The document is received on 2 9 SEP 2023

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

<u>Form No. S16-III</u> 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條號交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/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 <u>notice of application</u> 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.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登<u>申請通知</u>,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.tpb.gov.hk/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 「 v 」 at the appropriate box 請在適當的方格內上加上「 v 」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL- LFS /494	
	Date Received 收到日期	2.9 SEP 2023	

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

1.	Name	of Applicant	申請	人	姓名	名稱
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(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / ☑ Company 公司 /□Organisation 機構)

國懋環球投資有限公司/南程有限公司

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

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

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	元朗流浮山丈量約份第 129 約地段第 626 號、第 710 號 及第 712 號和毗連政府土地
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	□Site area 地盤面積 2060 sq.m 平方米☑About 約 □Gross floor area 總樓面面積 882 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 ☑About 約

r	·				
(d)	Name and number of statutory plan(s) 有關法定圖則的名稱及		流浮山及尖鼻咀分區計劃大綱核准圖編號S	/YL-LFS/11	
(e)	Land use zone(s) involve 涉及的土地用途地帶	ed	「綠化地帶」		
(f)	* * *		種植		
	現時用途		(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 Ow	ner" of A	pplication Site 申請地點的「現行土均	 也擁有人 」	
The	applicant 申請人	***************************************			
Ø	is the sole "current land o	owner ^{*#&} (pl 有人』 ^{#&} (舒	ease proceed to Part 6 and attach documentary proof 情繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).	
	is one of the "current land 是其中一名「現行土地	d owners"#& 擁有人』#&	(please attach documentary proof of ownership). (請夾附業權證明文件)。		
	is not a "current land owr 並不是「現行土地擁有				
	The application site is em 申請地點完全位於政府		vernment land (please proceed to Part 6). 繼續填寫第6部分)。		
5.	Statement on Owne 就土地擁有人的		nt/Notification 訂土地擁有人的陳述		
(a)	involves a total of 根據土地註冊處截至 .	"c	年	• •	
	涉 名	1、現代工程	1推行人。"。	·	
(b)	The applicant 申請人 -				
			"current land owner(s)".		
	<u> Б</u> 4хту		現行土地擁有人」的同意。		
	Details of consent	of "current l	and 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	Registry wh	address of premises as shown in the record of the Land ere consent(s) has/have been obtained :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)	
	The state of the s				
		 , . , , , . , . , .			
	(Please use separate sl	heets if the spa	ace of any box above is insufficient,如上列任何方格的3	 	

ļ	tails of the "cur	rent land owner(s)" # notified 已獲通知 ¹ 現行土地擁有人」"	的詳細資料 Date of notification
La	nd Owner(s)' 現行土地擁 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	given (DD/MM/YYYY) 通知日期(日/月/年)
TATTO AND TATO AND A STATE OF THE STATE OF T	темена в при		
(Plea	se use separate sl	neets 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)
		e steps to obtain consent of or give notification to owner(s): 取得土地擁有人的同意或向該人發給通知。詳情如下:	
Rea		Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的	
	sent request fo 於	r consent to the "current land owner(s)" on(日/月/年)向每一名「現行上地擁有人」"郵遞要求同	(DD/MM/YYYY)" [¿]]意書 [®]
Rea	sonable Steps to	Give Notification to Owner(s) 向土地擁有人發出通知所採用	2的台理步驟
		ces in local newspapers on(DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知&	YY) ^{&}
	=	n a prominent position on or near application site/premises on(DD/MM/YYYY)&	
	於	(日/月/年)在申請地點/申請處所或附近的顯明位置	贴出關於該申請的通
	office(s) or rur	relevant owners' corporation(s)/owners' committee(s)/mutual aid al 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 鄉事委員會 ^{&}	員會/互助委員會或信
Othe	ers 其他		
	others (please: 其他(請指明		
_			
-			
m			1

6. Type(s) of Application	n 申請類別	***************************************			
Regulated Areas 位於鄉郊地區或受規管: (For Renewal of Permissi proceed to Part (B))	地區土地上及/或建築物內維	ding Not Exceeding 3 Years 行為期不超過三年的臨時用 elopment in Rural Areas or Ro 可續期,請填寫(B)部分)	金/發展		
(a) Proposed use(s)/development 擬議用途/發展		休閒農場)(為期3年)及填土工			
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 □ month(s) 個月	3			
(c) Development Schedule 發展網	11161733		**************************************		
Proposed uncovered land area	The second secon	1458	ea m ViAhaut 4/3		
Proposed covered land area		602	-		
-		_			
	/structures 擬議建築物,/構築物				
Proposed domestic floor area	擬議住用樓面面積	NA			
Proposed non-domestic floor	area 擬議非住用樓面面積	882	sq.m ☑About 約		
Proposed gross floor area 接議總樓面面積		882	sq.m 🗹 About 約		
Proposed height and use(s) of dif 的擬議用途 (如適用) (Please us 列於布局設計圖	e separate sheets if the space belo	es (if applicable) 建築物/構築物/ w is insufficient) (如以下空間不			
Proposed number of car parking s	spaces by types 不同種類停車位	的擬議數目			
Private Car Parking Spaces 私家	•	.6.(2.5米 x 5米)	.6.(2.5狀.x.5狀)		
Motorcycle Parking Spaces 電單		.Nil			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		Nil			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		Nil Nil			
Others (Please Specify) 其他 (記	· ·	.NA			
	47 4 7 4)				
Proposed number of loading/unlo	ading spaces 上落客貨車位的影	海 數日			
Taxi Spaces 的土車位	and the second s	Nii			
Coach Spaces 旅遊巴車位		Nii			
Light Goods Vehicle Spaces 輕型	型貨車車位	Nil			
Medium Goods Vehicle Spaces	中型貨車車位	Nil			
Heavy Goods Vehicle Spaces	型貨車車位	Nil			
Others (Please Specify) 其他 (語	有列明)	.NA			
		*************************	*************		

