

e-form No. S16-III  
電子表格第 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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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

黃奕然 (Mr. 先生)

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

海願規劃發展公司 (Company 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 280 號(部分)、第 281 號(部分)、第 283 號(部分)、第 286 號(部分)及毗連政府土地
(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 2802 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 320 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)	204 sq.m 平方米 <input checked="" type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「綠化地帶」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

<p><b>4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」</b></p>
<p>The applicant 申請人 -</p> <p><input type="checkbox"/> is the sole “current land owner”<sup>#&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」<sup>#&amp;</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。</p> <p><input type="checkbox"/> is one of the “current land owners”<sup>#&amp;</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」<sup>#&amp;</sup> (請夾附業權證明文件)。</p> <p><input checked="" type="checkbox"/> is not a “current land owner”<sup>#</sup>. 並不是「現行土地擁有人」<sup>#</sup>。</p> <p><input type="checkbox"/> 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)。</p>

**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 ..... (日/月/年) 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)"<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises<sup>&</sup> on  
06/12/2024 (DD/MM/YYYY)  
於 06/12/2024 (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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 23/12/2024 (DD/MM/YYYY)  
於 23/12/2024 (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<sup>&</sup>

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 2482 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 320 sq.m. ☒ 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 ..... sq.m □About 約

Proposed non-domestic floor area 擬議非住用樓面面積 320 sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 320 sq.m ☒ 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)  
詳情請見附頁。(可參閱：場地設計圖)

## 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 6

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)

## Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

### 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)

## Proposed operating hours 擬議營運時間

星期一至星期日及公眾假期，每日上午九時至晚上七時。

(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

☒ 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))

### 深灣路經地區小徑到達

☐ 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)

No 否

☐

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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	
	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 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> <hr/>
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**(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**

<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p style="text-align: center;">A/ /</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途/發展</p>	



<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="571 188 1417 479"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件           <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件           <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：         <div data-bbox="651 533 1054 544" style="border-bottom: 1px solid black; height: 5px; margin-top: 10px;"></div> </div> <div data-bbox="647 848 983 927"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 965 1054 976" style="border-bottom: 1px solid black; height: 5px; margin-top: 10px;"></div> </div> <div data-bbox="647 1008 1299 1086"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="627 1346 1158 1384"> <input type="checkbox"/> year(s) 年 .....         </div> <div data-bbox="627 1442 1158 1480"> <input type="checkbox"/> month(s) 個月 .....         </div>

## 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）。

可參閱附頁申請理由

## 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 Signed with recognised  
簽署 e-signature  
Signer: HUI HANG YU

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

文員 \_\_\_\_\_

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員  
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 \_\_\_\_\_

On behalf of 代表

海願規劃發展公司 \_\_\_\_\_

### 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

- 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：
  - 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
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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 280 號(部分)、第 281 號(部分)、第 283 號(部分)、第 286 號(部分)及毗連政府土地		
Site area 地盤面積		2802 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 204 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 3 <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	320 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於

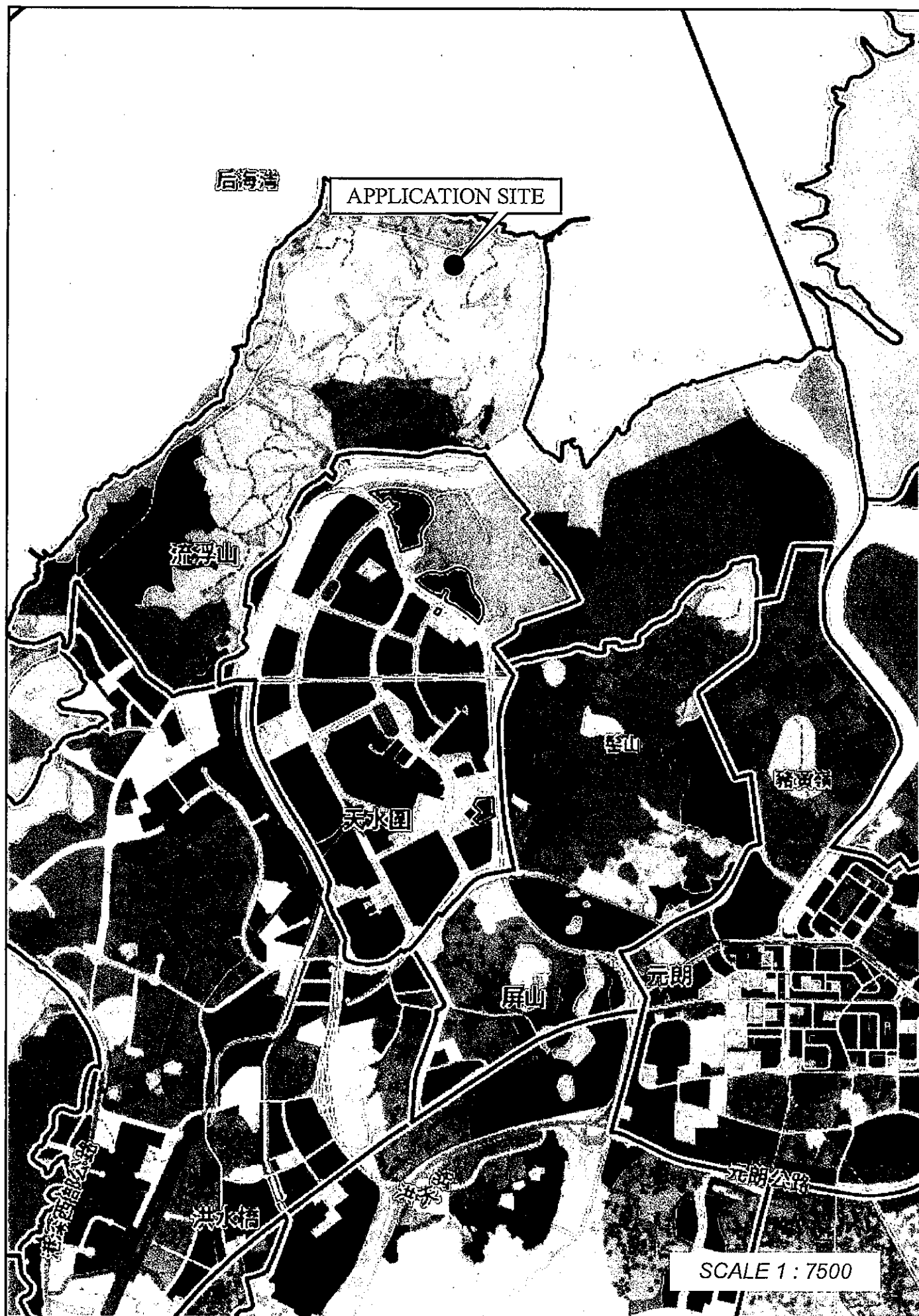
(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	2
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		11.42 % <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 <u>6</u> Private Car Parking Spaces 私家車車位 <u>6</u> 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) _____ _____	
	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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ 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）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
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 checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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。

