

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

The relevant assessment criteria are as follows:

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

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

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

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

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

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

Appendix A

List of Uses Exempted from Ecological Impact Assessment Within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*

- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/484	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and 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.

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

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
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)
3	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)
4	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)
5	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	“GB”	24.9.2021
6	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)

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
7	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	“GB”	9.9.2022
8	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

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/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/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)
4	A/YL-LFS/511	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	“GB”	5.4.2024	(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. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) Since the application site falls within Deep Bay Buffer Zone 1, the proposed development is a potential designated project under the Environmental Impact Assessment Ordinance (EIAO). As such, if the application is approved, the applicant is required to provide more information to confirm 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 VI**.

2. 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 Town Planning Board consider that the application is 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.
- (c) The applicant should note his detailed comments on the submitted drainage proposal at **Appendix VI**.

3. Fire Safety

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

It was revealed in a recent inspection by his department that the distance between the Site and the nearest street fire hydrant is more than 500m. He has no objection in principle to the proposal subject to water supply for firefighting, i.e. street fire hydrant system with adequate flow and pressure at a location that is within 500m from the Site; and fire service installations being provided to his satisfaction.

4. Building Matters

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

- (a) 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.
- (b) It is noted that two structures are proposed in the application. Before any new building works (including containers/open sheds as temporary building, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An authorised person should be appointed at the coordinator for the proposed building works in accordance with the BO.

5. Other Department's Comments

The following Government departments have no comment/objection on the application:

- (a) Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- (b) Commissioner for Transport (C for T);
- (c) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Director of Agriculture, Fisheries and Conservation (DAFC);
- (f) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (g) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (h) Project Manager (West), CEDD (PM(W), CEDD);
- (i) Director of Leisure and Cultural Services (DLCS); and
- (j) Director of Food and Environmental Hygiene (DFEH).

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
 - (ii) the lot owner(s) shall apply to LandsD for Short Term Waiver(s) (STWs) to permit the structure(s) erected or to be erected within the subject lots, if any. The application(s) for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STWs if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport (C for T) that 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. The applicant shall advise the visitors to visit the Site via public transport as no parking space is available at 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):
 - (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance;
 - (ii) to avoid the use of public announcement system, portable louder or any form of audio amplification system on the Site;
 - (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of 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; and
 - (iv) to meet the statutory requirements under relevant pollution control ordinances;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that:
- (i) please indicate how the runoff (the flow direction) within the Site and from the adjacent areas would be discharged to the proposed drainage system;
 - (ii) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
 - (iii) please clearly indicate the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public discharge system);
 - (iv) please clearly indicate the existing drainage facilities on the proposed drainage plan and demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application;
 - (v) please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands;
 - (vi) the applicant should employ a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and by a qualified engineer;
 - (vii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (viii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (ix) standard details should be provided to indicate the sectional details of the proposed drainage system;
 - (x) the cover levels and invert levels of the proposed drainage facilities should be shown on the drainage plan;
 - (xi) the applicant should provide details for the connection of the proposed and existing drainage facilities;
 - (xii) the gradient and the sizes of the proposed U-channels should be shown on the drainage plan;
 - (xiii) catchpit should be provided at where a proposed surface channel change direction or gradient;
 - (xiv) consideration should be given to provide grating for the surface channels;
 - (xv) where walls and hoarding are erected/liad along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through

the Site;

- (xvi) the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches, the adjacent lands etc.;
 - (xvii) the applicant is required to rectify the drainage system if they are found to be adequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (xviii) EPD should be consulted as regards the sewage disposal aspects of the subject application; and
 - (xix) the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (f) to note the comments of the Director of Fire Services (D of FS) that the distance between the Site and the nearest street fire hydrant is more than 500m. In this regard, street fire hydrant system with adequate flow and pressure shall be provided at a location that is within 500m from the Site. In consideration of the design/nature of the proposal, fire service installations (FSIs) and water supply for firefighting are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs and water supply for firefighting 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 the proposed FSIs and water supply for firefighting 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) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 captioned 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 the 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.