	posed operating hours 明一至六早上 09:00),星期日及公眾假期早上09	:00 至晚上 20:00	
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing?	□ There is an existing according appropriate) 有一條現有車路。(請註由申請地點直達深遷		and specify the width)
(e)	(If necessary, please	use separate she for not providi	疑議發展計劃的影響 ets to indicate the proposed measu ng such measures. 如需要的話,	· ·	
(ii)	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? 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 ☑ Yes 是 ☑	Please provide details 請提供語 (Please indicate on site plan the bound diversion, the extent of filling of land/pon (請用地盤平面圖顯示有關土地/池塘界範圍) □ Diversion of stream 河道改道 □ Filling of pond 填塘 Area of filling 填塘面積 □ Depth of filling 填土面積 □ Depth of filling 填土面積 □ Depth of filling 填土面積 □ Excavation of land 按寸	ary of concerned land/pond(s), d(s) and/or excavation of land) 學線·以及河道改道、填塘、填	上及/或德士的細節及/或
Control of the Contro	Would the development proposal cause any adverse impacts? 撰議發展計劃會否造成不良影響?	Landscape Im Tree Felling Visual Impact	交通 bly 對供水 對排水 斜坡 opes 受斜坡影響 pact 構成景觀影響		

diamet 請註明 幹直徑 	state measure(s) to minimise the impact(s). For tree felling, please state the number, er at breast height and species of the affected trees (if possible) l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、及胸高度的樹及品種(倘可) **Temporary Use or Development in Rural Areas or Regulated Areas **Temporary Use or Development in Rural Areas or Regulated Areas
(a) Application number to which the permission relates 與許可有關的申請編號	A//
(b) Date of approval 雙批給許可的日期	(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	□ The permission does not have any approval condition
附帶條件	Reason(s) for non-compliance: 仍未履行的原因: (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

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)。
1. 申請人要求批給規劃許可,進許申請地點用作擬議臨時康體文娛場所(休閒農場)(為期3年) 及填土工程事項。
2. 地盤面積約 2060平方米,申請地點內設有6個構築物;第1個構築物A(2層)面積約160平方米 ,座地不高於6米,用作客人休息區,種植物品存放及洗手間用途。第2個構築物B(2層)面積 約200平方米,座地不高於6米,用作種植產品展示及種植教學用途。第3個構築物C(1層)面積 約200平方米,座地不高於6米,用作寫字樓,員工休息室及洗手間用途。第4個構築D(1層) 面積約163平方米,座地不高於6米,用作溫室種植用途。第5個構築物E(1層)面積約149平方米 座地不高於6米,用作溫室種植。第6個構築物F(1層)面積約10平方米,座地不高於3米,用作
保安及收費享用途。總樓面面積約882平方米。 3. 申請地點目前正在種植。 4. 擬建項目為臨時用途,為期 3 年,不會損害當前分區的長遠規劃意圖。 5. "GB"區與申請地點相鄰的A/YL-LFS/343、A/YL-LFS/366及A/YL-LFS/435等類似服
務獲得規劃許可。應給予當前申請類似的優惠待遇。 6. 施工現場已建設表面U型渠。 7. 申請地點將建設環保磚,填高厚度約0.2米,面積約195平方米,用作供客人行走使用。 8. 申請地點可經一條小路通往深灣路。 9. 施工現場已建設表面U型渠。
10. 城市規劃委員會認為合適的,申請人將遵守規劃條件。

8. Declaration 聲明	
I hereby declare that the particulars given in this application 本人謹此聲明,本人就這宗申請提交的資料,據本人所	
to the Board's website for browsing and downloading by the	rials submitted in this application and/or to upload such materials public free-of-charge at the Board's discretion. 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
CHANYU HIM	Project Manager
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) □ Member 會員 / □ Fe □ HKIP 香港規劃師 □ HKIS 香港測量師 □ HKILA 香港園境師 □ RPP 註冊專業規劃師 Others 其他	學會 / □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 / □ Okie
on behalf of 代表 FiBi International Project Consultancy (Co. Limited(菲比國際項目顧問有限公司)
✓ Company 公司 / □ Organisation Name	and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 08/09/2023	(DD/MM/YYYY 日/月/年)
	ark 備註
	s decision on the application would be disclosed to the public.

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

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

Warning 警告

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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 申讀	摘要
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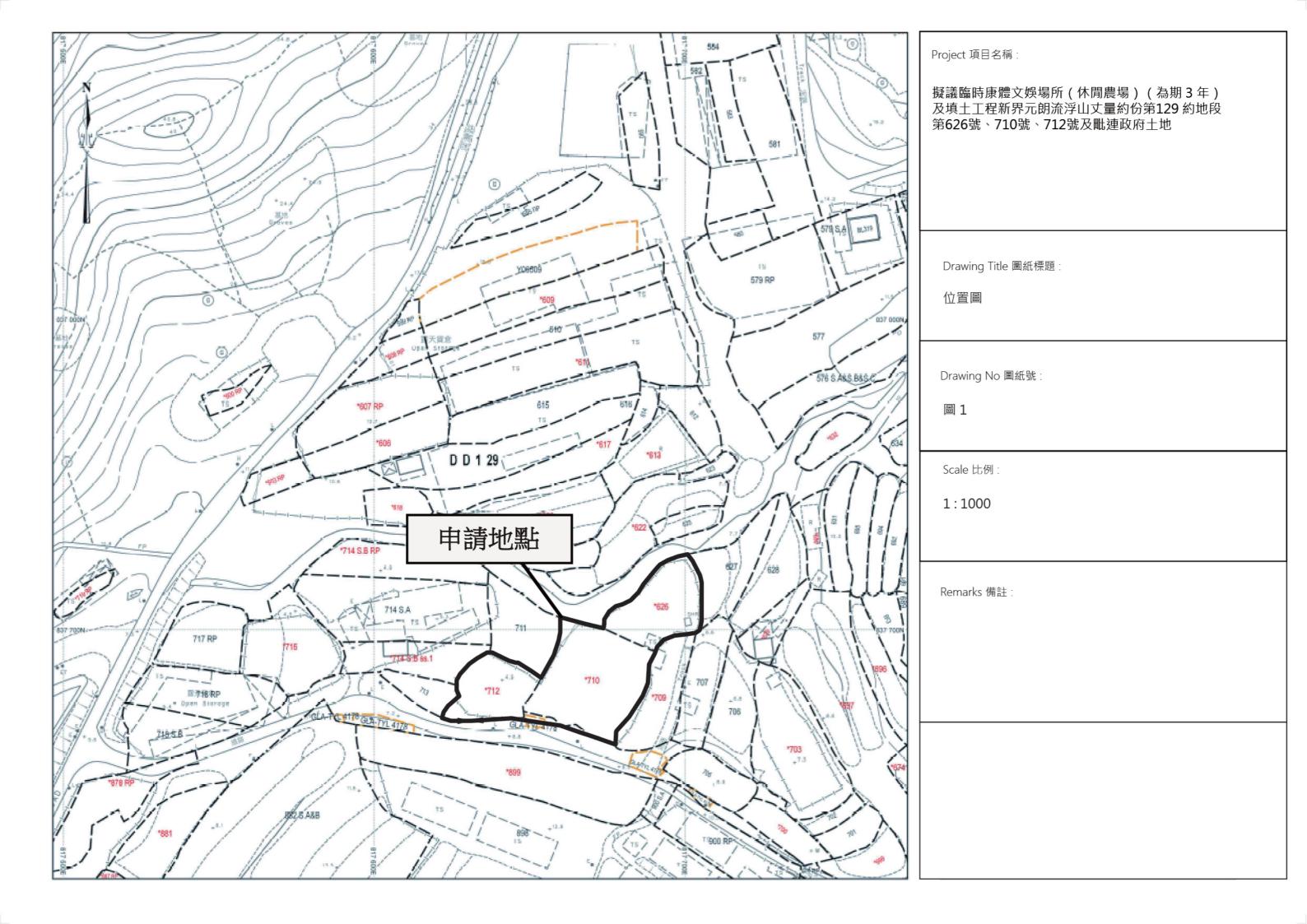
(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請畫量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

