

This document is received on 25 OCT 2023
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

2302748

18.10.2023

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 - PN / 73.
	Date Received 收到日期	25 OCT 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 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)

YANG Kerwan Christine
楊其韻

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)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

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)	Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories
(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 1,557 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 795 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	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (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
03/10/2023 (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 03/10/2023 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities for a period of 3 years (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	..... 762 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 795 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 9	
Proposed domestic floor area 擬議住用樓面面積	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 795 .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 795 .....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Refer to Plan 3 and Appendix I

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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 1
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 10 a.m. to 6 p.m. daily (including Sundays and public holidays)																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Nim Wan Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																					
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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 <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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></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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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) 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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div style="margin-bottom: 10px;"> <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）。

Refer to Appendix I

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

Lau Tak Francis

Planning Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ 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

MRTPI, FRICS, RPS(GP)

Others 其他



on behalf of

代表

Goldrich Planners and Surveyors Limited

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

Date 日期

12/10/2023

(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	Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories
Site area 地盤面積	1,557 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	Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
Zoning 地帶	"Agriculture" ("AGR")
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	Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities for a period of 3 years

(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	795 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.51 <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	9	
(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	3-6 <input checked="" type="checkbox"/> About 約 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	51 % <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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Swept Path Analysis & Plan showing public transport services</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input 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"/>
<hr/> <hr/>		
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。

Executive Summary

1. The application site (the Site) is on Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories.
2. The site area is about 1,557 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.
4. The applied use is ‘Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities’ for a period of 3 years. According to the covering Notes of the OZP, the provision of plant nursery is always permitted within the boundary of the OZP; temporary use or development of any land or building not exceeding a period of 3 years within the “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 9 nos. of single-storey temporary structures with building height of 3-6 m are proposed for greenhouses for plant showroom and plant nursery, temperature-controlled facilities for seed germination and storage of seeds and flowers, and other ancillary uses. The gross floor area is about 795 m².
6. Operation hours are from 10 a. m. to 6 p. m. daily (including Sundays and public holidays).
7. Potential adverse impacts to the surrounding areas arising from the proposed development are not anticipated.
8. The proposed development provides job opportunities and promotes agricultural activities in the area.

行政摘要

1. 申請地點位於新界元朗白泥丈量約份第 135 約地段第 60 號 C 分段（部份）。
2. 申請地點的面積為大約 1,557 平方米，申請地點範圍不包括任何政府土地。
3. 申請地點在《上白泥及下白泥分區計劃大綱核准圖編號 S/YL-PN/9》上劃為「農業」地帶。
4. 申請用途為「擬議臨時商店及服務行業（植物陳列室）及植物苗圃連附屬設施」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，「植物苗圃」在分區計劃大綱圖涵蓋範圍內的土地上屬於經常准許的用途；而在「農業」地帶的任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點擬議提供 9 個單層臨時構築物（高度約 3-6 米）作植物陳列室及植物苗圃之溫室、種子和花卉貯藏及種子發芽之恆溫設備及其他附屬用途，總樓面面積為大約 795 平方米。
6. 營運時間為每日上午 10 時至下午 6 時（包括星期日及公眾假期）。
7. 預期擬議發展不會對鄰近地區帶來潛在不良影響。
8. 擬議發展提供工作機會及促進地區農業活動。

Justifications

Applied Use

1. The applied use is ‘Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities’ for a period of 3 years.

Location and Site Area

2. The application site (the Site) comprises Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road via a local access (**Plans 1 and 2**).
3. The site area is about 1,557 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, the provision of plant nursery is always permitted within the boundary of the OZP. Meanwhile, with reference to the Definition of Terms (DoT) promulgated by the Town Planning Board (the Board), ‘Plant Nursery’ is also subsumed under ‘Agricultural Use’, a Column 1 use within the “AGR” zone on the OZP which is always permitted.
7. According to the Notes of the OZP, although ‘Shop and Services’ is neither a Column 1 nor 2 use within the “AGR” zone, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board notwithstanding that the use or development is not provided for in terms of the OZP.
8. Provided that the structures of the proposed development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

9. The following table summarises the details of the proposed structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey	
1	Greenhouse <i>Area A: Plant nursery</i> <i>Area B: Plant showroom</i>	225 - 135 - 90	225 - 135 - 90	6	1	
2	Greenhouses for plant nursery	225	225			
3		225	225			
4	Meter room	30	30	3		
5	Temperature-controlled	15	15			
6	storage of seeds/flowers	15	15			
7	Temperature-controlled	15	15			
8	germination room	15	15			
9	Storage of farm tools and fertilisers	30	30			
Total		<u>795</u>	<u>795</u>			