呈：元朗民政事務處
民政專員台鑑！

有關貴處檔號：（25）in HAD YL C&D 17-45/45/11100 Pt2
及城市規劃委員會擬議申請編號：A/YL-LFS/530
我等村民反對理由如下：

- （一）擬議申請丈量約份第129約地段第1267、1268及1269號和毗連政府土地側為本園土葬風水區。更不適宜搭構建物，破壞風水。
- （二）該申請地段坐落在綠化地帶及兩側有兩個尖鼻咀鷺鳥林（SSSI用地，雀鳥甚多。
- （三）該申請地段上建築物懷疑曾改建，是違法結構物。
- （四）該申請地段側的毗連政府土地是行人道路，既狹窄又不標準，原是村民用來耕種及春秋二祭拜山之用。不適宜車輛進出！
- （五）該地段現時已經偷步填土工程。

特此函達！惟盼！

本園村民及居民簽署：鄧永強 鄧植和 周志恒

日期：2024年09月24日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-09-25 星期三 02:50:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/531 DD 129 Tsim Bei Tsui GB

A/YL-LFS/531

Lots 1267, 1268 (Part) and 1269 in D.D. 129, Tsim Bei Tsui, Yuen Long

Site area: About 1,269sq.m

Zoning: "Green Belt"

Applied use: Hobby Farm / 1 Vehicle Parking

Dear TPB Members,

484 Rejected 13 Oct

The Site is: (a) partially fenced off and formed, concrete-paved at its northern and central portions, erected with structures **and used for warehouse and open storage uses without valid planning permission**. The storage use on-site would be subject to planning enforcement action. No previous application.

the existing concrete paving covers an area of about 775.6m² (or 6.5%) and about 0.5m in depth. The concrete paving is proposed to be retained for hydroponics and aquaponics farming within the greenhouses, erection of structures, drainage works and visitors movement space. The applied land filling works has been completed and no further filling of land would be undertaken.

Chief Town Planner: By comparing the site photos taken in August 2023 (Plans A-4a to A4d) and the aerial photo taken in March 2022 (Plan A-3a), **tree removal and filling of land had been undertaken at the Site. Adverse impact on landscape resources had taken place**. The proposed new tree planting (eight of 10 proposed to be planted on the concrete-paved area) could not mitigate the impact generated by the concrete paving on-site.

(c) She has grave concern that the proposed development would further degrade the landscape resources and quality of the "GB" zone. The proposed development is considered incompatible with the landscape character and resources of the subject "GB" zone.

DAFC: The soil on the Site is mixed with rocks, gravels, rubbish and construction waste, and cannot be considered suitable for cultivation

LandsD: (a) He has grave concerns given that **there are unauthorized building works** and/or uses on Lots 1271 and 1273 in D.D.129 which are already subject to lease enforcement actions. The lot owner(s) should remedy the lease breaches as demanded by LandsD.

(b) It is noted that a staff rest room is proposed in the Site. However, no Short Term Waiver application to permit structure for domestic purpose will be considered according to prevailing policy.

reserve the right to take enforcement action against such domestic purpose structure in the Site,

The new application is no different with less than 40% of the site to be used for cultivation.

Members must again reject the application. Approval would award Destroy to Build and legitimize unapproved brownfield use of GB.

Mary Mulvhill

From:

To:

Date: Saturday, 14 October 2023 4:17 AM HKT

Subject: Fwd: A/YL-LFS/484 DD 129 Tsim Bei Tsui GB

Rejected 13 Oct

The Site is: (a) partially fenced off and formed, concrete-paved at its northern and central portions, erected with structures and used for warehouse and open storage uses without valid planning permission. The storage use on-site would be subject to planning enforcement action. No previous application.

the existing concrete paving covers an area of about 775.6m² (or 46.5%) and about 0.5m in depth. The concrete paving is proposed to be retained for hydroponics and aquaponics farming within the greenhouses, erection of structures, drainage works and visitors movement space. The applied land filling works has been completed and no further filling of land would be undertaken.

