

This document is received on - 6 FEB 2024  
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 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 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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](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 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2400279

26.1.2024

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/511
	Date Received 收到日期	- 6 FEB 2024

- 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.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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

國懋環球投資有限公司及南程有限公司

### 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	<input checked="" type="checkbox"/> Site area 地盤面積 2060 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 503 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)	39 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	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) involved 涉及的土地用途地帶	「綠化地帶」
(f) Current use(s) 現時用途	種植  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (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，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬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，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時康體文娛場所（休閒農場）（為期3年）  (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 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 1557 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 503 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 5 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 503 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 503 .....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) 列於布局設計圖 ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 6 (2.5米 x 5米) .....
Motorcycle Parking Spaces 電單車車位	..... 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	..... Nil .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil .....
Others (Please Specify) 其他（請列明）	..... NA .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... Nil .....
Coach Spaces 旅遊巴車位	..... Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	..... Nil .....
Medium Goods Vehicle Spaces 中型貨車車位	..... Nil .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil .....
Others (Please Specify) 其他（請列明）	..... NA .....

Proposed operating hours 擬議營運時間 星期一至六早上 09:00 至 晚上 18:00，星期日及公眾假期早上 09:00 至 晚上 20:00 .....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) 由申請地點直達深灣路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/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。

1. 申請人要求批給規劃許可，准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)。
2. 地盤面積約 2060平方米，申請地點內設有5個構築物：第1個構築物A(1層)面積約80平方米，座地不高於3.5米，用作寫字樓、員工休息室及洗手間用途。第2個構築物B(1層)面積約100平方米，座地不高於3.5米，用作客人休息區及存放區用途。第3個構築物C(1層)面積約163平方米，座地不高於4米，用作溫室種植用途。第4個構築物D(1層)面積約150平方米，座地不高於4米，用作溫室種植用途。第5個構築物E(1層)面積約10平方米，座地不高於3米，用作保安及收費亭用途。總樓面面積約503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. 申請地點可經一條小路通往深灣路。
8. 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。
9. 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 are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

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

Signature  
簽署

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

CHAN YU 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)  
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

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

01/01/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <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. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	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 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 39 sq. m 平方米 <input checked="" type="checkbox"/> 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/11
Zoning 地帶	「綠化地帶」
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所 (休閒農場) (為期3年)



(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	503 <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 blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than m 米 不多於)
		NA	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	3-4	<input type="checkbox"/> (Not more than m 米 不多於)
		1	<input type="checkbox"/> (Not more than Storeys(s) 層 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		6
	Private Car Parking Spaces 私家車車位		6
	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)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		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)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖,車輛通道圖,排水建議圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Project 項目名稱：  
擬議臨時康體文娛場所（休閒農場）（為期3年）  
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：