10. The proposed greenhouses (Structure Nos. 1, 2 and 3) will be used as plant showroom and plant nursery for flower cultivation, with ancillary facilities such as storage of farm tools and fertilisers, temperature-controlled facilities for seed germination and storage of seeds and flowers. Species of flowers to be cultivated include orchid, tulip, lily, etc., which would primarily be supplied to local flower markets.
11. The area for plant showroom within the greenhouse in Structure No. 1 serves to display and provide rooms for storage of the produce cultivated in the plant nursery. Customers could select and place order for bulky purchase.
12. Operation hours are from 10 a. m. to 6 p. m. daily (including Sundays and public holidays).
13. About 4 nos. of staff will work at the proposed plant showroom and plant nursery.
14. Customers are required to make prior appointment before visiting the Site. No parking space will be provided for customers.
15. The hard paving within the Site had existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7.
16. 1 no. of parking space for light goods vehicle (LGV) is proposed for staff use and daily operation of the proposed development. Sufficient space is provided for vehicle manoeuvring (**Plan 4**).

Planning Gain

17. The proposed development provides job opportunities and promotes agricultural activities in the area.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The proposed development only involves the erection of single-storey temporary structures. Whilst the proposed plant nursery is regarded as agricultural use under DoT and is in line with the planning intention of the “AGR” zone, the proposed plant showroom is directly related to the plant nursery use and is not incompatible with surrounding land uses comprising open storage yards, temporary residential dwellings and fish ponds. No clearance of natural vegetation and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

19. The trip attraction and generation rates are expected as follows:

Time	No. of Trips	
	Generations	Attractions
10:00 – 11:00	0	0
11:00 – 12:00	1	0
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	0	1
16:00 – 17:00	0	0
17:00 – 18:00	0	0
Total Trips	<u>2</u>	<u>2</u>

20. A vehicular access (8 m in width) is provided at the northern part of the Site. A parking space for LGV is proposed within the Site for staff use and daily operation of the proposed development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site. No parking, reversing or turning of vehicles on public road is expected (**Plan 4**).
21. Prior booking will be required for customers visiting the Site. Given that no visitor parking spaces will be provided at the Site, visitors are expected to get access to the proposed development by public transport. Green minibus (GMB) service is available at a distance of about 350 m to the northeast of the Site. The walking time to the nearest GMB stop (Sheung Pak Nai) is about 4 minutes (**Plan 5**).

22. In view of the low trip attraction and generation rates, adverse traffic impacts arising from the proposed development to the adjacent area and road network are not expected.