場地大綱圖



The map is a topographic representation of a land area. It features contour lines indicating elevation, with labels such as 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000. The map also shows various land parcels, some of which are labeled with numbers like 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228,

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# 場地設計圖

## 構造物(1)

用途:涼棚  
建築物料:以金屬搭建  
高度:約4米  
層數:1層  
面積:約140平方米  
總樓面面積:約140平方米

## 構造物(2)

用途:避雨棚、儲物室、電錶房及洗手間  
建築物料:以金屬搭建  
高度:約4米  
層數:1層  
面積:約180平方米  
總樓面面積:約180平方米

耕作區  
行車路線  
SCALE 1:1000



## 申請理由

申請地點位於新界元朗流浮山丈量約份第 129 約地段第 280 號(部分)、第 281 號(部分)、第 283 號(部分)、第 286 號(部分)及毗連政府土地，面積約 2802 平方米 (包括約 204 平方米的政府土地)，由黃奕然提出申請，作擬議臨時康體文娛場所 (休閒農場) (為期 3 年)。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 的「綠化地帶」地帶內，共涉及四幅私人土地及部分政府土地。申請地點地型不規則，地勢平坦。場地共有兩個上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	140	140	4	1	金屬搭建	涼棚
TS2	180	180	4	1	金屬搭建	避雨棚、儲物室、 電錶房及洗手間

場地設有耕作區，面積約 1890 平方米，佔申請地點約 67.45% 土地。餘下面積約 592 平方米的土地，佔申請地點約 21.13% 土地。這未有設定範圍會用作流動空間，可作緩衝及車輛迴旋處，以便車輛有足夠空間供轉動及進行人流管制。流動空間即場地設計圖內的未有指示的空白部分，具緩衝及協調作用，可紓緩發展對環境的影響。

申請地點設有 6 個私家車泊車位 (每個面積 5 米 x 2.5 米)，作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口 (閘門) 設於場地西邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁深灣路，透過深灣路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

深灣路實況照片



行車通道實況照片



基於保安考慮，申請地點不歡迎閒雜車輛進入，進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對流浮山及附近交通構成壓力。

