be submitted to the Authority upon request.

在監督要求時，須向監督呈交所有該等紀錄的副本。

- C6.2 The Licensee shall notify and explain to the Authority within 24 hours upon the occurrence of an accidental discharge or any emergency bypass or an overflow of untreated effluent or an operation upset which places the discharge in a temporary state of non-compliance with this licence. The Licensee shall within 7 days following the incident, submit to the Authority a detailed report in writing on the cause and duration of the non-compliance and steps taken or to be taken to reduce, eliminate, or prevent recurrence of such non-compliance. Reporting in accordance with this Condition does not relieve the Licensee of any obligations imposed by this licence.

倘若有未經處理的污水意外排放、緊急繞流或溢滿的事件或操作失靈，引至排放出現短暫不符合牌照規定的情況，持牌人須在事發後 24 小時內立即知會監督並予以解釋。持牌人須在事故發生後 7 天內，以書面報告，詳述事件的起因、違反牌照條件的時間及為減少、消除或防止類似事件再次發生所採取或將會採取的措施，送交監督審閱。然而，按照本條件的規定提交報告並不表示持牌人可獲免除承擔本牌照內所載的任何責任。

C7. Operation Manual 操作手冊

The Licensee shall prepare an operation manual which shall include, as a minimum, operating procedures, inspection programme and repair and maintenance programme for the wastewater treatment facilities. The operation manual shall be kept at the aforesaid wastewater treatment facilities and a copy of the manual shall be submitted to the Authority upon request.

持牌人須擬備廢水處理設施的操作手冊。手冊內容須最低限度包括操作程序、檢查、維修及保養工作計劃表。該手冊須保存在上述廢水處理設施內。持牌人須在監督要求時，呈交手冊副本乙份。

C8. Notification of Change 更改通知

The Licensee shall notify the Authority in writing within 14 days of any changes or proposed changes in the processes of manufacture or the nature of the raw materials used or of any other circumstances which may alter the nature and composition of the discharge or may result in the permanent cessation of the discharge.