Environment

23. The applicant will follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

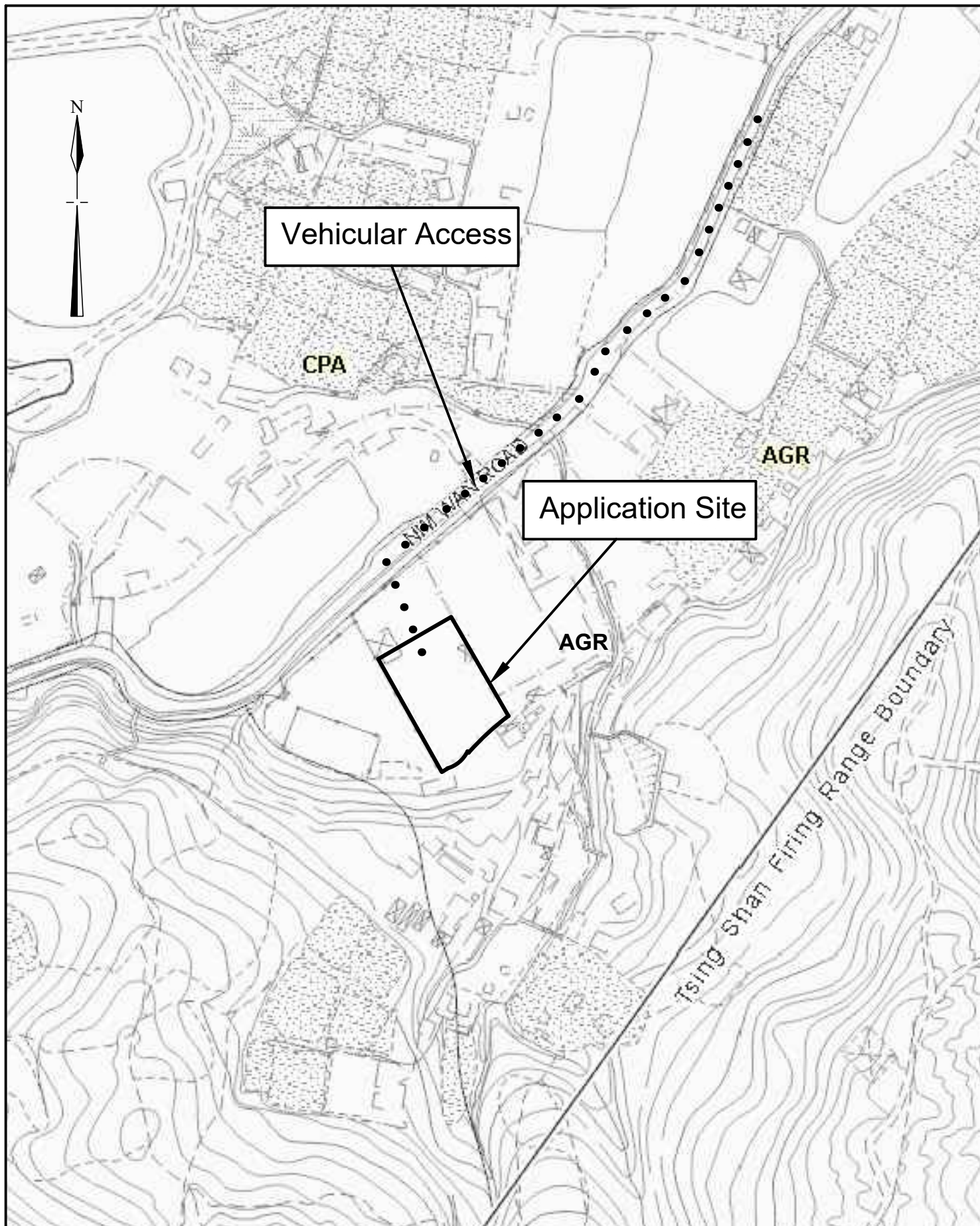
Drainage

25. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department (DSD).

Heritage Conservation

26. The Site is situated within the Sheung Pak Nai Site of Archaeological Interest. Given that the proposed development does not involve any ground excavation and/or site formation work, no adverse impacts to the archaeological interest arising from the proposed development are anticipated.
27. If drainage facilities at the Site are deemed required by DSD, the Antiquities and Monuments Office would be notified of the relevant drainage proposal before the implementation work.