Chief Town Planner:

By comparing the site photos taken in August 2023 (Plans A-4a to A4d) and the aerial photo taken in March 2022 (Plan A-3a), tree removal and filling of land had been undertaken at the Site. Adverse impact on landscape resources had taken place. The proposed new tree planting (eight of 10 proposed to be planted on the concrete-paved area) could not mitigate the impact generated by the concrete paving on-site.

(c) She has grave concern that the proposed development would further degrade the landscape resources and quality of the "GB" zone. The proposed development is considered incompatible with the landscape character and resources of the subject "GB" zone.

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(b) It is noted that a staff rest room is proposed in the Site. However, no Short Term Waiver application to permit structure for domestic purpose will be considered according to prevailing policy.

reserve the right to take enforcement action against such domestic

purpose structure in the Site,

From:

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

Date: Tuesday, 12 September 2023 2:04 AM CST

Subject: A/YL-LFS/484 DD 129 Tsim Bei Tsui GB

A/YL-LFS/484

Lots 1267, 1268, 1269, 1271 and 1273 in D.D. 129, Tsim Bei Tsui, Yuen Long

Site area: About 1,669sq.m

Zoning: "Green Belt"

Applied use: Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

The area to be filled in, 882sq.m is more than 50% of the site. It would appear that the proposed farming activities are an add on to secure approval for operations on the site.

Members should bear in mind that the adjoining piggery had application 452 for open storage use rejected recently.

'Hobby Farm' is used and abused. The majority never comply with the conditions. Members have a duty to inquire into the integrity of the application.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-09-27 星期五 14:27:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on SIX planning applications
Attachment: 240927 s12a NSW 8 & 9c.pdf; 240927 s12a TKL 4c.pdf; 240927 s16 FTA 246.pdf; 240927 s12a KTS 8.pdf; 240927 s16 LFS 531.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SIX applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

27th September, 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/531)

1. We refer to the captioned.
2. The application site is within Green Belt zone and the planning intention of this zone is:

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

3. We urge the Board to consider whether the application is in line with this intention.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-09-27 星期五 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/YL-LFS/531
Attachment: TPB20240927(LFS531).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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27th September 2024

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/531

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

1. Not in line with the planning intention of Wetland Buffer Area (WBA)

It is found that the application site falls into WBA and very close to the Tsim Bei Tsui Egretty and next to the Inner Deep Bay SSSI, which is within the WCA (Figure 1). According to Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), the intention of WBA is “*to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds*”. However, the applicant fails to demonstrate that the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) does not have negative off-site disturbance impact on the ecological value of the egretty and fish ponds nearby.

2. Adverse environmental impact

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

- Lacking details of plan on land recovery: 2 structures would be temporarily proposed in the application site. However, it is unknown if the site needs to be



長春社

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paved by concrete. No details are available to illustrate how the land would be recovered after the proposed temporary use. It is doubtful that whether the applicant able to recover the Green Belt area quality after 3 years.

- Sewage impact: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems, especially the site is surrounded by Tsim Bei Tsui Egrettry and Inner Deep Bay SSSI.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully,

The Conservancy Association

Figure 1 The application site (marked in red) is within the WBA (marked in blue) area and also nearby the Tsim Bei Tsui Egrettry and Inner Deep Bay SSSI (Source: Statutory Planning Portal 3 <https://www.ozp.tpb.gov.hk/?lang=en>)



2024年 8月 2 8日

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

Appendix I of RNTPC
Paper No. A/YL-LFS/531

This document is received on 2024 -08- 2 8
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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2801886

1.8 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/531
	Date Received 收到日期	2024-08-28

- 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)

WONG WAI FONG 黃惠芳及真威發展有限公司

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)	新界元朗流浮山丈量約份第129 約地段第1267號、1268號(部份)及1269號(部份)
(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 789 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 151 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) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 638sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 151sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目 2
Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 151sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 151sq.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	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 1 (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	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 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