倘若持牌人更改或擬更改其生產程序、或所用原料的性質、或有其他足以改變其排放的性質及成份或可導致永久性終止排放的事情，必須在 14 日內以書面通知監督。

Notes 附註

- (a) For the purposes of determining compliance with the limits stated in Specific Condition B1, samples shall be taken by the duly authorized officer(s) of the Authority at the Sampling Point(s) or any other points from which the samples so taken are regarded by the Authority as being representative of the quality of the discharge. When any single sample analyzed for a determinand is proved not complying with corresponding limit set out in the table, the discharge is deemed to have failed to comply with Specific Condition B1.
為確定排放是否符合特別條件第 B1 項內所列的限度，獲監督授權的人員須在取樣點或在監督認為可以抽取到具代表性的樣本的任何其他位置抽取樣本。只要在任何一個經分析的樣本中，證實任何一個測量物不符合表中所列的相應限度時，排放即被視為不符合特別條件第 B1 項。
- (b) An example of proper disposal method for sludge is sending dewatered sludge to landfill for disposal.
妥善棄置污泥方法中的一個例子是將脫水後的污泥運往堆填區棄置。
- (c) Proper disposal of grease trap waste includes but is not limited to employing any reputable firm or collector who will use the right equipment and dispose of the collected grease trap waste at West Kowloon Transfer Station. The updated list of grease trap waste collectors who are using the disposal service at West Kowloon Transfer Station is maintained in the EPD website and Green Restaurant website.
妥善的隔油池廢物棄置方法包括卻不限於聘用任何信譽良好的公司／收集商使用適當的設備在西九龍廢物轉運站棄置所收集的隔油池廢物。環保署網站及環保食肆網均載有目前使用西九龍廢物轉運站棄置隔油池廢物的收集商最新名單。
- (d) The Licensee may make reference to Annex 1 of the <Technical Memorandum on Effluent Standards> for analytical methods used by the Government Chemist.
持牌人可參照「流出物標準技術備忘錄」附件 1 有關政府化驗師所採用的分析方法。
- (e) The Licensee shall keep this licence in the premises and make it available at all times for inspection by duly authorized officer(s) of the Authority.
持牌人須在處所內保存此牌照，以備獲監督授權的人員隨時查閱。
- (f) (i) The Licensee shall allow duly authorized officer(s) of the Authority to enter the premises for the purposes of inspection, sampling, records examination or any other duties authorized by Section 37 and Section 38 of the Ordinance.
持牌人須准許獲監督授權的人員進入處所內進行檢查、抽取樣本、審查紀錄或執行其他根據本條例第 37 及第 38 條所授權的職務。
(ii) Where the premises has security measures in force which would require proper identification and clearance before entry, the Licensee shall make necessary arrangements such that upon presentation of evidence of identity and of authorization, duly authorized officer(s) will be permitted to enter, without delay, for the purposes of performing duties.
倘若由於處所的保安理由而需先行鑑定來人的身份，持牌人必須作出必要的安排，以便獲授權人員在出示身份證明及授權文件後，即可內進執行其職務而不致受延誤。
- (g) (i) For a licence granted under Section 15 of the Ordinance, the Licensee may, not less than 2 months before expiry of the licence, apply under Section 19 of the Ordinance for a new licence. The Authority may grant the licence or otherwise.
持有根據本條例第 15 條所批給牌照的人士，可於牌照屆滿前不少於 2 個月內，根據本條例第 19 條的規定，申請一面新牌照。監督可批給或拒絕批給牌照。
(ii) For a licence granted under Section 20 or 23A of the Ordinance, the Licensee may, not more than 4 months and not less than 2 months before expiry of the licence, apply under Section 23 or 23A respectively of the Ordinance for renewal of licence. The Authority may renew the licence or otherwise.
持有根據本條例第 20 條或第 23 A 條所批給牌照的人士，可於牌照屆滿前不多於 4 個月及不少於 2 個月內，根據本條例的第 23 或 23 A 條的規定，申請牌照續期。監督可將牌照續期或拒絕將牌照續期。
- (h) Under Section 24 of the Ordinance, the Authority may by notice in writing, impose new or amended terms and conditions on this licence or cancel this licence. Under Section 25, 26 and 27 of the Ordinance, a Licensee whose licence has been so varied or cancelled may be entitled to compensation.
根據本條例第 24 條的規定，監督可以書面通知，向本牌照施加新訂或經修訂的條款及條件，或取消本牌照。根據本條例第 25、26 及 27 條的規定，被更改或取消牌照的持牌人可能會獲得補償。
- (i) Under Section 28 of the Ordinance, the Licensee may apply to the Authority for a variation of this licence.
根據本條例第 28 條的規定，持牌人可向監督申請更改本牌照。
- (j) Under Section 49 of the Ordinance, this licence shall not be construed as a dispensation from the requirements of any other Ordinance except where that other Ordinance so provides.
根據本條例第 49 條的規定，本牌照並不得解釋為豁免符合任何其他條例的規定，除非該其他條例如此訂定。

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PlanArch Consultants Ltd.
建港規劃顧問有限公司



Your Ref.: TPB/A/YL-LFS/424
Our Ref.: pa/yl.lfs/2112643

By Post and Email

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

29 March 2022

Dear Madam,

**S16 Application Proposed Temporary Place of Recreation, Sports or Culture
(Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and
Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds
at Various Lots in D.D.129 and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan**

We refer to the captioned planning application submitted to the Town Planning Board (TPB) submitted on 28.1.2022 and subsequent comments from Planning Department (PlanD).

In response to PlanD's comments, we would like to clarify that "covered area" in Plan 3 - Layout Plan is equivalent to gross floor area (GFA). Please find attached 4 copies of the revised layout plan.

Agricultural related uses in the proposed development include farmlands, mushroom farms (Structure Nos. 7 and 8) and ancillary shelter for farmer resting (Structure No. 11). The total area of agricultural related uses is about 894m². Please refer to the following table for the detailed breakdown:

Agricultural Related Uses	Net Area (m²) (About)
Farmland	507m ²
Mushroom Farms (Structure Nos. 7 and 8)	Structure No. 7 – 184m ² Structure No. 8 – 143m ²
Shelter for Farmer Resting (Structure No. 11)	60 m ²
Total area	894m²

For as-built area of filled land and ponds, we would like to clarify that part of the application site was filled as under the previous planning approval no. A/YL-LFS/39 granted by the TPB on 14.5.1999. Please refer to the following table for more details:

	Previous Planning Approval No. A/YL-LFS/39	Current Application
Paved Area	5,552m ² <i>(Falling within the current application site)</i>	9,818m ² (About 55.3% of the site area), including <ul style="list-style-type: none"> - 5,552m² <i>(Filled under previous planning approval)</i> - 3,572m² <i>(Filling of land under current application)</i> - 694m² <i>(Filling of lily pond and tortoise pond under current application)</i>
Uses	Playground, Picnic Area, Sculpture Garden, Car/Coach Park and BBQ Area	Mushroom Farms, Petting Zoo, Maintenance Workshop, Education Room, BBQ Area, Kiosk, Visitor Centre, Shelter for Farmer Resting, Recreational Uses (Game Booths, Activity Area, Playground and Lawn Slide), Storage, Car Park

In addition, in order to estimate the trip generation and attraction of the proposed development, a traffic survey was conducted on 27.3.2022 (Sunday) during the operation hours from 10:00a.m. to 10:00p.m. Below please see the survey summary:

Type of vehicle	Private cars		Light Buses	
	Generation	Attraction	Generation	Attraction
Traffic trip per hour (average)	4.92	4.67	0	0
Traffic trip at peak hour per hour (3:00pm – 5:00pm)	10.5	11.5	0	0

The result demonstrates that the estimated traffic generation and attraction of the proposed development throughout the operation hours will be insignificant in average, and the traffic generation and attraction at peak hours will be acceptable. There will be proper management and prior reservation of visitors by light buses. Proper traffic management will be performed by the staff and adequate waiting space and manoeuvring space will be provided within the site. No vehicle will be allowed to queue back to or reverse onto/from public roads at any time during the planning approval period. Therefore, no adverse impact on the traffic network is envisaged.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

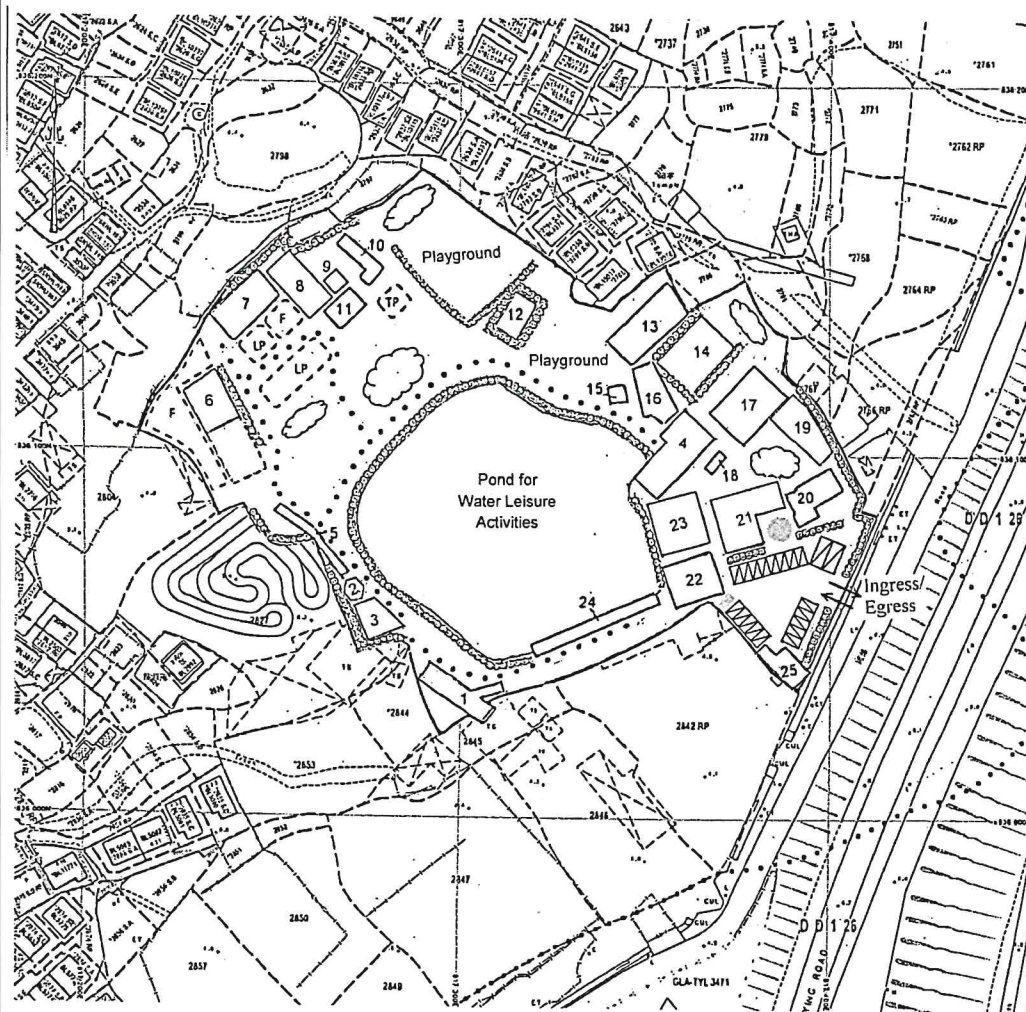
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