- End -



Extracted from Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9

1:500

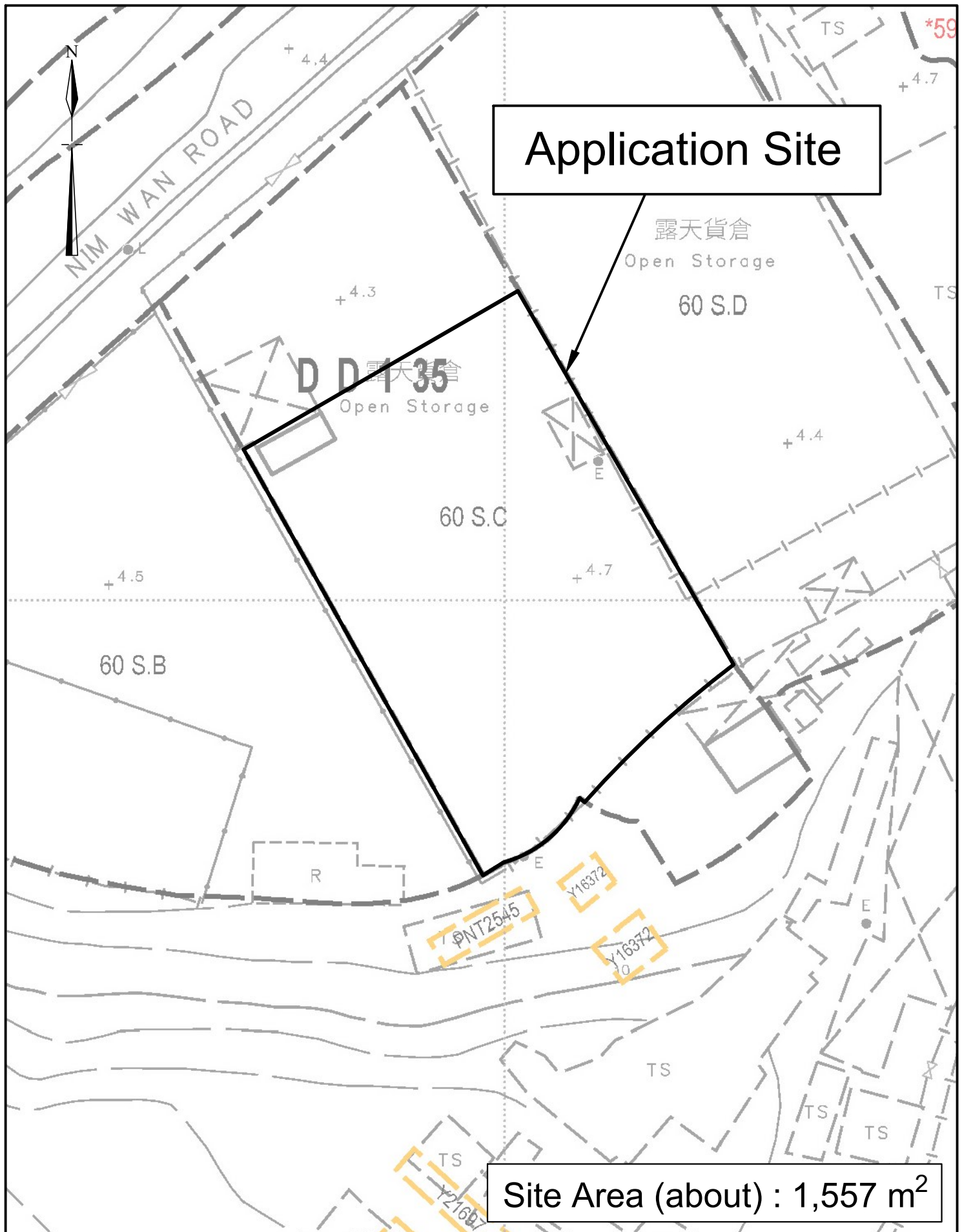
Location Plan

Goldrich Planners &
Surveyors Ltd.

August 2023



Lot 60 S.C (part) in D.D. 135
Pak Nai, Yuen Long, New Territories

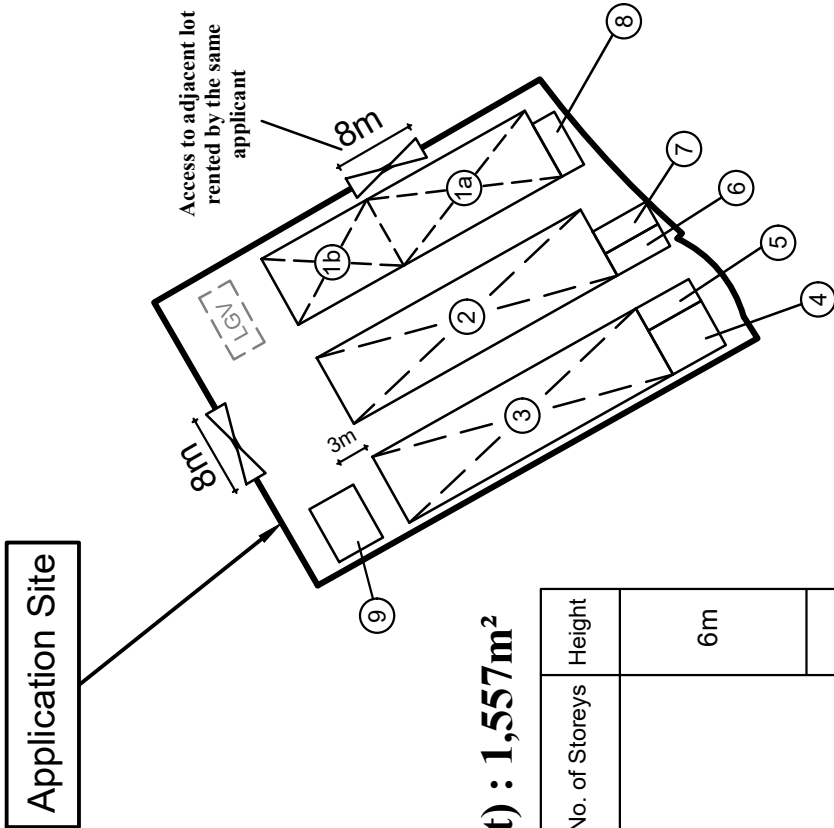
Plan 1
(P 23036)



1:500	Lot Index Plan Lot 60 S.C (part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
August 2023		Plan 2 (P 23036)