1 77947223 7770322 7 821 756,	21364 (CEP.20051A) V 2 AA A
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	元朗流浮山丈量約份第 129 約地段第 626 號、第 710 號 及第 712 號和毗連政府土地
Site area 地盤面積	2060 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 39 sq. m 平方米 ☑ About 約)
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/II
Zoning 地帶	「綠化地帶」
Type of Application	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期
申請類別	☑ Year(s) 年3 □ Month(s) 月
	□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時康體文娯場所(休閒農場)(為期3年)及填土工程

(1)	Gross floor area and/or plot ratio		sq.m	1 半万米	Plot F	Ratio 地槓比率
	總樓面面積及/或 地積比率	Domestic 住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	882	☑ About 約 □ Not more than 不多於	0.428	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	NA			
		Non-domestic 非住用	6			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA		□ (No	m 米 more than 不多於)
			NA		□ (No	Storeys(s) 層 t more than 不多於)
		Non-domestic 非住用	6		☑ (Not	m 米 t more than 不多於)
			1-2		□ (Not	Storeys(s) 屬 more than 不多於)
(iv)	Site coverage 上蓋面積			29.2	%	☑ 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 Private Car Parkit Motorcycle Parkit Light Goods Veh Medium Goods Veh Gothers (Please Spothers (Please Spothers Spaces 的士 Coach Spaces 旅 Light Goods Veh Medium Goods Veh Goods Veh Others (Please Sp	6 6 0 0 0 0 0 0			
<u> </u>						

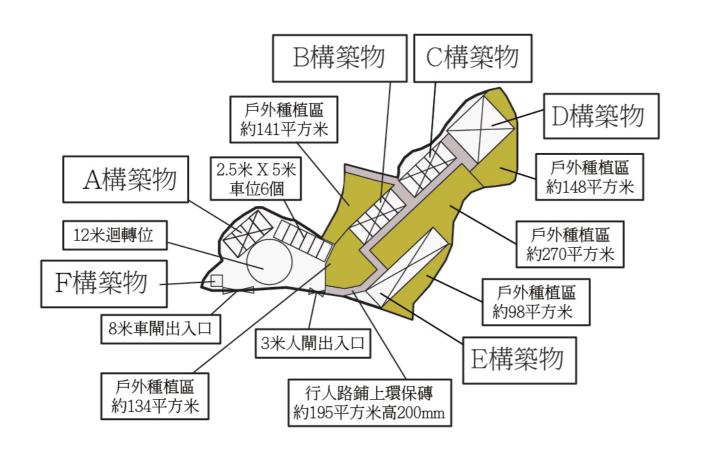
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	\square	
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓字平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)	\square	
位置圖、車輛通道圖、排水建議圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	abla	
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音・空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one「シ」、註:可在多於一個方格內加上「シ」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。