A handwritten signature in black ink, appearing to be 'Betty S. F. Ho', written over a horizontal line.

Betty S. F. Ho

w/e.
c.c. Client



Structure No.	No. of Storey	GFA/ Covered Area (approx.) (sq.m.)	Building Height (m)	Use
1	1	150	3	Game booth/ Education room with storage
2	1	25	2.6	Pavilion
3	1	80	2.6	Game booth and storage
4	1	220	3	Activity area/ Picnic area
5	1	53	2.7	Shelter for footpath
6	1	140 (160 for non-covered area)	6	Lawn slide
7	1	184	2.7	Mushroom farm
8	1	143	3	Mushroom farm
9	1	21	2.5	Petting zoo
10	1	60	2.5	Maintenance workshop/ Petting zoo
11	1	60	3	Shelter for farmer resting
12	1	70	2.8	Game booth
13	1	180	3.6	Game/ Activity area
14	1	220	3.5	Game booth
15	1	12	3.5	Storage
16	1	90	4.5	Game Booth
17	1	216	3	Game Booth
18	1	15	2.7	Kiosk
19	1	190	3	Shelter for BBQ area
20	1	140	3	Shelter for BBQ area
21	1	200	3	Shelter for BBQ area
22	1	145	3.2	Visitor centre/ Office/ Kiosk
23	1	195	3.2	Tea room/ Visitor centre
24	1	80	2.4	Shelter for footpath
25	1	80	3	Toilet
Total		2,969		

Legend

The Application Site	8m x 3m L/UL Bay for Light Bus
Shelter / Covered Area	5m x 2.5m Private Car Park
Farmland	Footpath
Lily Pond	Landscaping
Turtle Pond	Landscape area
	Rock/water feature

Layout Plan

Proposed Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds at Various Lots in D.D. 129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Plan 3

PlanArch Consultants Ltd.

Revision: B Date: 28.3.2022

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Your Ref.: TPB/A/YL-LFS/424

Our Ref.: pa/yl.lfs/2112643

By Post and Email (tpbpd@pland.gov.hk)

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

21 April 2022

Dear Madam,

**S16 Application Proposed Temporary Place of Recreation, Sports or Culture
(Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and
Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds
at Various Lots in D.D.129 and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan**

We refer to the captioned planning application submitted to the Town Planning Board (TPB) submitted on 28.1.2022 and subsequent comments from Urban Design and Landscape Section (UD&L), Planning Department and Transport Department (TD).

Please find below our response to UD&L's and TD's comment:

Comments	Responses
Chief Town Planner/Urban Design Landscape, Planning Department (Contact Officer: Mr. Brian LAM; Tel.: 3565 3949)	
For the proposed filling of land at the northwestern portion of the Site, no landscape impact and tree felling recorded under "Impacts of Development Proposal" as shown in Item 6(e) of the planning statement. However, the proposed filling of land may be in conflict with the existing trees within the Site. No information relating to proposed treatment on existing landscape resources (i.e. existing trees) are provided. The Applicant should include detailed information on any treatment to existing trees to support the planning application. We therefore would reserve our comment on the Application.	The filling of land and ponds were already completed and no additional filling would be carried out at the application site. The area for filling of land and ponds as shown in Plan 4 is broad brush and for illustration purpose only. The ponds and land filling did not involve tree felling and suitable area are reserved for the tree pit. The applicant will continue to preserve and maintain the existing trees at the application site.