星期一至五早上 09:00 至 晚上 18:00, 星期日及公眾假期照常營運早上 09:00 至 晚上 18:00

(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)) 申請地點經小徑直達禾徑山路 <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)																														
(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 																														
(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																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	No 否	<input checked="" type="checkbox"/> <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 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，准許將申請地點用作臨時康體文娛場所（休閒農場）（為期3年）。
2. 地盤面積約789平方米，申請地點內設有2個構築物：第1個構築物A(1層)面積約40平方米，座地座地不高於3.5米，用作客人使用區及洗手間及存放工具用途。第2個構築物B(1層)面積約111平方米，座地不高於3.5米，用作溫室種植用途。總樓面面積約151平方米。
3. 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。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 申請地點可經一條小路通往深灣路。
6. 申請地點如批給許可，將會在場地建設符合渠務署要求的排水設備。
7. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
8. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
9. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。
10. 申請地點不會有填土/掘土工程。

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

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)
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

20/07/2024

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗流浮山丈量約份第129 約地段第1267號 、1268號(部份)及1269號(部份)
Site area 地盤面積	789 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	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）

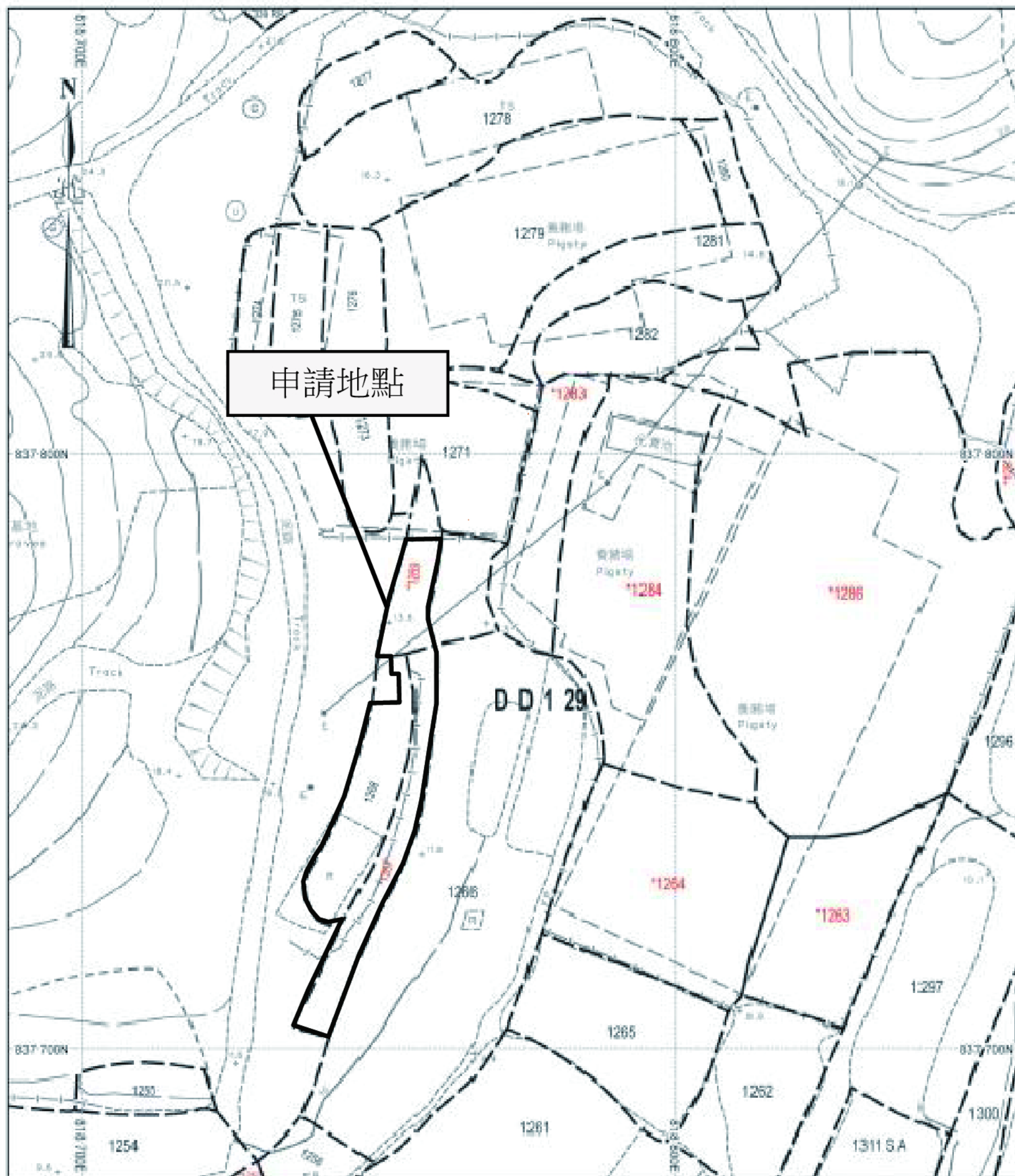
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	151 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.191 <input checked="" 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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	19.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 0 0 0 0
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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。