位置圖

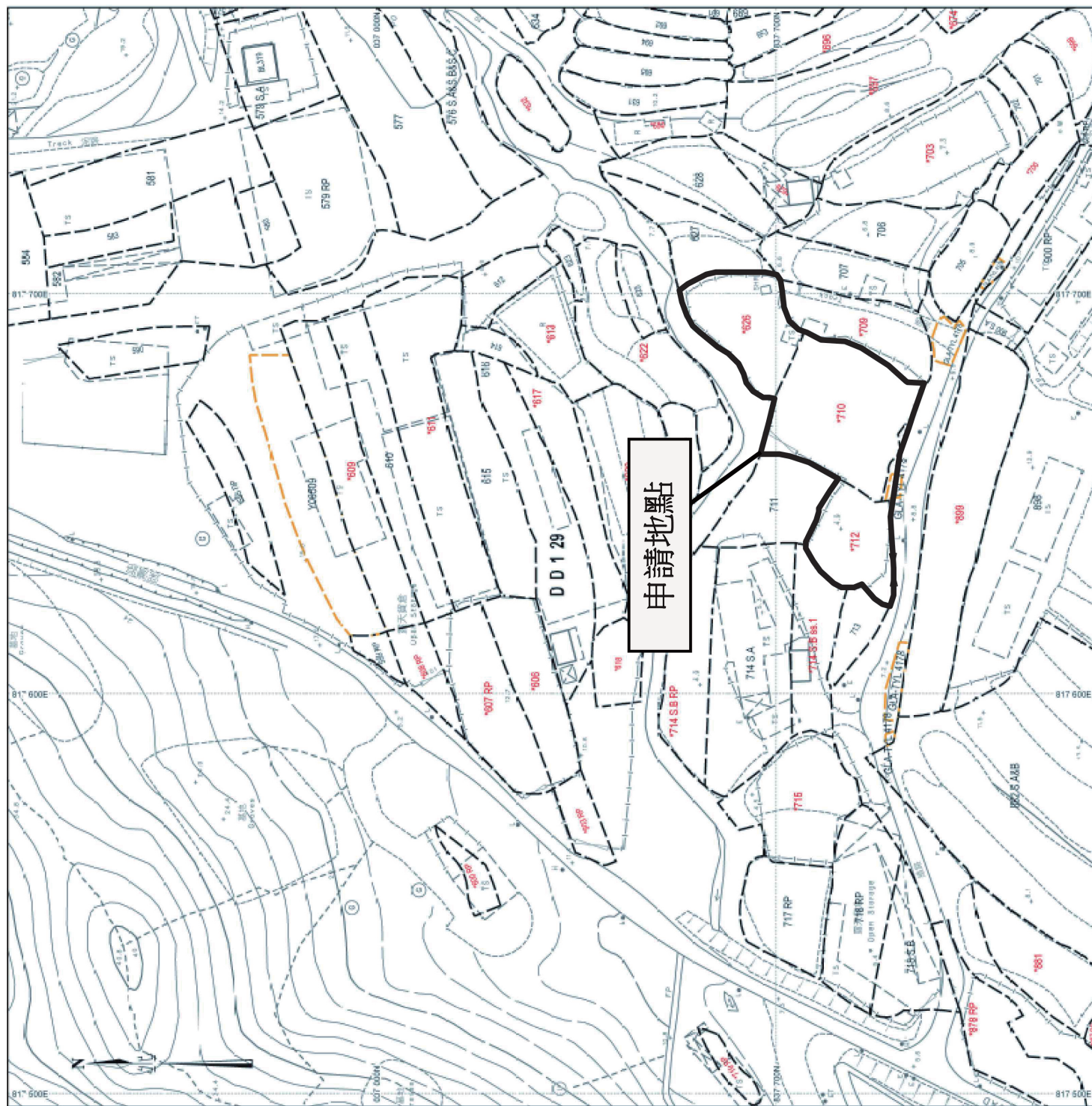
Drawing No 圖紙號：  
1





Scale 比例 :

Remarks
備註:

Fibi International Project Consultancy Co. Limited

Fibi International Project Consultancy Co. Limited



Project 項目名稱：	擬議臨時康體文娛場所（休閒農場） （為期 3 年）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：	<div> <div>  8米車閘出入口 </div> <div>  戶外種植區 </div> <div>  行人路 </div> </div>
 FiBi International Project Consultancy Co. Limited	

申請地點內設有5個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	80平方米	80平方米	座地不高於3.5米	寫字樓、員工休息室及洗手間
B(1層)	100平方米	100平方米	座地不高於3.5米	客人休息區及存放區
C(1層)	163平方米	163平方米	座地不高於4米	溫室種植
D(1層)	150平方米	150平方米	座地不高於4米	溫室種植
E(1層)	10平方米	10平方米	座地不高於3米	收費亭及保安亭
503平方米		503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）  
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