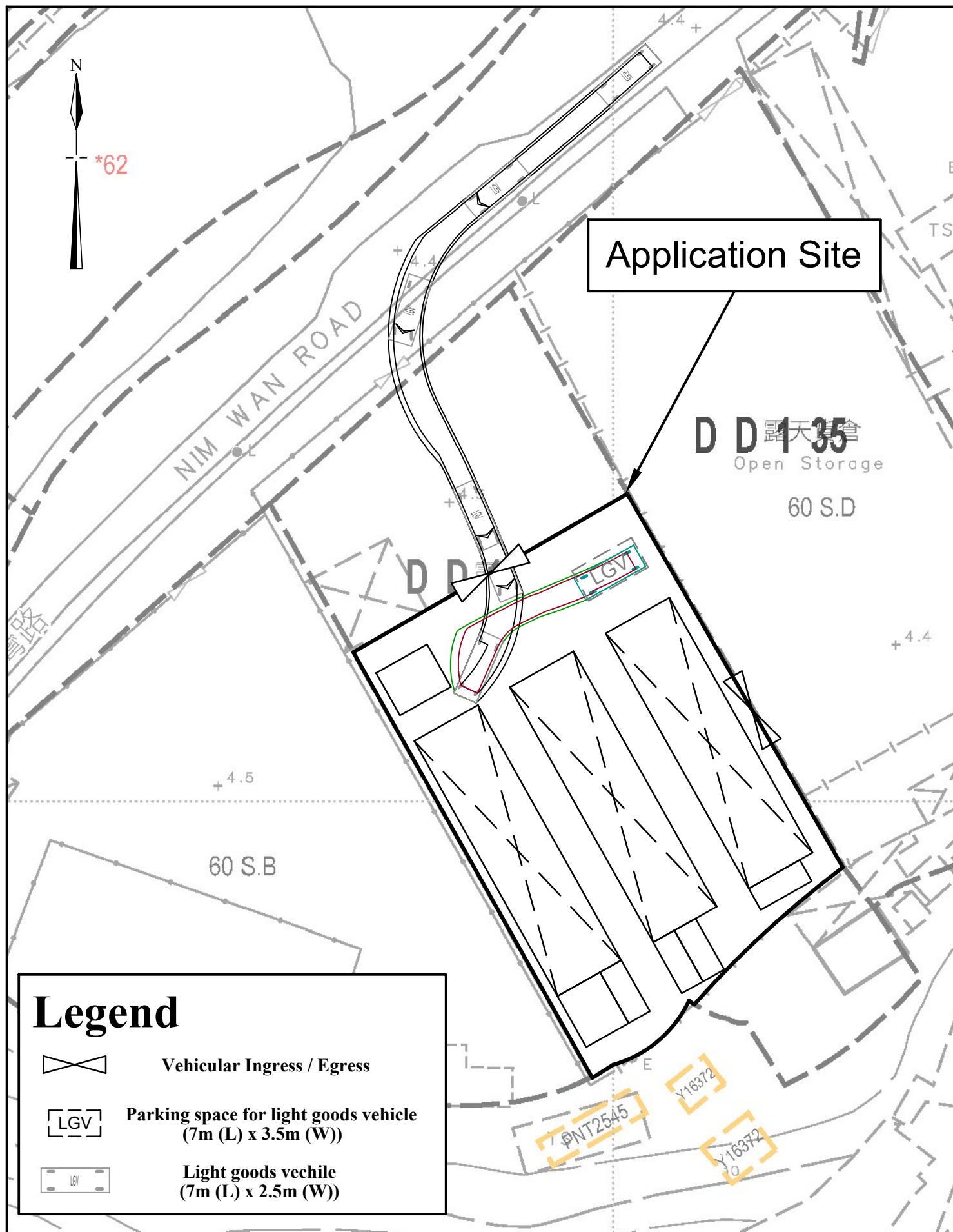
Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Site Area (about) : 1,557m²

No.	Use / Structure	Floor Area (about)	Covered Area (about)	No. of Storeys	Height
1	a Plant nursery	135m ²	135m ²	1	6m
	b Plant showroom	90m ²	90m ²		
2	Greenhouses for plant nursery	225m ²	225m ²		3m
3		225m ²	225m ²		
4	Meter room	30m ²	30m ²		
5	Temperature-controlled storage of seeds/flowers	15m ²	15m ²	1	3m
6		15m ²	15m ²		
7	Temperature-controlled germination room	15m ²	15m ²		
8		15m ²	15m ²		
9	Storage of farm tools and fertilisers	30m ²	30m ²	1	3m
Total Area :		795m ²	795m ²		