總括而言，申請地點的運輸工作並無迫切性，運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

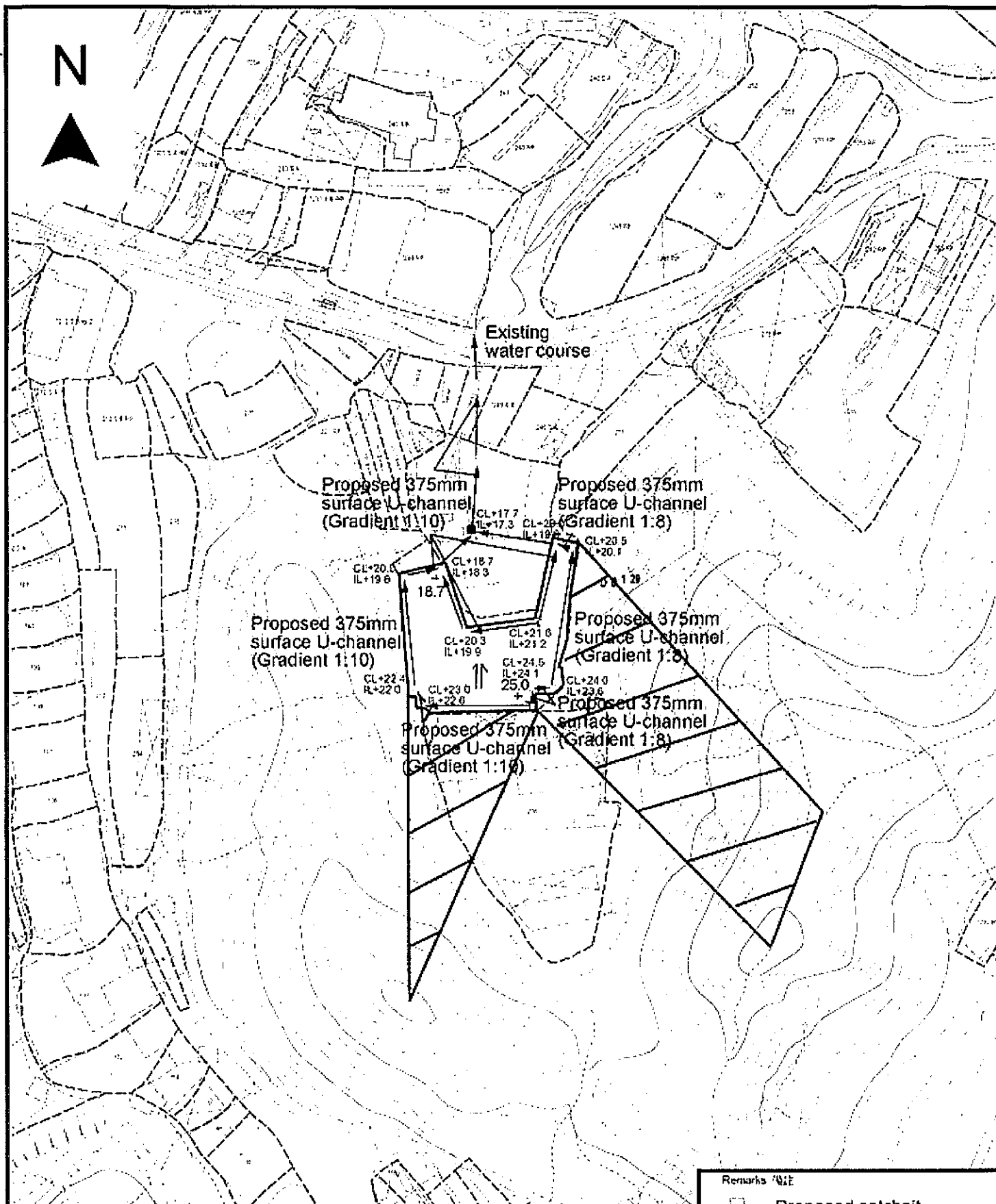
	星期一至六		
	私家車		
	入	出	每小時車輛出入次數

09:00 - 10:00	3	0	3
10:00 - 11:00	3	0	3
11:00 - 12:00	0	0	0
12:00 - 13:00	0	1	1
13:00 - 14:00	1	0	1
14:00 - 15:00	0	0	0
15:00 - 16:00	0	0	0
16:00 - 17:00	0	3	3
17:00 - 18:00	0	3	3
18:00 - 19:00	0	0	0
<p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p>			

申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 280 (Part), 281 (Part), 283 (Part), 286 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

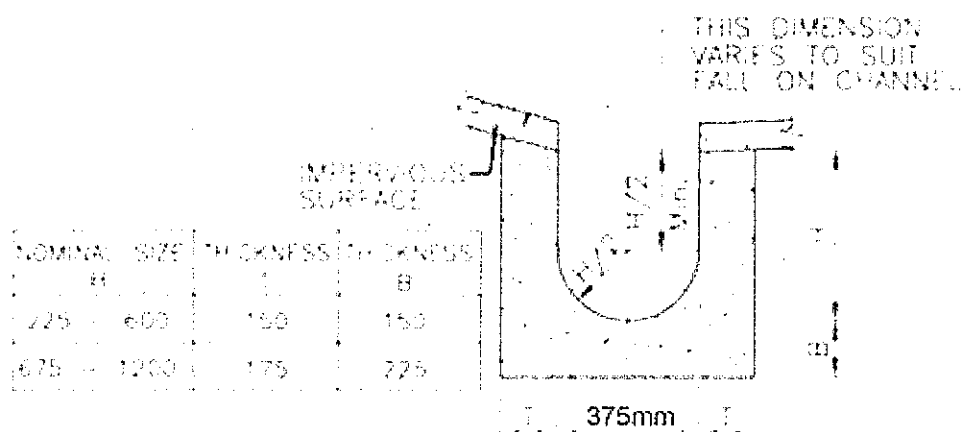
Figure 3

Remarks 備註:

- ☐ Proposed catchpit
- +25.0 Level (in mPD)
- ☐ Application site
- ☒ External catchment
- Flow of surface runoff
- ☒ Proposed catchpit with sand trap

Scale 比例尺:

1:2000



**DETAILS OF U-CHANNEL**  
 (REFERENCE FIG 8.11 OF  
 GEO TECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

Project No. 100

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 280 (Part), 281 (Part), 283 (Part), 286 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, N.T.

Drawing Title (S)