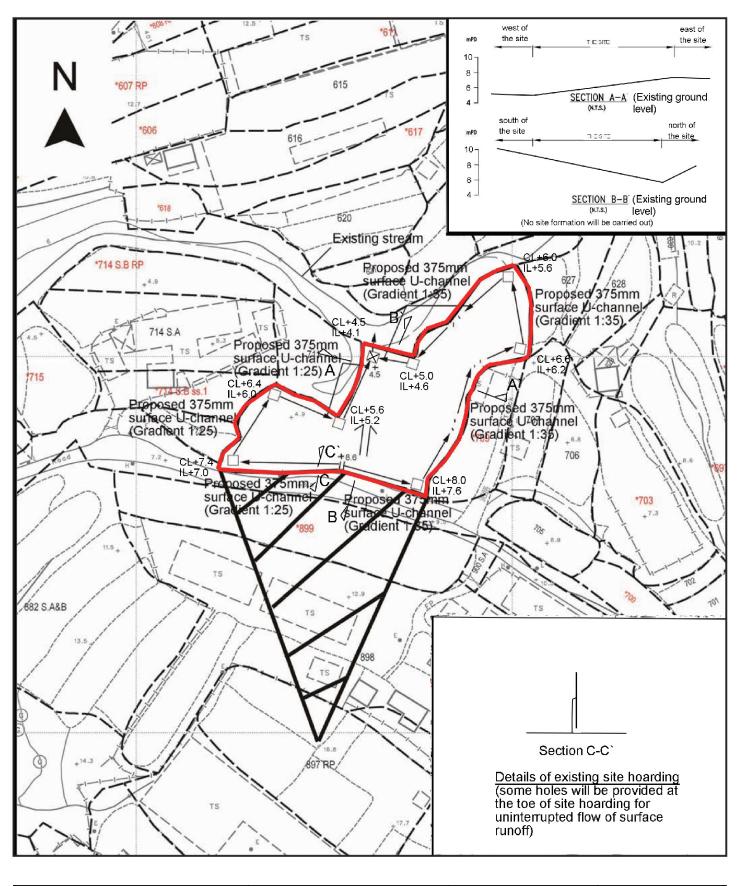


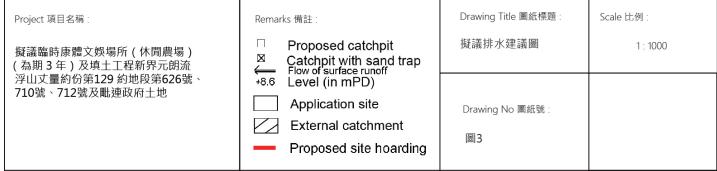
申請地點內設有6個構築物:

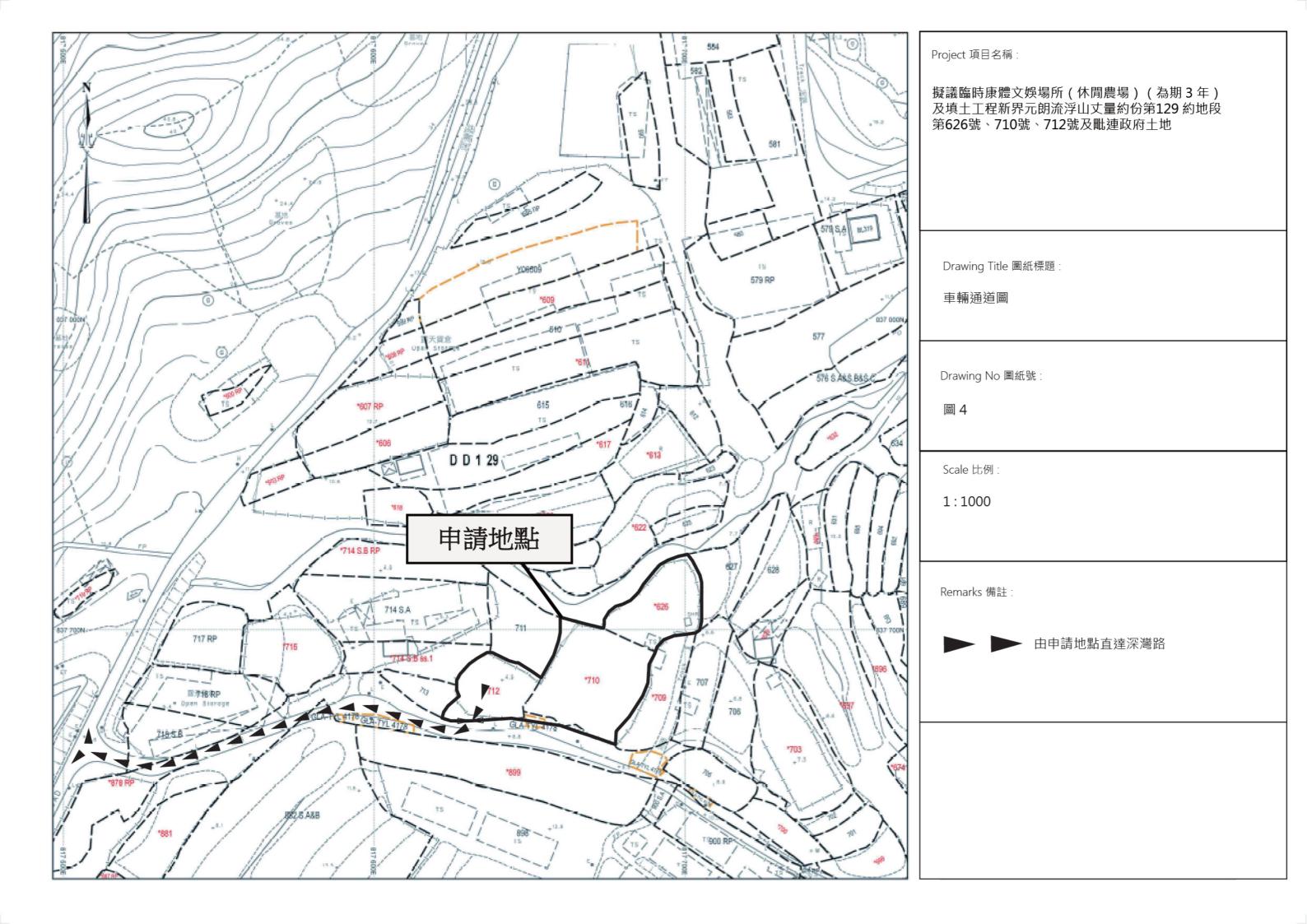
構築物	總佔地面積	總樓面面積	佈置	用途
======= A(2層)	80平方米	160平方米	=====================================	=====================================
B(2層)	100平方米	200平方米	座地不高於6米	種植產品展示及種植教學
C(2層)	100平方米	200平方米	座地不高於6米	寫字樓,員工休息室 及洗手間
D(1層)	163平方米	163平方米	座地不高於6米	溫室種植
E(1層)	149平方米	149平方米	座地不高於6米	溫室種植
F(1層)	10平方米	10平方米	座地不高於3米	收費亭及保安亭
	 602平方米	=====================================		



Project 項目名稱: 擬議臨時康體文娛場所(休閒農場)(為期3年) 及填土工程新界元朗流浮山丈量約份第129約地段 第626號、710號、712號及毗連政府土地
Drawing Title 圖紙標題 : 布局設計圖
Drawing No 圖紙號 : 圖2
Scale 比例: 1:1000
Remarks 備註: □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□