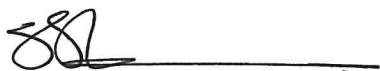
Comments	Responses																			
Commissioner for Transport (Contact Officer: Mr. Dicky WONG; Tel.: 2399 6913)																				
The applicant clarify the need of 2 loading/ unloading bay for Light Bus if zero generation and attraction was estimated.	<p>The trip generation and attraction estimation was based on actual traffic survey conducted on 27.3.2022. Due to pandemic and government’s group gathering regulation, group visitors who would use light buses for traveling to and from the site were limited. Hence, no light buses enter/leave the site during the traffic survey period. However, as shown from the situation before pandemic, there would be 3 to 4 round trips for light buses a day. Please find below the revised estimated trip generation and attraction:</p> <table><tr><th rowspan="2"></th><th colspan="2">Private cars</th><th colspan="2">Light Buses</th></tr><tr><th>Generation</th><th>Attraction</th><th>Generation</th><th>Attraction</th></tr><tr><td>Traffic trip/hr (avg)</td><td>4.92</td><td>4.67</td><td>0.33</td><td>0.33</td></tr><tr><td>Traffic trip at peak hour/hr (3–5pm)</td><td>10.5</td><td>11.5</td><td>1.33</td><td>0.67</td></tr></table>		Private cars		Light Buses		Generation	Attraction	Generation	Attraction	Traffic trip/hr (avg)	4.92	4.67	0.33	0.33	Traffic trip at peak hour/hr (3–5pm)	10.5	11.5	1.33	0.67
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The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

c.c. Client

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Your Ref.: TPB/A/YL-LFS/424

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By Email (tpbpd@pland.gov.hk)

Secretary
Town Planning Board
15/F., North Point Government Offices
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

28 April 2022

Dear Madam,

**S16 Application Proposed Temporary Place of Recreation, Sports or Culture
(Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and
Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds
at Various Lots in D.D.129 and Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan**

We refer to the captioned planning application submitted to the Town Planning Board (TPB) submitted on 28.1.2022.

Please find attached the soft copy of the fire service installations proposals to respond to verbal queries from the Planning Department.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e.

c.c. Client

Z:\Project\Pjt643\tpb-280422-01.doc

Page 1 of 1

F.S.NOTES:

GENERAL

- 1
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266 : PART 1 AND BS EN 1838
- 2
- SUFFICIENT ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008,
- 3
- SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- 4
- PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.
- 5
- NO STORAGE OF DANGEROUS GOODS WITHOUT THE PERMISSION BY THE DIRECTOR OF FIRE SERVICES ANY INTENDED STORAGE OR USE DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