Details of Proposed Surface U-channel

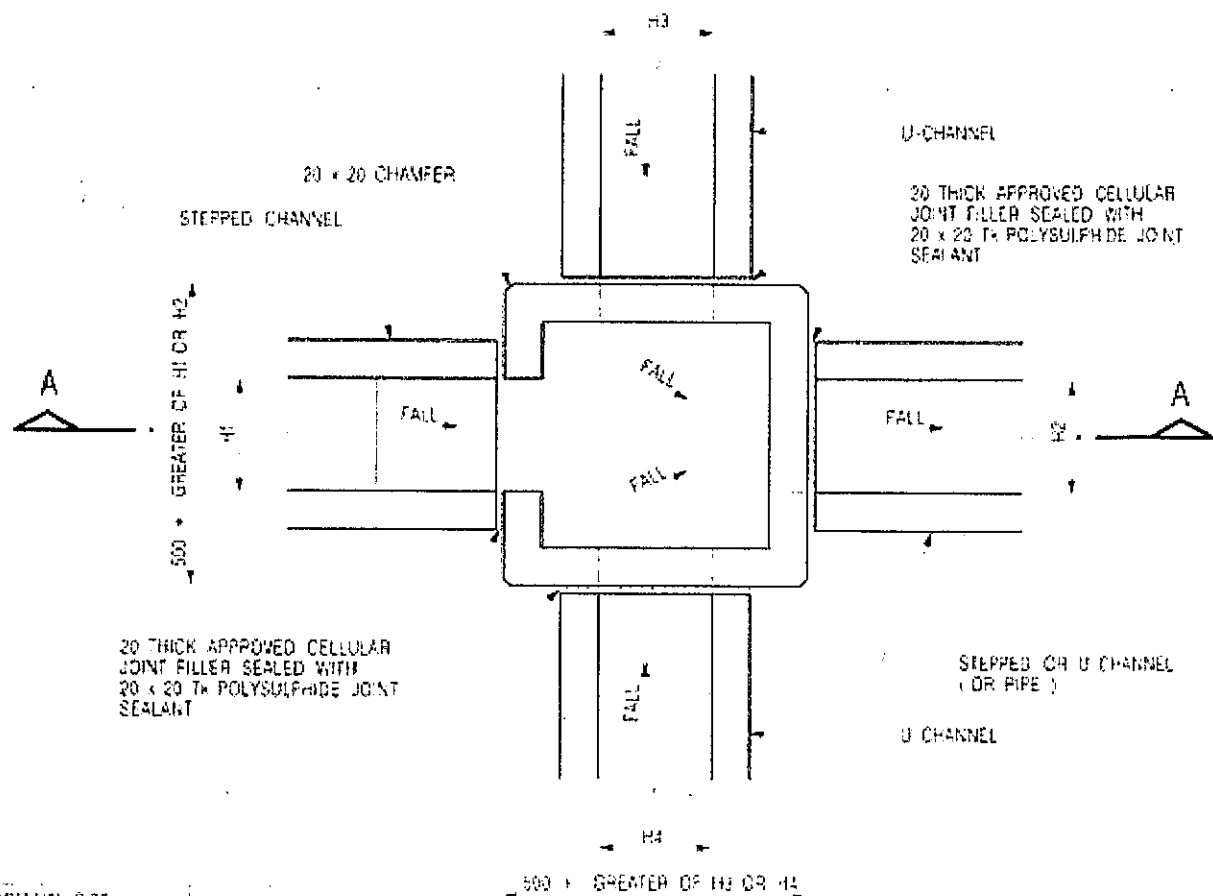
Drawing No.

Figure 4

Remarks (C)

Scale (S)

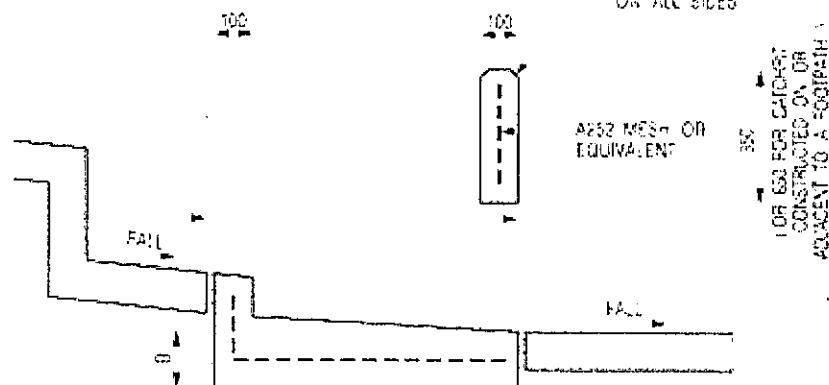
Not to scale



**PLAN**

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 TR POLYSULPHIDE JOINT SEALANT



**SECTION A - A**

**NOTES**

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. REFER TO SHEET 5 FOR OTHER NOTES

Project: H01/2/14

Drawing Title: 0011

Remarks: (C/D)

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 280 (Part), 281 (Part), 283 (Part), 286 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, N.T.

The Details of the Proposed Catchpit

Drawing No: 0011

Figure 5

Scale:

Not to scale



20 THICK APPROVED CELLULAR  
JOINT FILLER SEALED WITH  
20 x 20 Tk POLYSULPHIDE JOINT  
SEALANT

[illegible]

SECTION A - A

Not to scale

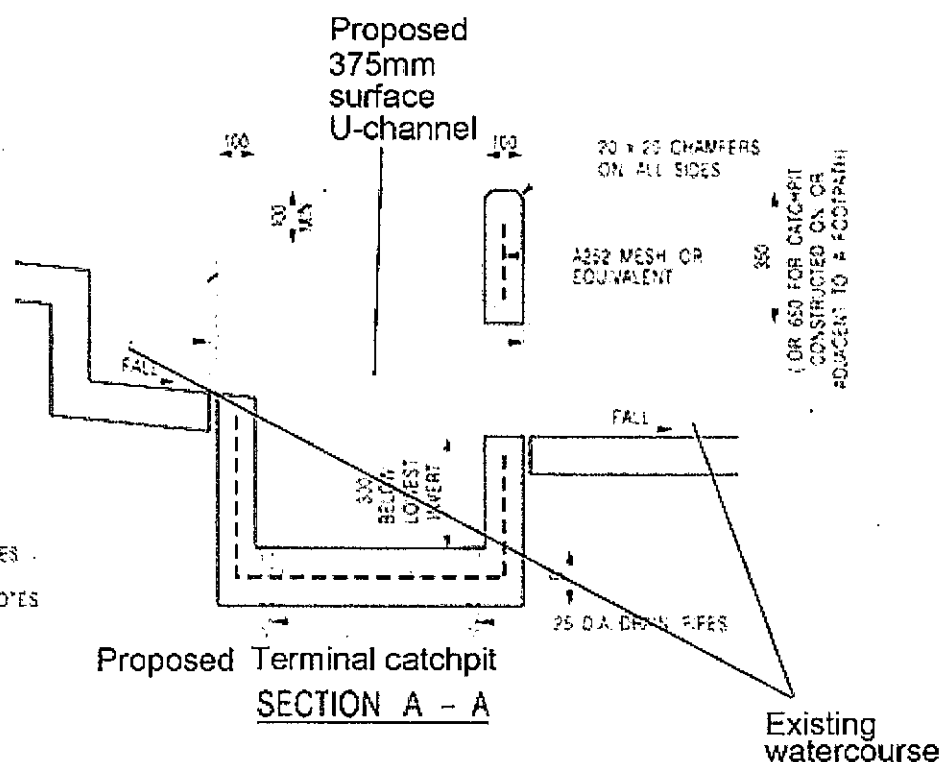


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

2E  
JK  
2E  
SE  
20 THICK APPROVED CELLULAR  
JOINT FILLER SEALED WITH  
20 x 20 T. POLYSULPHIDE JOINT  
SEALANT

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.