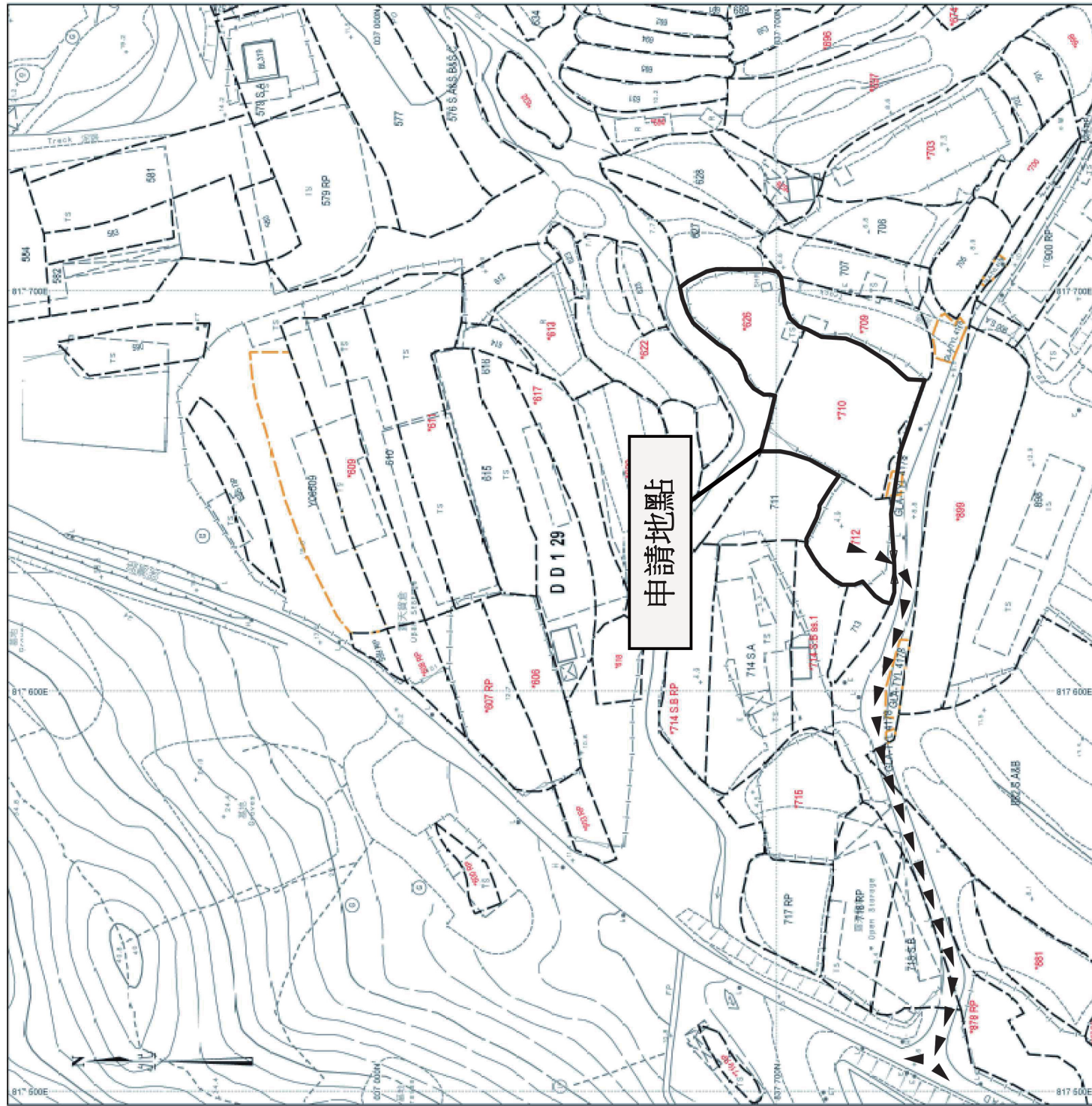
Drawing Title 圖紙標題：

車輛通道圖

Drawing No 圖紙號 :  
20 3

Scale 比例 :

Remarks 備註：	由申請地點直達深灣路
-------------	------------







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及B將會用鋼結構興建,構築物C及D方通結構興建,構築物E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：  擬議臨時康體文娛場所（休閒農場） （為期3年）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	Remarks 備註：		
	Drawing Title 圖紙標題：  種植資料	Drawing No 圖紙號：  圖6	

有關A/YL-LFS/511補充資料:

1. 申請地點構築物A及B將會用鋼結構及坑鐵頂興建,構築物C及D方通結構及軟膠縫頂興建,構築物E將會用貨櫃興建。
2. 申請地點行人路是泥土，場地不會涉及填土及掘土工程。
3. 申請地點的儲糞污水缸是給予洗手間之用。
4. 申請地點溫室種植區及戶外種植區將分割成小農田給予客人使用。
5. 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。
6. 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，不會再有違規事項，希望城規會能再次批給有關許可用途。

**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**

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

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/494	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	GB	24.11.2023	(1) & (2)

**Rejection Reasons**

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

**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**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-LFS/343	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	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)

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
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**

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

### **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. 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.
- (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 as indicated on the revised drainage proposal to the satisfaction of his department.