LEGEND

EXIT

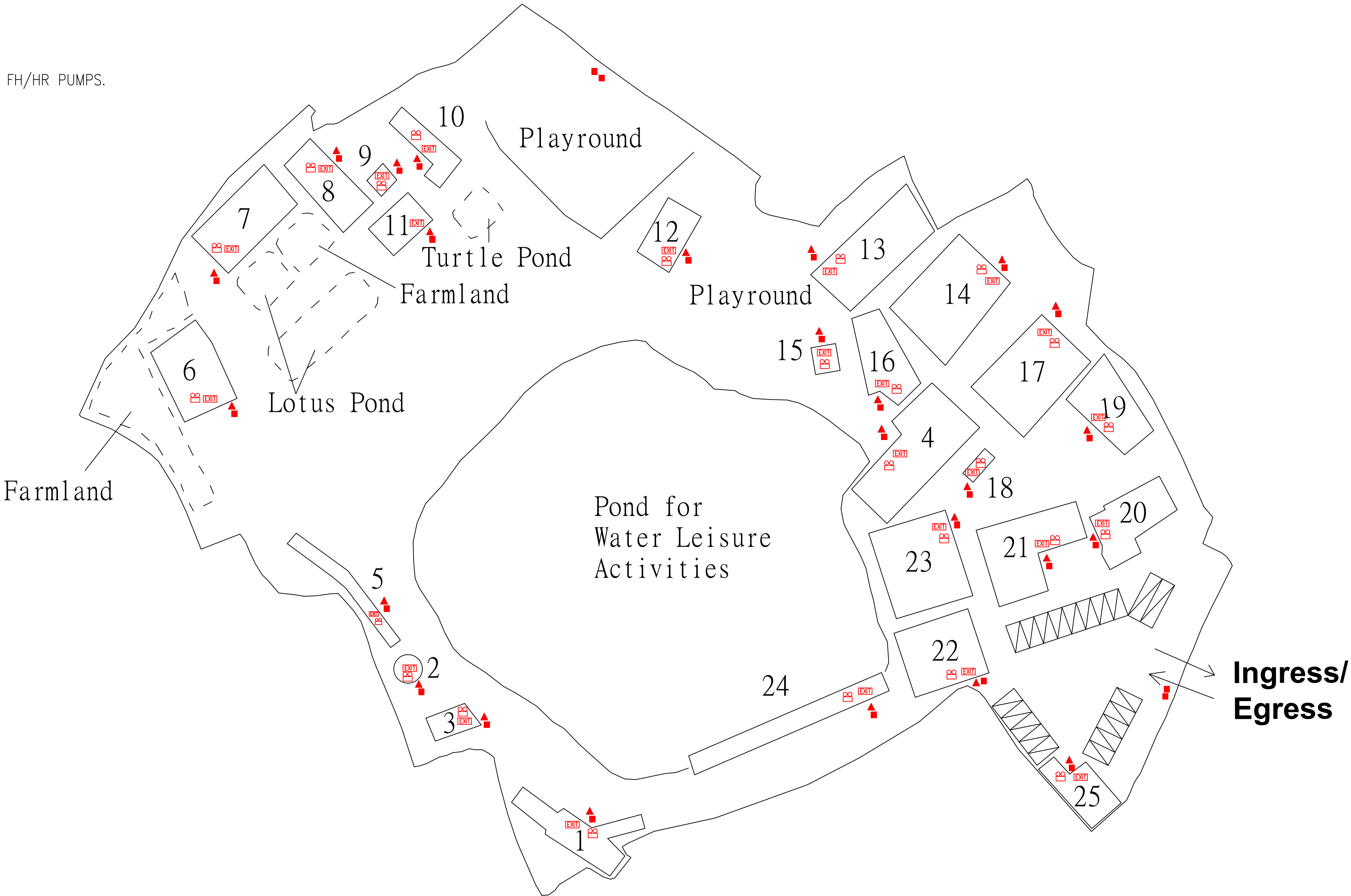
EXIT SIGN

5KG DRY POWDER FIRE EXTINGUISHER

9L WATER CO2 FIRE EXTINGUISHER

EMERGENCY LIGHT

9L FOAM TYPE FIRE EXTINGUISHER



Structure No.	No. of Storey	Covered Area/ GFA (approx.) (sq.m.)	Building Height (m)	Use
1	1	150	3	Game booth/ Education room with storage
2	1	25	2.6	Pavilion
3	1	80	2.6	Game booth and storage
4	1	220	3	Activity area/ Picnic area
5	1	53	2.7	Shelter for footpath
6	1	140 (160 for non-covered area)	6	Lawn slide
7	1	184	2.7	Mushroom farm
8	1	143	3	Mushroom farm
9	1	21	2.5	Petting zoo
10	1	60	2.5	Maintenance workshop/ Petting zoo
11	1	60	3	Shelter for farmer resting
12	1	70	2.8	Game booth
13	1	180	3.6	Game/ Activity area
14	1	220	3.5	Game booth
15	1	12	3.5	Storage
16	1	90	4.5	Game Booth
17	1	216	3	Game Booth
18	1	15	2.7	Kiosk
19	1	190	3	Shelter for BBQ area
20	1	140	3	Shelter for BBQ area
21	1	200	3	Shelter for BBQ area
22	1	145	3.2	Visitor centre/ Office/ Kiosk
23	1	195	3.2	Tea room/ Visitor centre
24	1	80	2.4	Shelter for footpath
25	1	80	3	Toilet
Total		2,969		

**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.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>
1	A/YL-LFS/9	Pond Filling for Agricultural Use (Fruit Tree Plantation)	“GB” & “R(C)”	23.8.1996
2	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses	“GB” & “V”	14.5.1999

**Similar s.16 Applications in the vicinity of the Site and
within the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/40	Temporary Golf Driving Range with Ancillary Pro-shop, Storage area, Washroom and Parking Area (3 years)	GB	28.5.1999 (3 years)
2	A/YL-LFS/74	Proposed Temporary Extension to the Greenfield Garden (including Flea Market for Green/Environmentally Friendly Products) (3 years)	GB	8.3.2002 (on Review) (3 years)
3	A/YL-LFS/166	Temporary Hobby Farming (Organic Farm and Education Centre) (3 Years)	GB	14.12.2007 (3 years) (Revoked on 14.9.2008)
4	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
5	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)	GB	6.4.2018 (3 years) (Revoked on 6.1.2020)
6	A/YL-LFS/311	Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	3.8.2018 (3 years) (Revoked on 3.11.2019)
7	A/YL-LFS/343	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	5.7.2019 (3 years)