Project Ref: 1914.

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 280 (Part), 281 (Part), 283 (Part), 286 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, N.T.

Drawing Title (R1):

Connection Details  
between the Proposed  
375mm surface U-channel  
& the Existing Natural  
Drain

Drawing No. (R1):

Figure 7

Remarks (R1):

Scale (R1):

Not to scale

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years**

at

**Lots 280 (Part), 281 (Part), 283 (Part), 286 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, N.T.**

---

**Annex 1 Drainage Assessment**

1. Existing Situation

A. Site particulars

- 1.1 The subject site possesses an area of about 2,802m<sup>2</sup>.
- 1.2 The site is situated at a large piece of vacant land except that some temporary structures were found to the north and south. The land to the west and east is a knoll.
- 1.3 The proposed development is a hobby farm which conforms to the planning intention of the 'Green Belt' zone and it is a column 2 use. No site formation will be carried out. The application site is covered by soil which allows infiltration of stormwater.

B. Level and gradient of the subject site & proposed surface channel

- 1.4 The application site is sloping from south to north from about +25.0mPD to +18.7mPD.
- 1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.6 The level of the application is higher than the land to the north. (Figure 3) However, the land to the south and east of the application site commands a higher level. Under such circumstance, an external catchment is taken into account for the estimation of the size of the proposed surface channel at the application site.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.7 According to recent site inspection, there is an existing water course to the north of the application site (Figure 3).

## 2.1 Runoff Estimation for Drainage Channel at the Catchment 1

2.1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 12,600m<sup>2</sup>; (Figure 3)
- ii. The catchment is unpaved, it is assumed that the value of run-off co-efficient (k) is taken as 0.5.

$$\text{Difference in Land Datum} = 61.5\text{m} - 18.7\text{m} = 42.8\text{m}$$

$$L = 192\text{m}$$

$$\therefore \text{Average fall} = 42.8\text{m in } 192\text{m} \text{ or } 1\text{m in } 4.49\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [192 / (22.29^{0.2} \times 12,600^{0.1})]$$

$$t_c = 5.81 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 265 mm/hr

$$\text{By Rational Method, } Q_1 = 0.5 \times 265 \times 12,600 / 3,600$$

$$\therefore Q_1 = 463.75 \text{ l/s} = 27,825 \text{ l/min}$$

2.1.2 In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:8 and 1:15, the proposed 375mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site and adjacent external catchment.

### 3. Proposed Drainage Facilities

- 3.1 The proposed development is a hobby farm which conforms to the planning intention of the 'Green Belt' zone. No site formation will be carried out. The application site is covered by soil which allows infiltration of stormwater. The proposed development would neither change nor divert the flow of stormwater.
- 3.2 Subject to the above calculations, it is determined that 375mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (**Figure 3**).
- 3.3 The intercepted stormwater will be discharged to the existing water course to the north of the subject site. (**Figure 3**)
- 3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 3.5 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 3.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision surface channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
  - (d) Adequate space at the toe of the site hoarding, say, 10cm, will be provided for the unobstructed flow of stormwater.

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**Tracy Wing Sum LAW/PLAND**

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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2025年01月14日星期二 15:35  
收件者: Wilfred Ka Hing CHU/PLAND  
副本: Eric Chi Yeung CHIU/PLAND; Tracy Wing Sum LAW/PLAND  
主旨: 轉寄: A/YL-LFS/547補充資料  
附件: 場地大綱圖.pdf