**4. Fire Safety**

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) 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**

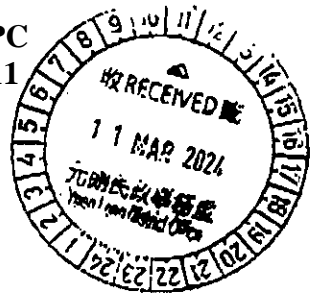
- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and the Government Land (GL);
  - (ii) no permission is given for occupation of GL (about 39m<sup>2</sup> 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 shall apply to DLO/YL for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected within the said private lots and the occupation of the Government Land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (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 applicants 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. The applicant shall 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. The applicant shall avoid the use of public announcement system, portable louder or any form of audio amplification system on the Site. The applicant shall 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 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person. The applicant shall meet the statutory requirements under relevant pollution control ordinances;

- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicants 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 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 applicants 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;
- (g) 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
  - (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are 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;
  - (ii) 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;
  - (iii) if the existing structures are erected on leased land without the approval of BA, they are 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) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) 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： (3) in HAD YL C & D 17-45/45/14/46 Pt. 2

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，損害村民利益。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強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）該個案申請個案坐落在本圍及村惟一單程道路傍，同時該申請個案作為出入口係不適當。再者！該條單程道路兩傍已經有多個違法貨倉，比如129約地段第 714 A&B、887、990及989 RP

（七）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

（八）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：2024 年 03 月 11 日

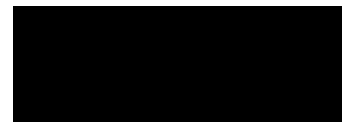
Our Ref: (3)inHADYLC&D17-45/45/14/46Pt.2

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號和毗連政府土地  
本人反對建臨時康體文娛場所(休閒農場),阻塞交通

(申請編號:A/YL-LFS/511)



張洪發





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](mailto:tpbpd@pland.gov.hk))

12th March, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a  
Period of 3 Years  
(A/YL-LFS/511)**

1. We refer to the captioned.
2. An application for similar use was approved with conditions in 2020, but later revoked in 2022 because the applicant had failed to comply with condition (a): ‘no land filling or site formation, as proposed by the applicant, is allowed on the site during the planning approval period’ (A/YL-LFS/366; Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years). Then later, there was an application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land’ (A/YL-LFS/494), but it was rejected in Nov 2023; the reasons to reject this application are shown below:

*(a) the proposed use and associated filling of land are not in line with the planning intention of the “Green Belt” zone, which 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. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and*

*(b) the proposed use and associated filling of land are not in line with the TPB*



*Guidelines for 'Application for Development within the Green Belt zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10) in that the proposed use and associated filling of land are considered not compatible with the surrounding environment, and you fail to demonstrate that the proposed use and associated filling of land would not have adverse landscape impact on the surrounding areas.*

3. If the applicant for A/YL-LFS/366 had failed to comply with the approval condition regarding land filling or site formation and thus the planning permission was revoked, we would like to Board to investigate whether the site has already been filled/ affected by site formation; if yes, then to consider whether the site needs to be reinstated/ has been reinstated.
4. We urge the Board to consider whether all the above should also be made reference to before making a decision for the current application.
5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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



**A/YL-LFS/511 DD 129 Lau Fau Shan GB**

12/03/2024 03:00

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



A-YL-LFS-494.pdf

Dear TPB Members,

494 Rejected 24/11/23

CTP: According to the aerial photo of 2022, vegetation clearance and extensive site formation had been undertaken at the Site. Significant adverse impact on landscape resources had taken place.

(c) Noting the existing vegetation cover in the vicinity, further degradation of the landscape resources and quality of the "GB" zone by the proposed development is envisaged

DPO: He has consulted the locals regarding the application. Seven local comments from the Village Representatives and villagers of Mong Tseng Wai and Mong Tseng Tsuen (Samples at Appendix VI-1 to VI-3) were received objecting to the application on grounds that the Site abuts the only access to the villages and the proposed development would cause traffic congestion and pedestrian-vehicular conflict thereat; and **extensive filling of land had been undertaken to turn the Site for open storage use which caused flooding in the surrounding areas.**

PlanD: Whilst the applicants of the current application are different from those of the two approved previous applications, it is noted that the current applicants have been the registered owners of the respective lots of the Site when the first previous application was approved in 2015. Also, the proposed layout of the Site under the current application is similar to those under the previous two planning permissions.

Clearly no justification to consider this additional application.

Previous objections applicable and upheld.