- 1. 申請地點的車位用作員工及客戶之用。
- 2. 申請地點外有一條小路,預算每日出入車輛數量約10次。
- 3. 申請地點預算每日最多80人分4個時段,每時段最多10-20人。
- 4. 客人可乘坐專線小巴到深灣路,下車步行前往申請地點。
- 5. 申請地點只會在工程時有貨車停泊,其他時間不會有貨車停泊。
- 6. 申請地點構築物A,B及C將會用鋼建構興建,構築物D及E方通加玻 構築物璃興建F將會用貨櫃興建。
- 7. 場地種植品種:

戶外種植(一行行種植):1優遁草

2卡帕草

3 蕃茄

4 蘿白

5 蕃薯

溫室種植:1 草莓

2 花卉

3 育苗

4 蔬菜

5 水果

6 蕃茄

Project 項目名稱:	Remarks 備註:		
擬議臨時康體文娛場所(休閒農場) (為期3年)及填土工程新界元朗流			
浮山丈量約份第129 約地段第626號、 710號、712號及毗連政府土地	Drawing Title 圖紙標題:	Drawing No 圖紙號:	
	種植資料	圖5	

有關A/YL-LFS/494更改資料:

- P.1 種植資料(圖5)
- P.2 布局設計圖(圖2)
- P.3 補充資料
- P.4 環保磚資料

- 1. 申請地點的車位用作員工及客戶之用。
- 2. 申請地點外有一條小路,預算每日出入車輛數量約10次。
- 3. 申請地點預算每日最多80人分4個時段,每時段最多10-20人。 第1時段早上9:00-11:00(預算10人),第2時段中午時間為11:00至 14:00(預算40人),第3時段預計14:00-16:00(預算10人),第3時 段預計16:00-20:00(預算20人)
- 5. 申請採點收費場地,構築物A(下層)將開放予客人種植物品收集區、休息及及洗手間用途,構築物A(上層)將種植物品存放區,構築物B(上及下層)將開放予客人作場地種植教學及種植物品展示區給客人欣賞,構築物C(上層)作員工休息室,構築物C(下層)作寫字樓及洗手間,構築物D及E將會分小區租用予客人作室內種植用途,戶外種植區將會分小行租用予客人作戶外種植用途。
- 6. 申請地點種植面積是戶外種植加溫室種植區,總面積約1103平方米。
- 7. 客人可乘坐專線小巴到深灣路,下車步行前往申請地點。
- 8. 申請地點只會在工程時有貨車停泊,其他時間不會有貨車停泊。
- 9. 申請地點構築物A,B及C將會用鋼質及坑板物料興建,構築物D及E 方通加玻璃物料興建F將會用貨櫃興建。
- 10. 場地種植品種:

戶外種植(一行行種植):1 優遁草
2 卡帕草
3 蕃茄
4 蘿白
5 蕃薯溫室種植:1 草莓
2 花卉
3 育苗
4 蔬菜
5 水果
6 蕃茄

Remarks 備註:

擬議臨時康體文娛場所(休閒農場) (為期3年)及填土工程新界元朗流 浮山丈量約份第129約地段第626號、 710號、712號及毗連政府土地

Project 項目名稱:

Drawing Title 圖紙標題:

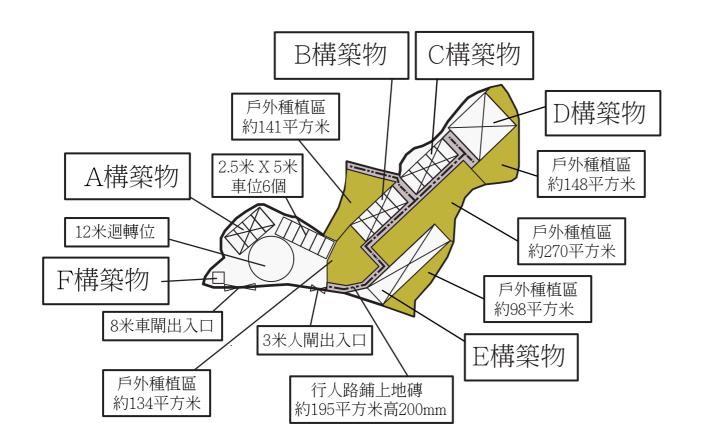
Drawing No 圖紙號:

種植資料

圖5

申請地點內設有6個構築物:

構築物	總佔地面積	總樓面面積	佈置	用途
============ A(2層)	80平方米	160平方米	座地不高於6米	
B(2層)	100平方米	200平方米	座地不高於6米	種植產品展示及種植教學
C(2層)	100平方米	200平方米	座地不高於6米	寫字樓,員工休息室 及洗手間
D(1層)	163平方米	163平方米	座地不高於6米	溫室種植
E(1層)	149平方米	149平方米	座地不高於6米	溫室種植
F(1層)	10平方米	10平方米	座地不高於3米	收費亭及保安亭
	 602平方米	 882平方米		



Project 項目名稱:
擬議臨時康體文娛場所(休閒農場)(為期3年) 及填土工程新界元朗流浮山丈量約份第129 約地段
第626號、710號、712號及毗連政府土地
Drawing Title 圖紙標題:
布局設計圖
Drawing No 圖紙號:
圖2
Scale 比例:
1:1000
Remarks 備註:
✓ 8米車閘出入口✓ 3米人閘出入口
 鋪上地磚位置
一 戶外種植區

有關之前A/YL-LFS/366獲城規會批准有關規劃擬議臨時康體 文娛場所(休閒農場)(為期3年)許可,申請人在不太了 解情況下在土地上填瀝青作行車用途,規劃署及地政署亦有 發出通知書要求有關還原事項,同時亦取消有關規劃申請, 申請人已尋找有關人士處理及在2023年7月6日完成有關還 原事項。

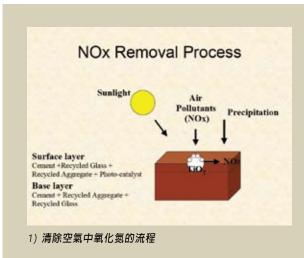
申請人現已尋找顧問公司作土地上跟進、處理及申請,亦會按照規劃署及地政署要求,申請人在任何建設都會先諮詢顧問意見,亦會叫顧問向規劃署諮詢及確定,不會再有同類的違規事項,希望城規會能再次批給有關許可用途。