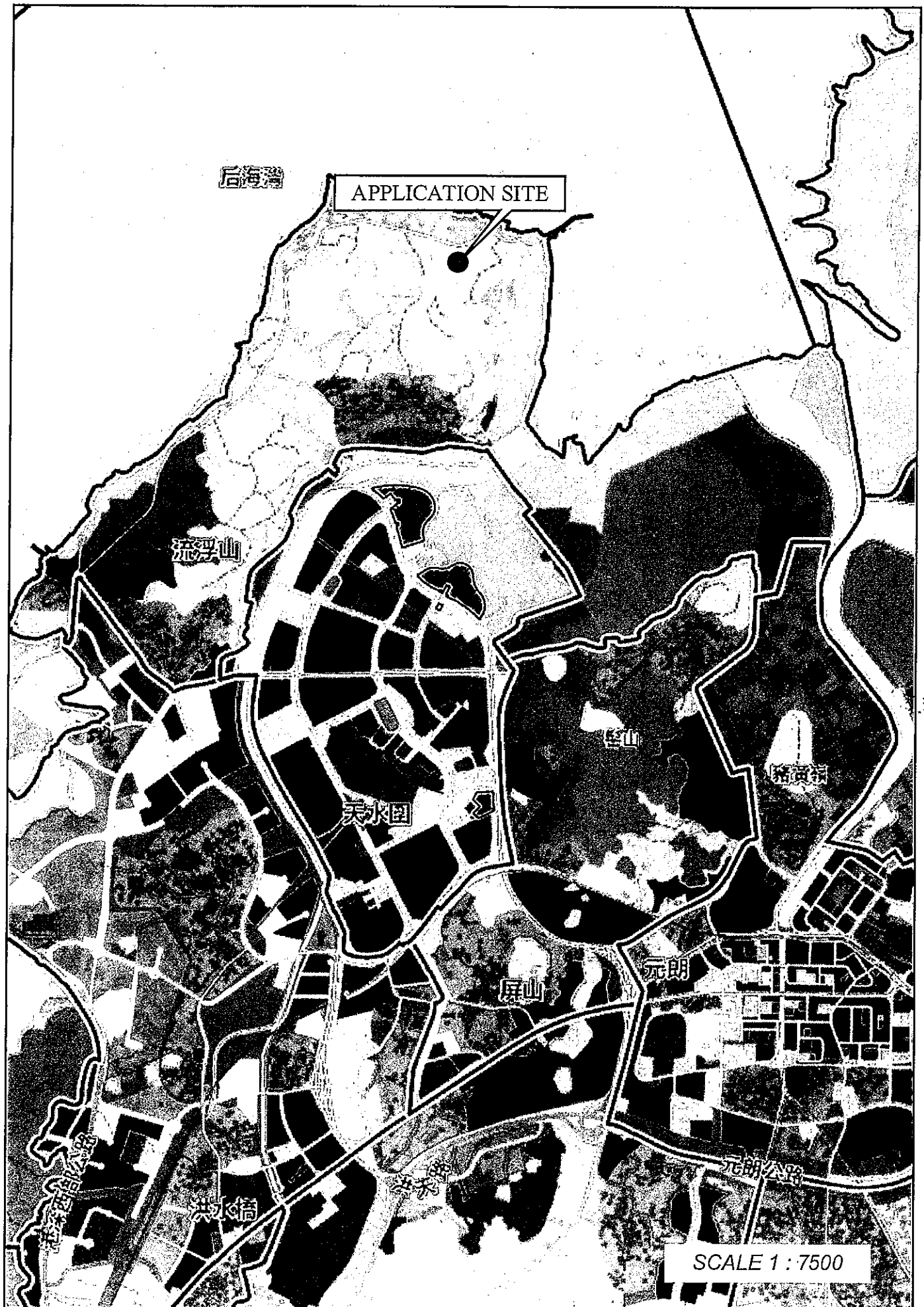
From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Tuesday, January 14, 2025 3:25 PM  
To: tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
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Subject: Fw: A/YL-LFS/547補充資料

From: [REDACTED]  
Sent: Tuesday, January 14, 2025 3:24 PM  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: Christina Ki Na LEE/PLAND <cknlee@pland.gov.hk>  
Subject: A/YL-LFS/547補充資料

敬啟者

就上述檔案，現更新有關場地大綱圖。

場地大綱圖



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**Christina Ki Na LEE/PLAND**

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寄件日期: 2025年01月16日星期四 15:10  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND  
主旨: A/YL-LFS/547補充資料  
  
類別: Internet Email

敬啟者

就上述檔案，現進行澄清。

場地是作臨時康體文娛場所（休閒農場），主要種植士多啤梨及白菜。種植範圍是於耕作區，面積約 1890 平方米，佔申請地點約 67.45% 土地。主要是附近村民營運及進行耕作，不會有商業用途，只作村民自給自足。場地每日有約有 10 個人次，最多可容納或招待約 20 人。

洗手間排污方面，場地洗手間是臨時式廁所，會有便槽，便槽底部空間供儲存糞便，儲存容量為 600 升。作業者會定期聘請專業技術人員進行吸糞工作，所有污水皆獨立儲存在流動洗手間內。洗手間污水不會排放到場內排水系統，故場地不需設置化糞池。





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**Christina Ki Na LEE/PLAND**

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寄件者:  
寄件日期: 2025年02月12日星期三 17:27  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND  
主旨: A/YL-LFS/547進一步資料  
附件: 場地設計圖.pdf  
  
類別: Internet Email

敬啟者

就上述檔案，現進行澄清。

首先，場地中的土地有部分為沙石及混凝土，場地申請作臨時康體文娛場所（休閒農場），因此申請人會以適合種植的泥土取代現場的沙石及混凝土。此外，此申請不涉及任何填泥的活動。

第二，構築物方面，構築物 1 用途為避涼棚，建築物料為金屬，高度約 4 米，層數為 1 層，面積約 140 平方米，總樓面面積約 140 平方米。構築物 2 用途為避雨棚、儲物室、電錶房及洗手間，建築物料為金屬，高度約 8 米，層數為 2 層，面積約 114 平方米，總樓面面積約 228 平方米。(可參閱場地設計圖)



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**Christina Ki Na LEE/PLAND**

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寄件者:  
寄件日期: 2025年02月21日星期五 18:18  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND  
主旨: A/YL-LFS/547補充資料  
附件: 場地設計圖.pdf  
  
類別: Internet Email

敬啟者

就上述檔案，現進行澄清。

首先，我們起初遞交的規劃申請中，構築物有 2 個。構築物 1 用途為避涼棚，建築物料為金屬，高度約 4 米，層數為 1 層，面積約 140 平方米，總樓面面積約 140 平方米。構築物 2 用途為避雨棚、儲物室、電錶房及洗手間，建築物料為金屬，高度約 4 米，層數為 1 層，面積約 180 平方米，總樓面面積約 180 平方米。

及後，我們於 2 月 12 日遞交進一步資料作澄清，場地構築物還是有 2 個，構築物 1 用途為避涼棚，建築物料為金屬，高度約 4 米，層數為 1 層，面積約 140 平方米，總樓面面積約 140 平方米。構築物 2 用途為避雨棚、儲物室、電錶房及洗手間，建築物料為金屬，高度約 8 米，層數為 2 層，面積約 114 平方米，總樓面面積約 228 平方米。(可參閱場地設計圖)