Mary Mulvihill

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**Appendix VII-3 of RNTPC  
Paper No. A/YL-LFS/494**

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**A/YL-LFS/494 Lau Fau Shan GB**  
31/10/2023 02:46

From:

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

File Ref:

A/YL-LFS/494

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

Site area: About 2,060sq.m Includes Government Land of about 39sq.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 m<sup>2</sup> including 9 one-storey temporary structures (with building heights not more than 3 m and a total floor area of 1,395 m<sup>2</sup>) 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

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**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 m<sup>2</sup>)

Zoning "Green Belt"

Applied Use: Hobby Farm / 8 Vehicle Parking

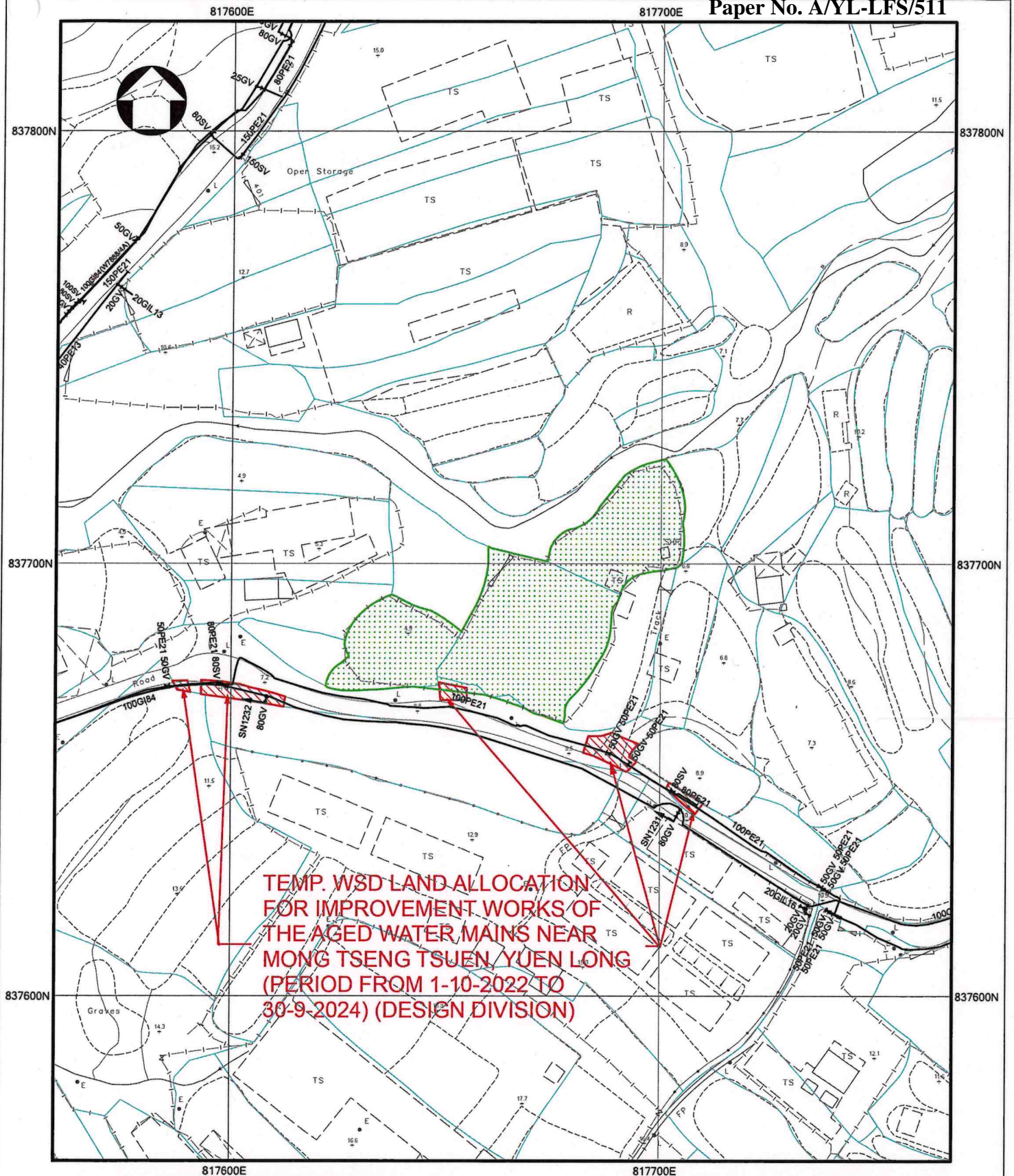
Dear TPB Members,

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.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
  2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
  3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
  4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
  5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
  6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
  7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
  8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
  9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
  10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT  
BOUNDARY  
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/2-SW-17B & 17D

FILE REF: (24) IN WSD/M/SP 3051/331/92S/15 PT.1

REF. CODE: 09W24M

SHEET 1 OF 1

SCALE 1:1200



水務署  
Water Supplies Department