環保磚資料

第三代環保磚

港每天都產生大量建築廢物和廢玻璃,而處理這些廢料已經成為嚴重的社會和環境問題。據政府資料顯示,用於堆放固體廢物的公共堆填區和填土開墾區資源嚴重短缺,三個主要的公共堆填區更將於5至6年內用盡。因此,如何回收和循環再用這些廢物,已成為環保的首要任務。除此以外,香港亦面對嚴重的空氣污染問題,於人口密集和高樓大廈林立的區分內,城市街道空氣污染尤為嚴重。

香港理工大學一直致力研究和開發回收各種固體廢物和解決空氣污染問題的方法。「環保磚」是其中一種能有效利用建築廢物和廢玻璃的混凝土磚。經過多年的努力,環保磚的開發已進入第三代。在功能特性方面,第三代的環保磚成功地把固體廢物和少量光催化劑結合,製造成可淨化空氣的環保鋪路磚。此創新研發的路磚可減少空氣中低濃度的有毒氣體,







(左)環保磚的生產程序、(右)部份休憩公園已鋪設環保地磚

如氮氧化物。它利用太陽光作為反應能源,在不需要其他能量的情況下,持續地催化反應,因而減低空氣中的一氧化氮濃度。環保磚既減少了固體廢物,且節約了天然材料;同時可以減少空氣污染,是一舉多得的環保建築材料。

在實際生產中,只需按一定比例的原材料加入少量水後,經過攪拌再倒進鋼模中,在具有振動和擠壓二合一的壓力機中擠壓幾秒,即可製造出符合標準的混凝土磚。換言之,製造過程跟普通混凝土的生產方法一樣,不需要嚴格控制其流動性,尤其對使用回收再造的固體建築廢物具有優越性。

經過對環保磚的抗壓強度、抗彎強度、幹縮率、防滑性能 及耐久性等一系列嚴格測試,結果證明該發明技術生產的環 保磚與本地市場上出售的普通天然材料生產的鋪路磚具有同 等的技術性能。實驗證明該環保磚在實驗室的條件下至少可 以減低 20% 的一氧化氮氣體。

環保磚已經在香港多個公衆場所進行試用。如在休閒場 地、環保園、大學及中小學、公路旁、私人和公共屋 等場 所的試用,都取得了滿意的效果。

環保磚的發明技術已經在香港投入了商業化生產,但是由 於人們對環保再造材料的性能缺乏充分的認識,一直阻礙著 環保再造建築材料在香港建築工業中的廣泛應用。幸好,近 年人們對環保的意識已大大提高,相信定必有助此項研發的 市場發展潛力。

如欲進一步了解環保磚或有關與理大共同合作、拓展商機的詳情,歡迎致電 3400-2811 或電郵至 pdadmin@inet. polyu.edu.hk 與理大企業合作處黎小姐聯絡。



日期:09-11-2023

編號:FBI-MTW-20230831-01

致:規劃署/環保署

尊敬的先生/女士,

內容: Please supplement which sewage treatment method will be adopted, i.e. chemical toilet, septic tank and soakaway system, for our further consideration

- 1. 有關申請地點構築物內將會建設儲糞污水缸,將會定時尋找吸糞車到場處理。
- 2. 我們亦已經尋找吸糞公司處理事情。

	10		保	公	司	
HONG K(香港新界」	日。「一日 時十十十日	THE PL	1130 1 07	イハフマテ	五十十つつつ	(17.2%
No. 333A, San Hing TEL:	Isuen, DD	130 LOT4 手提:	07 Lam Te	FAX:	un, N.T.,	Hong Kong

為了方便你們考慮我們的申請,我附上以下供你們參考的文件,如果你們對提交文件有任何疑問,請致電 聯絡我們的Billy Chan 先生。

電話: 網頁: https://www.fibiinternational.com Email:

公司地址: Unit A,7/F.,Max Share Centre No.373 King's Road North Point

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

	Application No.	Proposed Use(s)/Development(s)	Zoning	Date of
				Consideration
				(RNTPC/TPB)
1	A/YL-LFS/278	Proposed Temporary Place of Recreation,	GB	20.11.2015
		Sports or Culture (Hobby Farm) (3 Years)		(Revoked on
				8.1.2016)
2	A/YL-LFS/366	Proposed Temporary Place of Recreation,	GB	6.11.2020
		Sports or Culture (Hobby Farm) (3 Years)		(Revoked on
				28.6.2022)

Similar s.16 Applications within the same "Green Belt" Zone on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Zoning(s)	Date of Consideration
1	A/YL-LFS/343	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	(RNTPC) 5.7.2019 (Revoked on 5.12.2021)
2	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) (3 years)	GB & O(1)	4.9.2020 (Revoked on 4.6.2021)
3	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	8.1.2021 (Revoked on 8.1.2022)
4	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.9.2021
5	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.12.2021 (Revoked on 24.3.2023)
6	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	9.9.2022
7	A/YL-LFS/475	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	28.7.2023

Rejected Applications

	Application No.	<u>Proposed Use</u>	Zoning	Date of	Rejection
				Consideration	Reasons
				(RNTPC)	
1	A/YL-LFS/409	Proposed Temporary Place of	GB	15.10.2021	(1) & (2)
		Recreation, Sports or Culture (Hobby			
		Farm) for a Period of 2 Years and			
		Filling of Land			
2	A/YL-LFS/419	Proposed Temporary Place of	GB	28.1.2022	(1) & (2)
		Recreation, Sports or Culture (Hobby			
		Farm) with Ancillary Office for a			
		Period of 3 Years and Filling of Land			
3	A/YL-LFS/484	Proposed Temporary Place of	GB	13.10.2023	(1) & (2)
		Recreation, Sports or Culture (Hobby			
		Farm) for a Period of 3 Years, and			
		Associated Filling and Excavation of			
		Land			

Rejection Reasons

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

Government Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) The proposed temporary place for a hobby farm located within the Deep Bay Buffer Zone 2 would potentially constitute a designated project under the Environmental Impact Assessment Ordinance (EIAO). Should the application be approved, more information should be provided to ascertain whether it is a designated project under the EIAO, and if affirmative, Environmental Permit would be required for its construction and operation.
- (c) There is no substantiated environmental complaint pertaining to the Site received in the past three years.
- (d) The applicant should note his advisory comments at **Appendix V**.