1:500

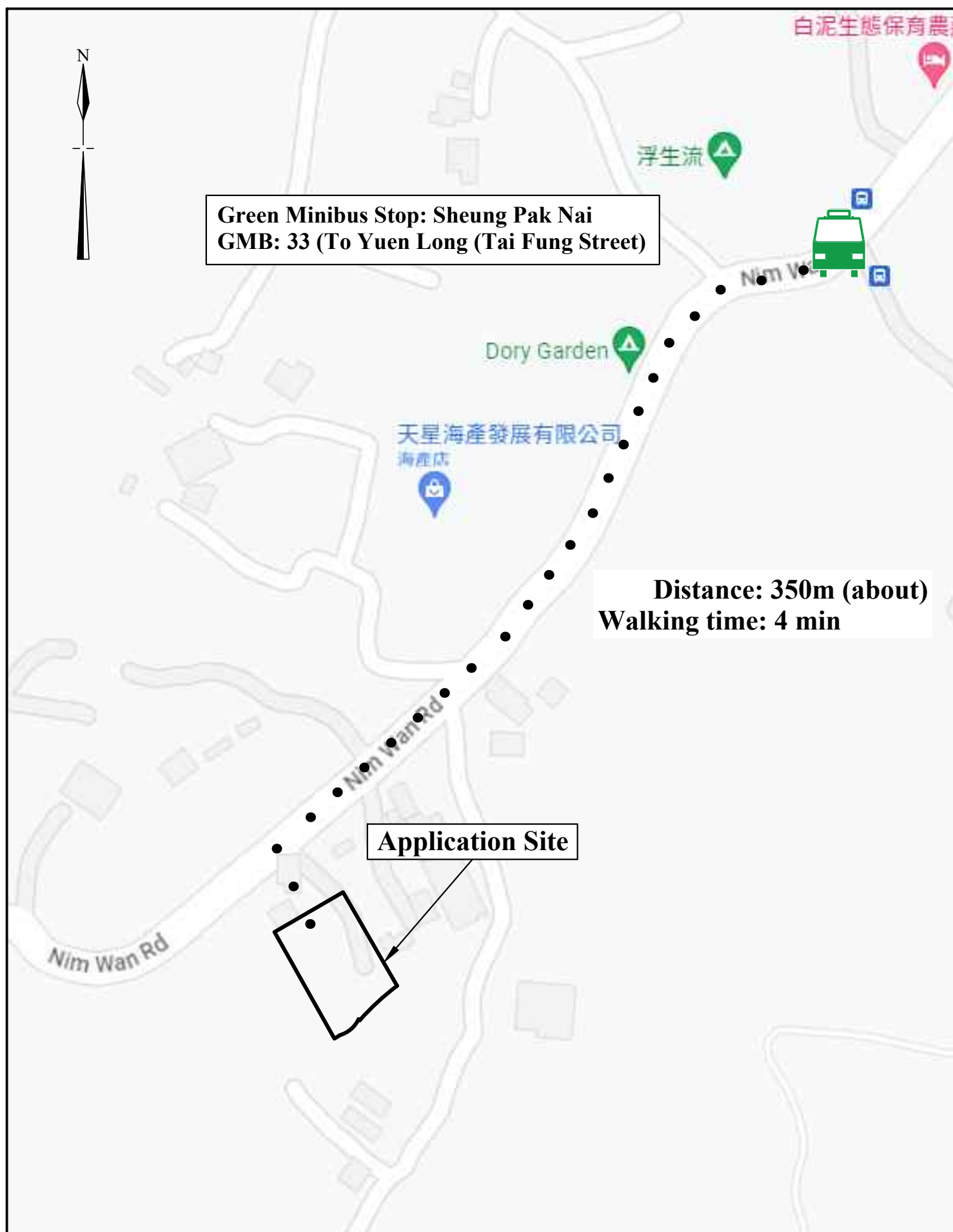
Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

September 2023

Lot 60 S.C (part) in D.D. 135
Pak Nai, Yuen Long, New Territories

Plan 4
(P 23036)



N.T.S	Plan Showing Nearest Public Transport Services	Goldrich Planners & Surveyors Ltd.
August 2023	Lot 60 S.C (part) in D.D. 135 Pak Nai, Yuen Long, New Territories	Plan 5 (P 23036)

Justifications

(revised on 2.11.2023)

Applied Use

1. The applied use is ‘Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities’ for a period of 3 years.

Location and Site Area

2. The application site (the Site) comprises Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories. The Site is accessible from Nim Wan Road via a local access (**Plans 1 and 2**).
3. The site area is about 1,557 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan (OZP) No. S/YL-PN/9.
5. The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, the provision of plant nursery is always permitted within the boundary of the OZP. Meanwhile, with reference to the Definition of Terms (DoT) promulgated by the Town Planning Board (the Board), ‘Plant Nursery’ is also subsumed under ‘Agricultural Use’, a Column 1 use within the “AGR” zone on the OZP which is always permitted.
7. According to the Notes of the OZP, although ‘Shop and Services’ is neither a Column 1 nor 2 use within the “AGR” zone, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board notwithstanding that the use or development is not provided for in terms of the OZP.
8. Provided that the structures of the proposed development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

9. The following table summarises the details of the proposed structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Greenhouse <i>Area A: Plant nursery</i> <i>Area B: Plant showroom</i>	225 - 135 - 90	225 - 135 - 90	6	1
2	Greenhouse <i>Area A: Plant nursery</i> <i>Area B: Plant showroom</i>	225 - 135 - 90	225 - 135 - 90		
3	Greenhouse <i>Area A: Plant nursery</i> <i>Area B: Plant showroom</i>	225 - 135 - 90	225 - 135 - 90		
4	Meter room	30	30	3	
5	Temperature-controlled	15	15		
6	storage of seeds/flowers	15	15		
7	Temperature-controlled	15	15		
8	germination room	15	15		
9	Storage of farm tools and fertilisers	30	30		
Total		<u>795</u>	<u>795</u>		

10. The proposed greenhouses (Structure Nos. 1, 2 and 3) will be used as plant showroom and plant nursery for flower cultivation, with ancillary facilities such as storage of farm tools and fertilisers, temperature-controlled facilities for seed germination and storage of seeds and flowers. Species of flowers to be cultivated include orchid, tulip, lily, etc., which would primarily be supplied to local flower markets and individuals.
11. The proposed plant showroom is mainly for wholesale purpose, which will display plant samples and provide rooms for storage of plant stocks cultivated in the nursery. The plant showroom will be open for customers to select and place order for bulk purchase. Customers could also purchase small amount of plants on site. Delivery service for bulk purchase could be arranged upon customers' request.
12. The remaining open space will be used as outdoor plant showcase area and vehicle manoeuvring space.
13. Operation hours are from 10 a. m. to 6 p. m. daily (including Sundays and public holidays).
14. About 4 nos. of staff will work at the proposed plant showroom and plant nursery.
15. Customers are required to make prior appointment before visiting the Site.