於 2 月 12 日提交的資料是準確的，是根據現場環境即現有構築物作改動的，所有設計圖上的構築物均為現有構築物，不需重建。

另外，洗手間排污方面，場地洗手間是臨時式廁所，會有便槽，便槽底部空間供儲存糞便，儲存容量為 600 升。作業者會定期聘請專業技術人員進行吸糞工作，所有污水皆獨立儲存在流動洗手間內。洗手間污水不會排放到場內排水系統，故場地不需設置化糞池。有關洗手間的便槽位置可參閱場地設計圖中啡色方格位置。

# 場地設計圖

## 構造物(1)

用途: 涼棚

建築物料: 以金屬搭建

高度: 約4米

層數: 1層

面積: 約140平方米

總樓面面積: 約140平方米

## 構造物(2)

用途: 避雨棚、儲物室、電錶房及洗手間

建築物料: 以金屬搭建

高度: 約8米

層數: 2層

面積: 約114平方米

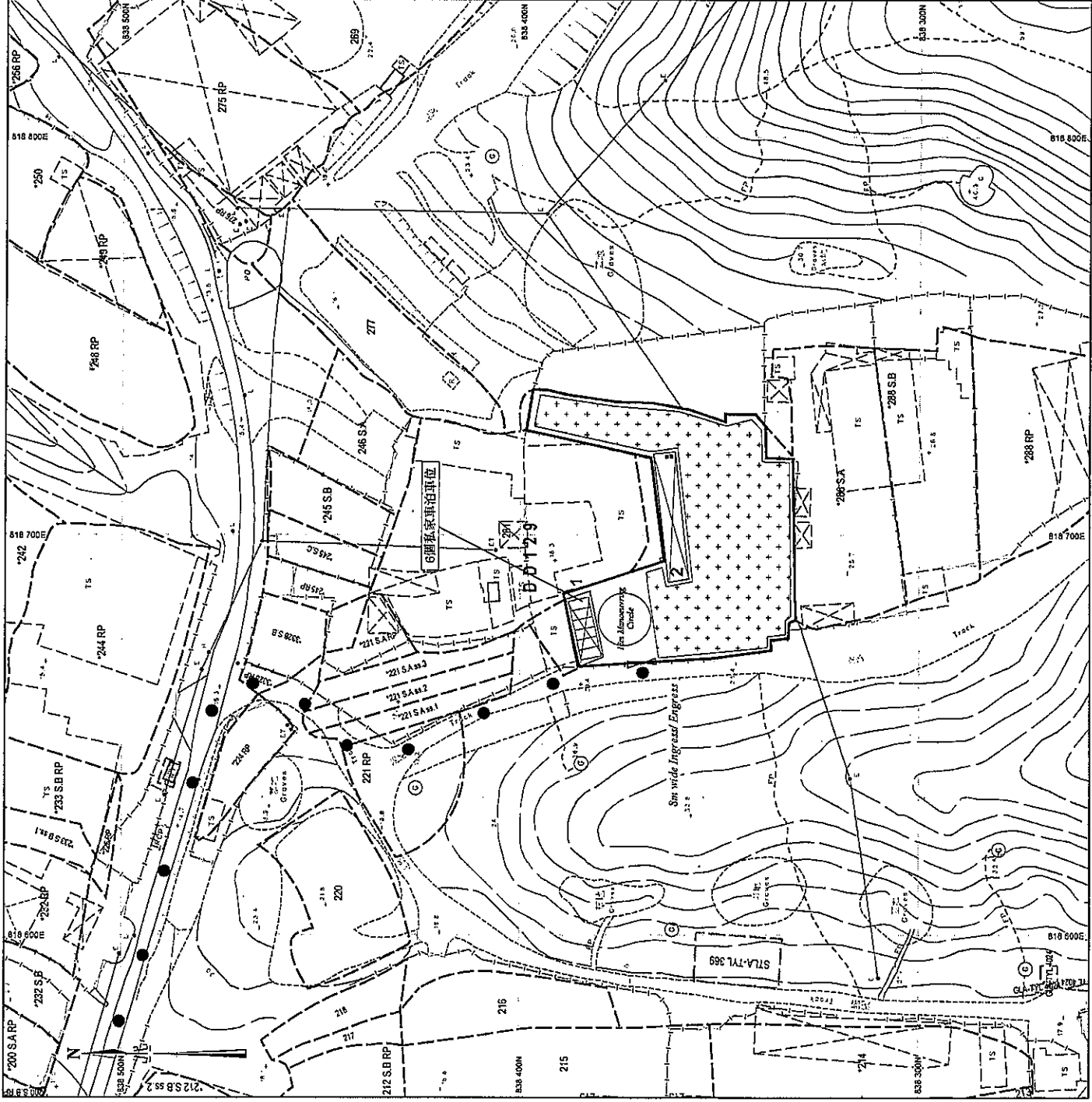
總樓面面積: 約228平方米

洗手間便槽位置

耕作區

行車路線

SCALE 1 : 1000



**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 “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.
- (c) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (d) 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.
- (e) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (f) 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.
- (g) Any proposed development on a slope or hillside should not adversely affect slope stability.



**Extract of Town Planning Board Guidelines for  
Application for Development within Deep Bay Area  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 12C)**

According to Town Planning Board Guidelines for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (TPB PG-No. 12C), the Site falls within the Wetland Buffer Area (WBA).

The main planning criteria are as follows:

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (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 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 (EcoIA) 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**

**Approved Application**

	<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/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a period of 3 Years	GB	24.9.2021

**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 Application**

	<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/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)
2	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	6.11.2020 (Revoked on 28.6.2022)
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/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.12.2021 (Revoked on 24.3.2023)
5	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	9.9.2022
6	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)
4	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)
5	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)
6	A/YL-LFS/531	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	25.10.2024	(1) & (2)
7	A/YL-LFS/543	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	GB	10.1.2025	(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):

- (a) He has no adverse comment on the application.
- (b) The application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots 280, 281, 283 and 286 in D.D.129 (OSALs) 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.
- (c) No permission is given for occupation of GL (about 204m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap.28.
- (d) The Lot 283 in D.D.129 within the Site is covered by a Short Term Waiver (STW) of the STW No. 5389 for temporary place of recreation, sports or culture (hobby farm).
- (e) The applicant should note his advisory comments at **Appendix VI**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) No environmental complaints pertaining to the Site were received in the past three years.
- (c) The applicant should note his advisory comments at **Appendix VI**.