8	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground, Refreshment Kiosk, Handicraft Making and Ancillary Public Car Park)	GB & O(1)	4.9.2020 (3 years) (Revoked on 4.6.2021)
9	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	6.11.2020 (3 years)
10	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 years)	GB	8.1.2021 (3 years)
11	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.9.2021 (3 years)
12	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.12.2021 (3 years)

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/302	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground) (3 years)	GB	8.12.2017	1, 2
2	A/YL-LFS/344	Proposed Temporary Place of Recreation, Sports or Culture (Fishing Ground) (3 years)	GB	2.8.2019	1, 2, 3
3	A/YL-LFS/409	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 years) and Filling of Land	GB	15.10.2021	1, 2
4	A/YL-LFS/419	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Office for a Period of 3 Years and Filling of Land	GB	28.1.2022	1, 2

Rejection Reasons

1. Not in line with the planning intention.
2. Not in line with the TPB PG-No. 10.
3. Not in line with the TPB PG-No. 12C.

Government Departments' General Comments

1. Land Administration

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

- (a) Warning letters (WL) against the unauthorised structure(s) erected on majority of the lots at the Site were issued to the respective lot owner in July 2017 requiring the rectification of the breach of lease. The WLs were registered at the Land Registry in May and June 2021.
- (b) There is no small house application approved or under processing within the Site.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) Based on the information from the applicant that (i) no heavy vehicles would be operated at the Site; (ii) sewage generated from the Site would be domestic sewage and will be handled by septic tank and soakway pit; (iii) neither public announcement systems, whistle blowing nor portable loudspeaker would be used on site; (iv) the barbecue area is at least 50m away from the nearest residential dwellings to avoid cooking fume and odour nuisance to the residents, he has no objection to the application subject to the imposition of the following conditions:-
 - (i) no public announcement systems, whistle blowing or portable loudspeaker, as proposed by the applicant, is allowed for use on the Site during the planning approval period; and
 - (ii) no medium or heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (b) In the past 3 years, there is one substantiated environmental complaint related to air pollution pertaining to the Site received in 2021, which was related to open-burning (OB) activities at a farming area of the Site. During his office's inspection, no OB activity was spotted. The person-in-charge was contacted and advised not to conduct such activities. The complainant later confirmed the situation was improved.

3. Landscaping

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

- (a) The Site is situated in an area of rural coastal plains predominated by village houses, open car parks, vacant land, ponds and scattered tree groups. The Site is partly occupied by existing temporary structures currently in operation. Existing trees and vegetation are

observed around the existing pond and at the northwest corner of the Site.

- (b) According to the aerial photo, the area of the filling of ponds (i.e. the pond at northern part of the Site in “GB” and the pond at northeastern corner of the Site in “V”), as well as the filling of land at the northwestern portion under application as shown in **Drawing A-4** were already hard paved. No additional filling would be carried out at the Site. Existing landscape resources within the Site has already been changed for the applied use.

4. Traffic

4.1 Comments of the Commissioner for Transport:

He has no adverse comment on the application from traffic engineering point of view.

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

He has no comment on the application.

5. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to resubmit a set of photos for the drainage system showing the current condition, to implement and maintain the existing drainage facilities to the satisfaction of his department.

6. Fire Safety

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

He has no objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

7. Building Matters

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

As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the proposed use under planning application.

8. Licencing

Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) He has no objection to the application.
- (b) As at 20.4.2022, no application for food licence for the subject location has been received and under processing according to his record. Lot 2836 in D.D.129 was covered by a valid Fresh Provision Shop Licence with validity from 15.8.2021 to 14.8.2022. The said Fresh Provision Shop Licence was issued since 15.8.2006.

9. District Officer's Comments

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

His office has not received any feedback from locals.

10. Other Department's Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Commissioner of Police (C of P); and
- (f) Director of Agriculture, Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) The Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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 2m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed;
 - (iii) The lot owner(s) of the lots needs to immediately apply to his office for permitting the structures to be erected or to regularize 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 regularization 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 the LandsD; and
 - (iv) The proposed access road to the Site may transit the GL above a culvert adjoining Lot 2841 S.A RP in D.D.129. LandsD provides no maintenance works to the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) 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 track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) 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 the nearby public roads and drains. The access road connecting the Site with Tin Wah Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tin Wah Road;
- (e) 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, and 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. It is the applicant's obligation to meet the statutory requirements under relevant pollution control ordinances;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted condition record of existing drainage facilities that some of the U channels are already damaged as shown in photos No. 7 and 8. The applicant shall rectify and resend photos to his office for record;
- (g) 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 his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed 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 or licence is required for the subject barbecue site, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (h) 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; and
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that 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 DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public: (a) Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food

business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. (b) Depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation): (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; (iii) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained. 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. 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.