16. The hard paving within the Site had existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/7.
17. 1 no. of parking space for light goods vehicle (LGV) is proposed for daily operation of the proposed development. Sufficient space is provided for vehicle manoeuvring (**Plan 4**).

Planning Gain

18. The proposed development provides job opportunities and promotes agricultural activities in the area.

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The proposed development only involves the erection of single-storey temporary structures. Whilst the proposed plant nursery is regarded as agricultural use under DoT and is in line with the planning intention of the “AGR” zone, the proposed plant showroom is directly related to the plant nursery use and is not incompatible with surrounding land uses comprising open storage yards, temporary residential dwellings and fish ponds. No clearance of natural vegetation and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

20. The trip attraction and generation rates are expected as follows:

Time	No. of Trips	
	Generations	Attractions
10:00 – 11:00	0	0
11:00 – 12:00	1	0
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	0	1
16:00 – 17:00	0	0
17:00 – 18:00	0	0
Total Trips	<u>2</u>	<u>2</u>

21. A vehicular access (8 m in width) is provided at the northern part of the Site. A parking space for LGV is proposed within the Site for staff use and daily operation of the proposed development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site. No parking, reversing or turning of vehicles on public road is expected (**Plan 4**).

22. Prior booking will be required for customers visiting the Site. Given that no visitor parking spaces will be provided at the Site, visitors are expected to get access to the proposed development by public transport. Green minibus (GMB) service is available at a distance of about 350 m to the northeast of the Site. The walking time to the nearest GMB stop (Sheung Pak Nai) is about 4 minutes (**Plan 5**).
23. In view of the low trip attraction and generation rates, adverse traffic impacts arising from the proposed development to the adjacent area and road network are not expected.

Environment

24. The applicant will follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

26. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department (DSD).

Heritage Conservation

27. The Site is situated within the Sheung Pak Nai Site of Archaeological Interest. Given that the proposed development does not involve any ground excavation and/or site formation work, no adverse impacts to the archaeological interest arising from the proposed development are anticipated.
28. If drainage facilities at the Site are deemed required by DSD, the Antiquities and Monuments Office would be notified of the relevant drainage proposal before the implementation work.

- End -

Legend



Vehicular Ingress / Egress

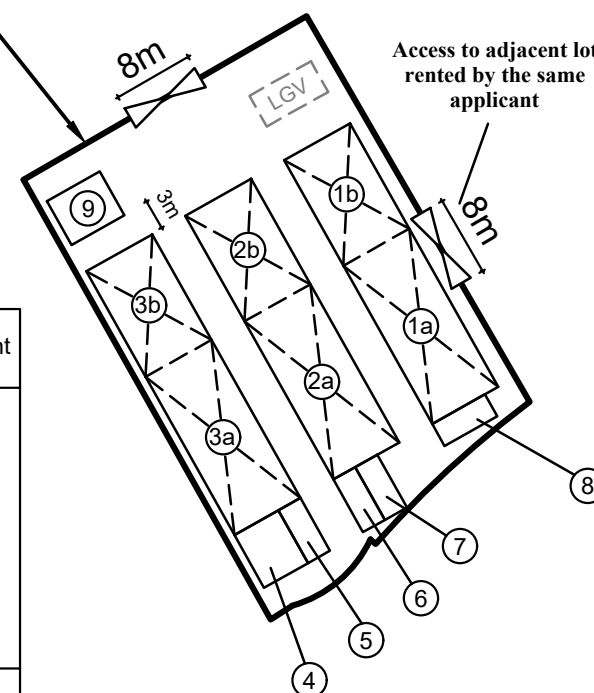


Parking space for light goods vehicle
(7m (L) x 3.5m (W))

Site Area (about) : 1,557m²

No.	Use / Structure		Floor Area (about)	Covered Area (about)	No. of Storeys	Height				
1	a	Plant nursery	135m ²	135m ²	1	6m				
	b	Plant showroom	90m ²	90m ²						
2	a	Plant nursery	135m ²	135m ²			1	6m		
	b	Plant showroom	90m ²	90m ²						
3	a	Plant nursery	135m ²	135m ²					1	6m
	b	Plant showroom	90m ²	90m ²						
4	Meter room		30m ²	30m ²		3m				
5	Temperature-controlled storage of seeds/flowers		15m ²	15m ²						
6			15m ²	15m ²						
7	Temperature-controlled germination room		15m ²	15m ²						
8			15m ²	15m ²						
9	Storage of farm tools and fertilisers		<u>30m²</u>	<u>30m²</u>						
Total Area :			<u>795m²</u>	<u>795m²</u>						

Application Site



1:750 (A4)

Layout Plan

Goldrich Planners &
Surveyors Ltd.