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



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1267號、1268號
（部份）及1269號（部份）

Remarks 備註：

Drawing Title 圖紙標題：

位置圖

Drawing No 圖紙號：

圖 1

Scale 比例：

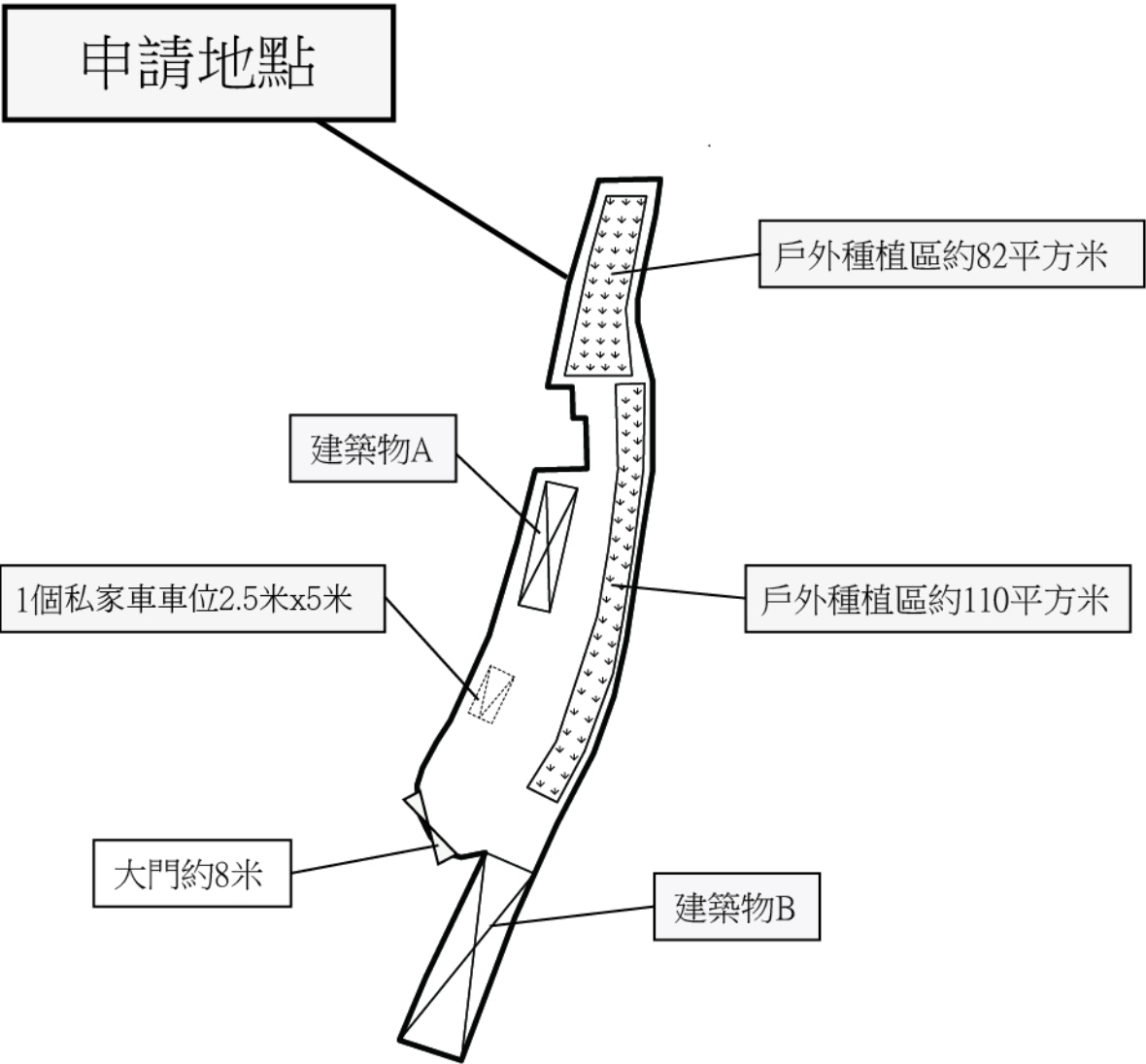
10米


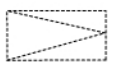



FiBi International Project
Consultancy Co. Limited


申請地點內設有2個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	40平方米	40平方米	座地不高於3.5米	客人使用區及洗手間及存放工具
B(1層)	111平方米	111平方米	座地不高於3.5米	溫室種植
	151平方米	151平方米		

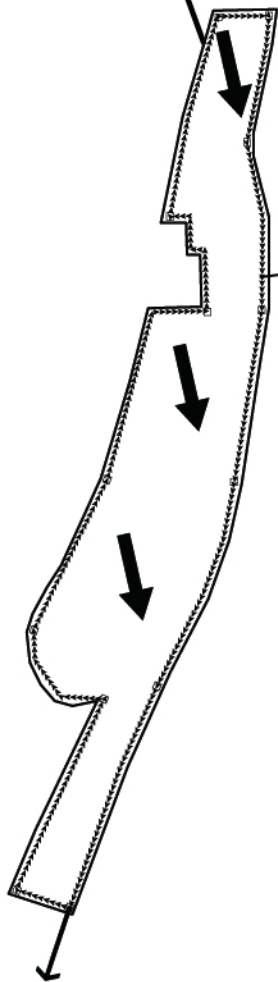


Project 項目名稱： 擬議臨時康體文娛場所（休閒農場） （為期3年）新界元朗流浮山丈量約 份第129約地段第1267號、1268號 （部份）及1269號（部份）	Remarks 備註：  大門  車位		Scale 比例： 10米
	Drawing Title 圖紙標題： 布局設計圖	Drawing No 圖紙號： 圖 2	 FiBi International Project Consultancy Co. Limited



<p>Project 項目名稱：</p> <p>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1267號、1268號 （部份）及1269號（部份）</p>	<p>Remarks 備註：</p> <p>由申請地點直達深灣路</p>	
	<p>Drawing Title 圖紙標題：</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號：</p> <p>圖3</p> <div data-bbox="1648 2626 1921 2849"><p>FiBi International Project Consultancy Co. Limited</p></div>

申請地點



建議 225mm
U型渠

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1267號、1268號 （部份）及1269號（部份）	Remarks 備註： <input type="checkbox"/> 擬議的集水坑  地面流動方向		Scale 比例： <div><div></div>10米</div>
	Drawing Title 圖紙標題： 擬議排水建議圖	Drawing No 圖紙號： 圖4	 FiBi International Project Consultancy Co. Limited


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. 場地種植品種:

戶外種植及有機種植 :

- 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1267號、1268號 (部份)及1269號(部份)	Remarks 備註 :		
	Drawing Title 圖紙標題 : 補充資料	Drawing No 圖紙號 : 圖5	 FiBi International Project Consultancy Co. Limited

Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
寄件日期: 2024年09月04日星期三 17:47
收件者: tpbpd/PLAND
主旨: Fw: Supplementary Information for Planning Application No. A/YL-LFS/531

From: PROJECT CONSULTANCY FBI

Sent: Wednesday, September 4, 2024 4:39 PM

To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>

Subject: Supplementary Information for Planning Application No. A/YL-LFS/531

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. 承諾清除申請地點內所有不適合耕種的物品及土地清除

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Wilson Chun Yin TSE/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年09月26日星期四 17:22
收件者: Wilfred Ka Hing CHU/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Wilson Chun Yin TSE/PLAND
主旨: 轉寄: Further Information on Planning Application No. A/YL-LFS/531
附件: P.6-01.jpg

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Thursday, September 26, 2024 4:51 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: Further Information on Planning Application No. A/YL-LFS/531

From: Wilfred Ka Hing CHU/PLAND <wkychu@pland.gov.hk>
Sent: Thursday, September 26, 2024 4:39 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Subject: Further Information on Planning Application No. A/YL-LFS/531

From: PROJECT CONSULTANCY FBI [REDACTED]
Sent: Tuesday, September 24, 2024 12:43 AM
To: Wilfred Ka Hing CHU/PLAND <wkychu@pland.gov.hk>
Subject: Re: Clarification on Planning Application No. A/YL-LFS/531

P.6內容打錯,是星期一至星期六,不是星期一至星期五,謝謝

Wilfred Ka Hing CHU/PLAND <wkychu@pland.gov.hk> 於 2024年9月23日 週一 下午12:13寫道:

Dear [REDACTED]

Regarding your submission of planning application no. A/YL-LFS/531, please find below our comments for your further clarification please.

1. Referring to p.6 of the application form, it is stated that the operation hours are 9am to 6pm on Mondays to Fridays and Sundays including Public Holidays. However, the operation hours on Saturdays are not mentioned. Please provide the **operation hours for Saturdays**.

Should you wish to submit further information in response to the above, please do so by **24.9.2024** and submit in writing to Secretary of the Town Planning Board (email: tpbbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North

Proposed operating hours 擬議營運時間 星期一至六早上 09:00 至 晚上 18:00，星期日及公眾假期照常營運早上 09:00 至 晚上 18:00			
(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)) 申請地點經小徑直達禾徑山路	
	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"/> 		

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Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290

Wilfred Ka Hing CHU/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
寄件日期: 2024年10月16日星期三 17:22
收件者: tpbpd/PLAND
主旨: Further Information for Planning Application No. A/YL-LFS/531
附件: 車輛通道圖.pdf

From: PROJECT CONSULTANCY FBI
Sent: Wednesday, October 16, 2024 5:16 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Subject: Re: Comments on Planning Application No. A/YL-LFS/531

回覆Comments on Planning Application No. A/YL-LFS/531

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2024年10月16日 週三 上午10:52寫道：

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-LFS/531, please find below our comments for your further action please.

1. Referring to the submitted vehicular access plan, the area marked as “申請地點” in dark blue is not the application site. Please submit a revised vehicular access plan with the correct location of the application site.

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Project 項目名稱: 擬議臨時康樂休憩所 (休閒農場) (約佔3年) 新界元朗流浮山又壘前 份第129 約地段第1267號、1268號 (部份)及1269號(部份)	Remarks 備註: 由申請地點直達深灣路	
Drawing Title 圖紙標題: 平輦透視圖	Drawing No 圖紙號碼: 圖3	 FIB International Project Consultancy Co. Limited

Should you wish to submit further information in response to the above, please do so by **16.10.2024 (today)** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



<p>Project 項目名稱：</p> <p>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1267號、1268號 （部份）及1269號（部份）</p>	<p>Remarks 備註：</p> <p>由申請地點直達深灣路</p>	
	<p>Drawing Title 圖紙標題：</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號：</p> <p>圖3</p>
	<div data-bbox="1696 2623 1866 2783"></div> <p>FiBi International Project Consultancy Co. Limited</p>	