3. 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 the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

4. Fire Safety

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

- (c) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (d) The applicant should note his advisory comments at **Appendix V**.

5. 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 structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

6. Others

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

WSD is currently carrying out the water mains improvement works (Contract No. 3/WSD/21) under Simplified Temporary Land Allocation No. GLA-TYL 4178 and target to complete the works by 30 September 2024. Some of the works areas of the aforesaid improvement works shown on **Appendix VIII** will overlap with the Site thus the overlapped areas cannot be allocated to the applicant before 30 September 2024.

7. Other Department's Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (b) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (c) Project Manager (West), CEDD (PM(W), CEDD);
- (d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (e) Commissioner for Transport (C for T);
- (f) Commissioner of Police (C of P); and
- (g) Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and the Government Land (GL);
 - (ii) no permission is given for occupation of GL (about 39m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - (iii) the owner(s) of the lots will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Also, the applicant has to either exclude the GL from the Site or immediately apply for formal approval prior to the actual occupation of GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the proposed temporary place for a hobby farm located within the Deep Bay Buffer Zone 2 would potentially constitute a designated project under the Environmental Impact Assessment Ordinance (EIAO). More information should be provided to ascertain whether it is a designated project under the EIAO, and if affirmative, Environmental Permit would be required for its construction and operation. The potential environmental impacts (including noise and sewage) of the proposed temporary use shall be assessed and relevant mitigation measures shall be recommended and implemented as appropriate to meet the requirements under the EIAO process. Also, please 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 completion of percolation test and certification by Authorized Person;

- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should ensure that the proposed development would not adversely affect the watercourse to the north of the Site;
- (f) to note the comments of the the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should note that approval of the planning application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under the lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (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 the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) on the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department (BD) for approval as required under the provisions of BO;
- (i) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) 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;
 - (ii) 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;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by 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 BO;

- (v) 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 unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that WSD is currently carrying out the water mains improvement works (Contract No. 3/WSD/21) under Simplified Temporary Land Allocation No. GLA-TYL 4178 and target to complete the works by 30 September 2024. Some of the works areas of the aforesaid improvement works shown on **Appendix VIII** will overlap with the Site thus the overlapped areas cannot be allocated to the applicant before 30 September 2024.

致:元朗民政事務處 民政專員及

規劃署署長台鑑!

有關貴處檔號: (45) in HAD YL C &D 17-45/45/14/46

項接貴處來信,有關申請者在新界元朗流浮山丈量約份第 129 約 地段第 626 號、第 710 號及第 712 號和毗鄰政府土地 擬議臨時康體文娛場所 (休閒農場) (為期 3 年)及填土工程

本人為輞井圍村代表,現函貴處反對該個案的申請,理由如下:

- (一) 該上述申請地點是最不適合該等活動,皆因是本圍村唯一的出入口輸紐, 又是一條不標準的單程路,當年是村民捐地建路為方便村民出入,不是用來做商業用途。一旦批准是不符當初村民捐地的意願及會帶來塞車,同時路兩側有行人道路,人車爭路極容易發生意外,後果非常危險!
- (二)該個案前段時間已經申請過,同時已獲貴處批准為(休閒農場),已經極不適當,因為申請人違法大事填之下泥頭撞到村的私家,發生交通意外!與此!貴處一經獲批准後,發展人仕就大事改變用途,瘋狂違法地填泥用來做露天倉地,與申請用途不符!
- (三)該申請地點大事填泥後帶來上游農田水浸,捐害村民利益。申請地段側 有條天然河道,若再批准填泥會危及河道水流暢通。
- (四)上回申請獲批後已違法填泥,填泥的高度,非常高。時至今日規劃處都 未有强制申請人清走任何泥頭及要求業主還原。貴處自今依舊沒有行動,有違 貴處的指令。希望各審要員落實地走走及看看。
- (五)當時的大事違法填泥的動作,泥頭車也曾把村民的汽車撞到,令到村民 要入天水圍醫院檢查睇醫生。天水圍警署有報案紀錄!
 - (六) 極希望政府審批要員們實地視察! 批准前盼能擴闊道路, 完善交通配套!
 - (七) 唔希望再次發生撞車傷人的雙同事件!深感銘唉!

特此函達! 惟盼!

輞井圍村代表簽署:

鄧 南 盛)

日期:2023年11月01日

致:元朗民政事務處 民政專員及 規劃署署長台鑑!

有關貴處檔號: (45) in HAD YL C &D 17-45/45/14/46

項接貴處來信,有關申請者在新界元朗流浮山丈量約份第 129 約 地段第 626 號、第 710 號及第 712 號和毗鄰政府土地 擬議臨時康體文娛場所 (休閒農場) (為期 3 年)及填土工程

本人為輞井村村代表,現函貴處反對該個案的申請,理由如下:

- (一) 該申請地點是本園村唯一的出入口,又是一條不標準的單程路,當年是村民捐地建路為方便村民出入。一旦批准是不符當初村民捐地的意願及會帶來塞車,同時路兩側有行人道路,人車爭路後果非常危險!
- (二)該個案前段時間已經申請過,同時已獲貴處批准為(休閒農場);但一 經獲批准後就大事改變用途,瘋狂地填泥用來做露天倉地,與申請用途不符!
 - (三) 該申請地點大事填泥後帶來上游農田水浸,捐害村民利益。
- (四) 非常高度的填泥,貴署要求業主還原至今依舊沒有行動,有違貴處的指 令。
- (五)當時的大事填泥的動作,泥頭車也曾把村民的汽車撞到,令到村民要入 天水圍醫院檢查睇醫生。天水圍警署有報案紀錄!
 - (六)極希望政府審批要員們實地視察!批准前盼能擴闊道路,完善配套!
 - (七) 晤希望再次發生撞車傷人的雙同事件!