**3. Landscaping**

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

- (a) She has no comment to the application from landscape planning perspective.
- (b) According to the aerial photo of 2023, the Site is situated in area of rural landscape predominated by temporary structures, graveyard and woodland. From the site photos taken on 17.1.2025, the northern portion of the Site was occupied by temporary structure, the remaining areas within the Site were covered with bare soil surface and wild grasses. Moreover, the same proposed temporary place of recreation, sports or culture (hobby farm)(i.e. Application No. A/YL-LFS/408) and the same location as the current planning application was approved by the Town Planning Board (the Board) on 24.9.2021. Similar approved temporary place of recreation, sports or culture (hobby farm) under planning applications No. A/YL-LFS/380 and 475 were recorded in same "GB" zone.

- (c) According to the “場地設備圖” and the attached email dated 16.1.2025, noting “...種植範圍是於耕種區, 面積約 1890 平方米, 佔申請地點約 67.5%土地...” and the applicant claimed that no filling of land will be carried out at the Site, she has no comment on the application from the landscape planning perspective.

#### 4. 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.
- (c) The applicant shall be liable for any adverse drainage impact due to his/her proposed development.

#### 5. Traffic

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

- (a) He has no objection in principle to the application from the highways maintenance point of view.
- (b) The applicant should note his advisory comments at **Appendix VI**.

#### 6. 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 VI**.

#### 7. 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 structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix VI**.

## 8. Agricultural and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) He has no comment on the application from agricultural perspective.
- (b) Although the site falls within the Wetland Buffer Area, the Site is partly paved and no wetlands were identified. Besides, it is far away from the Wetland Conservation Area and he has no adverse comments on the application.
- (c) The applicant should note his advisory comments at **Appendix VI**.

## 9. Food and Environmental Hygiene

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

- (a) He has no comment on the application from food and environmental hygiene perspective.
- (b) The applicant should note his advisory comments at **Appendix VI**.

## 10. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation", which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments at **Appendix VI**.

## 11. 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) Director of Electrical and Mechanical Services (DEMS);
- (c) Commissioner for Transport (C for T);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD); and
- (g) Commissioner of Police (C of P).





**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) failure to reinstate the application site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) 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 subject lots and the occupation of the Government Land and apply for modification of STW No. 5389 where appropriate. The application(s) for STW and STT, and application for modification of STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and/or STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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; and
  - (ii) it is noted that “staff resting area” is proposed in the Site. The applicant should be reminded that no STW/STT application to permit structure for domestic purpose will be considered according to their prevailing policy. LandsD reserves the right to take enforcement action against such domestic purpose structures in the Site, if any;
- (d) 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement should be commented by TD. Adequate drainage measures shall be provided to prevent surface water running from the application 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;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the proposed temporary place for a hobby farm located within the Deep Bay Buffer Zone 1 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 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;

- (ii) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
  - (iii) to avoid the use of public announcement system, portable louder or any form of audio amplification system on the Site;
  - (iv) 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 EPD'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; and
  - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the ground to the east, south and west of the Site is significantly higher. According to the topography around the Site, the external catchment area shall be greater than the one adopted in the submitted hydraulic calculation. The applicant should update hydraulic calculation and Section C in Annex 1 of the submission. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;
  - (ii) flow direction of the proposed surface channels at the southeast of the Site was not clearly indicated on the submitted drainage plan. Also, the proposal should indicate how the runoff (the flow direction) from the adjacent areas would be discharged to the proposed drainage system. The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the application;
  - (iii) since there is no record of the said discharge path, the applicant should provide site photos to demonstrate the presence and reflect condition of the existing drainage system;
  - (iv) in the submitted hydraulic calculation, 265 mm/hr was adopted as design rainfall intensity. The applicant should clarify the design rainfall intensity adopted in the submitted calculation. The newly promulgated Stormwater Drainage Manual – Corrigendum shall be considered and storm constants of Hong Kong Observatory (HKO) Headquarters shall be adopted in the hydraulic calculation;

- (v) the applicant should clarify flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75m/s to 3.0 m/s;
  - (vi) the proposed development should either obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc. Where walls or hoarding are erected along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the Site;
  - (vii) the existing watercourse, to which the applicant proposes to discharge the stormwater from the Site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer/Yuen Long, Home Affairs Department should be consulted;
  - (viii) the applicant is required to rectify the drainage system if they are found to be inadequate 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;
  - (ix) the applicant should consult DLO/YL and seek consent from the relevant owners for drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
  - (x) catchpit should be provided at where a proposed surface channel change direction. Figure 7 was not a proper detail for connection for the proposed catchpit (with sand trap) and the existing watercourse mentioned in the proposal. The applicant should review the connection details. Sand trap or provision alike should be provided before the collected runoff is discharged out of the Site. The applicant should clarify invert level of the existing watercourse mentioned in the submitted proposal. Consideration should be given to provide grating for the surface channels;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) 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;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - (ii) under the Food Business Regulation, Cap. 132X, a food business licence is

required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a fresh provision shop, etc). A Fresh Provision Shop Licence will be required in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. In case that the farm product sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), FSD and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iii) proper licence issued by his Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, PPE Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. The proposed application should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (j) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
  - (i) it is noted that two structures are proposed in the application. 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 unauthorized building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed 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) 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 building plan submission stage;

- (iv) 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;
- (v) 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