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



A/YL-LFS/424 DD 129 Sha Kong Wai TSW Green Field Garden GB
22/04/2022 01:56

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

A/YL-LFS/424

Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Site area : About 17,740sq.m (Includes Government Land of about 2sq.m)

Zoning : "Green Belt" and "VTD"

Applied use : Place for Recreation, Sports or Culture (Organic Farm, BBQ, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) / **Filling of Land and Ponds** / 20 Vehicle Parking

Dear TPB Members,

404 was withdrawn and now back with some reduction in size and in the parking facility.

Previous objections still relevant and upheld. No further filling of land and ponds should be tolerated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 24 November 2021 2:26 AM CST
Subject: Re: A/YL-LFS/404 DD 129 Sha Kong Wai TSW Green Field Garden GB

Dear TPB Members,

As is the proposal was not dodgy enough, attractions No 9 and 10 are 'Petting Zoos'. These are usually areas where innocent animals are forced to endure touching and prodding and to pose for endless selfies. This version of cruelty to animals should not be allowed.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 18 August 2021 3:29 AM CST
Subject: AYL-LFS/404 DD 129 Sha Kong Wai TSW Green Field Garden GB

A/YL-LFS/39 Tin Shui Wai Green Field Garden
Lots 2637-2641, 2643, 2737-2739, 2764, 2765(Part), 2766, 2768, 2777,
2782-2800, 2804, 2827-2840, 2841SA (Part), 2841SB, 2842(Part), 2843, 2845
and Government Land in DD 129, Sha Kong Wai, Lau Fau Shan
Site Area: 39,418.00sq.m
Zoning : "Green Belt" and "VTD"
Applied Use: Recreational Uses including BBQ, Playground, Refreshment Kiosk,
Visitor Centre, Public Car Park & Ancillary Uses APPROVED 14 MAY 1999

A/YL-LFS/404
Lots 2766, 2767 (Part), 2783, 2784, 2785, , 2782-2800, 2828-2845 in D.D.129 .
and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan
Site area : About 20,180sq.m (Includes Government Land of about 2sq.m)
Zoning : "Green Belt" and "VTD"
Applied use : Place for Recreation, Sports or Culture (Organic Farm, BBQ,
Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) /
Filling of Land and Ponds / 58 Vehicle Parking

Dear TPB Members,

Tin Shui Wai Green Field Garden "has a large BBQ pit area along with multiple activities for kids to enjoy for a fee. It's main attraction is the BBQ area and the pond where you can rent a paddle boat for 20 minutes at a time. Otherwise, the park itself does not have an entrance fees. Some additional activities include sledding on a green manmade hill, inflatable water walking rolling wheel, kiddy paddle boat, dinosaur electric ride, fishing for gold fish, and some arcade style shooting games."

Other reviews mention how nice it is to sit in the shade of the trees.

So far so good but now operator intends to

Increase in covered area and shelter - object as this will further reduce the tree coverage. No mention of how many to be felled. Note that the facility is called Green Field Garden so the expectation is that there be abundant nature.

Partial conversion of Agricultural Garden and ponds into paved area – object to filling of ponds that was obviously achieved some time ago with the intention of moving the parking onto the grounds from the original location that is still a large parking lot. Application 394 for parking approved 14 May. PlanD must show what the original layout looked like as it is no longer available online

Proposed upgrading of the environment – how can the paving and filling of areas

with natural vegetation be considered an upgrade?

As the Applicant is now seeking a 3-year term in place of the previous permanent arrangement it would indicate that there are further development plans afoot and this is a route to 'Destroy to Build'. But this district will in coming years take in thousands of additional residents living in small units in high rise blocks. There is clearly a need for recreational facilities for young families.

Members cannot look at plans like this in isolation. This should be evaluated with regard to other destructive moves in the district and the availability of open air recreation amenities in the district.

In addition questions should be raised as to how much land is devoted to AT GRADE parking in this district.

Mary Mulvihill