特此函達!惟盼! 夕 举计

賴井村村代表簽署:

(張洪發) 張洪發

- 2023年10月31日



98%

致:元朗民政事務處

檔號:(45) in HAD YLC&D17-45/45/14/46

新界元朗流浮山輞井村丈量約份第 129 約 地段第 626 號、710 號、712 號擬議臨時康樂文娛場所(休 閒農村)(為期 3 年) 及填土工程 申讀編號: A/YL-LFS/494

有關網井圍丈量約份第 129 約地段第 626 號、710 號、712 號擬議臨時康樂文娛場所(休閒農村)(為期 3 年)及 填土工程,本人就以下兩點原因作出反對有關工程的進行。

- (一) 此地段坐落於賴井園,村主要出入口單程路上,如 進行填土工程,必會有大型車輛進出,當時一定會 引致交通擠塞;
- (二) 如此地段進行填土工程,渠務及雨水便不能疏導, 必會引致嚴重水浸。

基於以上兩點,希望貴處正視問題之嚴重性,不予批示。 此致敬呈

投訴人姓名: 4

(身份證號:

)(頭三個數字)

地址:

電話:

日期: 30-10-2×23

TOWNER TOWNER TO THE TOWNER OF THE PARTY OF



長春社 Since1968 The Conservancy Association

3rd November 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/494

The Conservancy Association (CA) would express concerns on the captioned application.

1. Arrangement on landscaping

From the current information, it seems that no trees or other greening measures would be proposed in the site to improve current landscape or provide buffer to screen off potential disturbance to the application site. It would be grateful if further information are available to clarify arrangement on landscaping within the application site.

2. Adverse environmental impacts in adjacent area

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

- Any large scale site formation work caused by the proposed structures: While we understand that the proposed use would be in temporary, it would still be necessary for the applicant to clarify any additional works, particularly site formation, would be involved in due to the provision of various structures.
- Potential water pollution: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. We worry that if the above cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding



長春社 Since1968 The Conservancy Association

sensitive area.

- No plans on land recovery: Various structures/uses, including 6 structures of no less than 6m in height, and with 29.2% of site coverage would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

3. Undesirable precedent of "destroy first, build later"

It seems that the application site has been subject to site formation and vegetation clearance (Figure 1-4). It is suspected if this is a case of "destroy first, build later".

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

Yours faithfully, Ng Hei Man Campaign Manager The Conservancy Association

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

Figure 1-4 The application site has been subject to site formation and vegetation clearance (Figure 1-2). It is suspected if this is a case of "destroy first, build later"







長春社 Since1968 The Conservancy Association







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

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

3rd November 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land (A/YL-LFS/494)

- 1. We refer to the captioned.
- 2. There is a revoked application covering the current site (A/YL-LFS/366, Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years, revoked in 2022); it was revoked because the applicant failed to comply with approval condition (a): 'no land filling or site formation, as proposed by the applicant, is allowed on the site during the planning approval period'.
- 3. In view of the above, we would like to know whether land filling/ site formation has been carried out by the previous applicant. If yes, has the site been restored or is it required to be restored (after the application was revoked)? If 'no land filling or site formation' was one of the approval conditions for a previous application for similar purpose covering the present site, is it appropriate to approve an application with such proposal (filling of land) at the same site? We urge the Board to seriously consider the above.
- 4. Also, we would like to remind that there is a general presumption against development in Green Belt zone.
- 5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Urgent	t ☐ Return Receipt Requested	☐ Sign ☐	☐ Encrypt	☐ Mark Subj	ect Restric	cted 🗌 Expand	d personal&publi
(3)	A/YL-LFS/494 Lau Fau S 31/10/2023 02:46	han GB					
From: To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>	· 1.					
A/YL-LFS/	/494						
Late 626	710 and 712 in D.D. 120 a	and Adioin	ing Gov	ornmont Lo	nd Lau	ı Fau Shan	

Site area: About 2,060sg.m Includes Government Land of about 39sg.m

Zoning: "Green Belt"

Applied use: Hobby Farm / 6 Vehicle Parking / Filling of Land

Dear TPB Members,

So again approval was revoked because:

"(a) no land filling or site formation, as proposed by the applicant, is allowed on the site during the planning approval period"

Obviously the applicant has no intention of respecting this condition nor of operating a genuine hobby farm.

In view of the GB zoning members have absolutely no justification to approve yet another application. The recent unpredictable weather conditions that are predicted to become more frequent indicate that filling of land in sensitive locations like Lau Fau Shan should not be tolerated.

Mary Mulvihill

From:

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

Date: Sunday, 19 July 2020 4:09 AM HKT Subject: A/YL-LFS/366 Lau Fau Shan GB

Dear TPB Members,

In 2015 members did not ask any questions despite a number of objections.

Approval was revoked because of a serious breach of condition A that reinforced

the validity of the objections.

"(a) no land filling or increase in site formation level is allowed on the site during the planning approval period;

Clearly despite the revocation the brownfield use was not suspended.

It is clear that the site is not being used for agriculture purposes because "The site area is about 2,300 m2 including 9 one-storey temporary structures (with building heights not more than 3 m and a total floor area of 1,395 m2) for greenhouse, office, storage, rain shelter, shroff and toilet uses. It also includes 8 private car parking spaces"

Do the math, very little area is left for cultivation.

Members must request the PlanD provide up to date images of the site and what is actually going on.

Mary Mulvihill			

From:

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

Sent: Tuesday, August 11, 2015 12:52:20 AM **Subject:** A/YL-LFS/278 Lau Fau Shan Hobby Farm

A/YL-LFS/278

Lots 626, 710 and 712 in D.D. 129 and adjoining Government Land, Lau Fau Shan,

Site area: About 2,300.00m Includes Government Land of about 130 m²)

Zoning "Green Belt"

Applied Use: Hobby Farm / 8 Vehicle Parking

Dear TPB Members,

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable. Moreover this application appears to be all about indoor activity and would not encourage people to enjoy an open air environment.

This type of farming should be described as indoor gardening.

In line with previous TPB decisions 'The proposed development is not in line with the planning intention of the "Green Belt" zone which is a natural vegetated area providing a buffer zone. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis'.

I urge TPB members to turn down this application.