November 2023

Lot 60 S.C (part) in D.D. 135
Pak Nai, Yuen Long, New Territories

Plan 3
(P 23036)

金 潤 規 劃 測 量 師 行 有 限 公 司

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-PN/73

Our Ref.: P23036/TL23521

4 December 2023

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and Email:

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with
Ancillary Facilities for a Period of 3 Years in "Agriculture" Zone,
Lot No. 60 S.C (Part) in D. D. 135, Pak Nai, Yuen Long, New Territories
(Application No. A/YL-PN/73)**

We write to submit further information in response to comments from the Antiquities and Monuments Office, Development Bureau conveyed by the Planning Department (Contact person: Mr. Keith WONG, Tel.: 2158 6290) via e-mail dated 4.12.2023 for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

Further Information for Planning Application No. A/YL-PN/73**Response-to-Comment****Comments from the Antiquities and Monuments Office received on 4.12.2023**

Contact person: Ms. FAN Chun-fei, Tel.: 2655 0824

I.	Comment	Response
1.	Please be informed that the application site is situated within the Sheung Pak Nai Site of Archaeological Interest (“SAI”). It is noted from Appendix I Justifications that the proposed temporary shop and services (plant showroom) does not involve any ground excavation and/or site formation work, and the applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. Please confirm/clarify if there is any ground excavation proposed for the construction of the structures as shown on the layout plan (Plan 3). If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation and so on for further comment of the Antiquities and Monuments Office.	Kindly note that the construction of temporary structures as shown on the Layout Plan does not involve any ground excavation work.

- END -

Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
1	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	(1) , (2) & (5)
2	A/YL-PN/30	Temporary Storage of Construction Materials and Equipment, and Open Storage of Construction Materials, Equipment and Containers with Watchman Quarters for a Period of 3 Years	“AGR”	23.9.2011	(1) & (3) to (5)

Rejection Reasons:

1. Not in line with the planning intention(s) and no strong justification for a departure.
2. Insufficient information to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the surrounding areas.
3. Incompatible with the rural environment and landscape character.
4. Not in line with TPB PG-No. 13E.
5. Setting undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

He has no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no adverse comment on the application from environmental planning perspective given that the proposed use will not involve heavy vehicles and dusty activities.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

3. Landscaping

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

- (a) She has no comment on the application from landscape planning perspective.
- (b) The Site is situated in area of rural coastal plains predominated by mangroves, ponds, temporary structures, village houses and scattered tree groups. The Site is hard paved and occupied by temporary structures without any existing vegetation.
- (c) According to the submission, no tree felling would be undertaken and no landscape impact would be generated by the proposed use. Further significant landscape impact on the existing landscape resources within the Site is not anticipated.

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 Town Planning Board (the Board) consider that the application is acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, and to implement and maintain the proposed drainage facilities to his satisfaction.

5. **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 IV**.

6. **Archaeological Aspect**

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB):

- (a) The Site is situated within the Sheung Pak Nai Site of Archaeological Interest.
- (b) The applicant confirms in the Further Information that the construction of temporary structures as shown on the Layout Plan will not involve any ground excavation work. The applicant further undertakes that she will submit a drainage proposal, with provision of peripheral U-channels and catchpits to mitigate any potential adverse drainage impacts, if any, generated by the proposed development, for comment and agreement of the AMO at an early stage after planning approval has been granted from the Board. The mitigation measures will be implemented to the satisfaction of AMO. As such, please include the following planning conditions:
 - (i) to submit the drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments) of AMO or of the Town Planning Board by 22.6.2024; and
 - (ii) in relation to (i) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services and the Chief Heritage Executive (Antiquities and Monuments) of AMO or of the Town Planning Board by 22.9.2024.

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 IV**.

8. **District Officer's Comments**

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

He has not received any feedback from locals.

9. Other Departments' Comments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and the Government Land (GL); and
 - (ii) the owner of the lot will need to apply to DLO/YL, LandsD to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) 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 Nim Wan Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Nim Wan Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) to meet the statutory requirements under relevant pollution control ordinances, and provide necessary mitigation measures to prevent pollution and environmental nuisance, e.g. the pollution of the watercourse and pond adjacent to the Site;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to 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 the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structures are 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;

- (g) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the 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) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that water mains in the vicinity of the Site cannot provide the standard pedestal hydrant.

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



A/YL-PN/73 DD 135 Sheung Pak Nai
27/11/2023 03:28

From:

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

File Ref:

A/YL-PN/73

Lot No. 60 S.C (Part) in D. D. 135, Sheung Pak Nai, Yuen Long

Site area: About 1,557sq.m

Zoning: "Agriculture"

Applied use: Plant Showroom / 1 Vehicle Parking

Dear TPB Members,

The site has been used for unapproved Open Storage for years. Members should question if any enforcement action has been taken.

This application has the appearance of a fake use in order to gain approval to continue the brownfield uses.

Members should request more details on the proposed operation.

Mary Mulvihill