

2020年8月11日

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

This document is received on 11 AUG 2020  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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	A/1/L-TT/505
	Date Received 收到日期	11 AUG 2020

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>); 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 )

CHAN Mo Kan

## 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 )

R-riches Property Consultants Limited

## 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)	Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441/ (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
(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 ..... 10,370 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,379.5 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 266 ..... 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	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture", "Green Belt" and "Open Storage" Zones
(f) Current use(s) 現時用途	Hobby Farm  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

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

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
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 on 15/7/2020 (DD/MM/YYYY)<sup>&</sup>  
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 on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14/7/2020 (DD/MM/YYYY)<sup>&</sup>  
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<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  
 位於鄉郊地區土地上及/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, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/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 Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling  (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	9,274.1	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,095.9	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	32	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,095.9	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,095.9	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) Please refer to Plan P03. ..... ..... .....		
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	25	
Motorcycle Parking Spaces 電單車車位	1	
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	1	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1	
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	1	
Coach Spaces 旅遊巴車位	1	
Light Goods Vehicle Spaces 輕型貨車車位	1	
Medium Goods Vehicle Spaces 中型貨車車位	1	
Heavy Goods Vehicle Spaces 重型貨車車位	1	
Others (Please Specify) 其他 (請列明)	2 (Minibus)	

Proposed operating hours 擬議營運時間

Monday to Sunday (including public holiday): 9am to 6pm

(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)) Accessible from Tai Tong Shan Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,418 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input checked="" 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 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)  	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 

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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Planning Statement.

**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 an application to the Board 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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

16/7/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long  新界元朗大棠丈量約份第117約地段第1403號、第1404號、第1406號、第1408號、第1409號、第1410號、第1411號、第1412號、第1413號餘段(部分)、第1415號、第1419號、第1420號、第1421號、第1422號、第1423號餘段、第1441號(部分)及第1447號餘段(部分)及毗鄰政府土地
Site area 地盤面積	10,370 sq. m 平方米 <input checked="" type="checkbox"/> About 約  (includes Government land of 包括政府土地 266 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17  大棠分區計劃大綱草圖編號 S/YL-TT/17
Zoning 地帶	"Agriculture", "Green Belt" and "Open Storage" Zones  「農業」、「綠化地帶」及「露天貯物」用途地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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 Place of Recreation, Sports or Culture for a Period of 3 Years and Land Filling  擬議臨時康體文娛場所(休閒農莊)為期3年及填土



(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	1,095.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	32	
(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	2.3m - 6m (about) 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	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		25
	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)		25 / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		/ / 1 / / 2 (minibus)

## SECTION 16 APPLICATION

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

Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412,  
1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part)  
and 1447 RP (Part) in D.D. 117 and Adjoining Government Land,

Tai Tong  
Yuen Long  
New Territories

**Planning Statement**



**R-Riches**  
Property Consultants Ltd.

**AUGUST 2020**

Version 1.1

## FILE CONTROL

FILE NAME : DD117 Lot 1403 & VL - Planning Statement (20200703)

FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD117 Lot 1403 & VL  
- Hobby Farm in TT\Submission

REVISION NO. : 1.1

---

APPLICANT : CHAN Mo Kan

TYPE OF APPLICATION : S.16 Planning Application

PROPOSED USE : Proposed Temporary Place of Recreation, Sports or Culture  
(Hobby Farm) for a Period of 3 Years and Land Filling

ITE LOCATION : Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP  
(Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part), 1447  
RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong,  
Yuen Long, New Territories

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final Report	GW (20200706)	MN (20200709)	BT (20200709)
1.1	Final Report	MN (20200810)		

## CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
<i>Justification from the Applicant</i>	6
2. SITE CONTEXT	7
<i>Site Location</i>	7
<i>Existing Site Condition</i>	7
<i>Surrounding Area</i>	7
3. PLANNING CONTEXT	8
<i>Zoning of the Application Site</i>	8
<i>Planning Intention</i>	8
<i>Previous Application</i>	8
<i>Similar Application</i>	
4. DEVELOPMENT PROPOSAL	9
<i>Development Details</i>	9
<i>Operation Mode</i>	10
5. TECHNICAL JUSTIFICATION	11
<i>Land Administration Aspect</i>	11
<i>Traffic Aspect</i>	11
<i>Environmental Aspect</i>	13
<i>Agricultural Aspect</i>	14
<i>Drainage Aspect</i>	14
<i>Fire Safety Aspect</i>	15
<i>Landscape Aspect</i>	15
6. CONCLUSION	16

## APPENDIX

### Appendix I      Vehicular Trips Generated by the Proposed Development

#### LIST OF PLAN

Plan P01	Location Plan
Plan P02	Plan Showing the Zoning of the Application Site
Plan P03	Plan Showing the Land Status of the Application Site
Plan P04	Layout Plan
Plan P05	Structures of the Application Site
Plan P06	Paved Ratio of the Application Site

## EXECUTIVE SUMMARY

- The applicant seek to use various lots in D.D. 117, Tai Tong, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling.
- The Site falls within an area zoned as "Agriculture", "Green Belt" and "Open Storage" on the Draft Tai Tong OZP No. S/YL-TT/17.
- The area of the Site is 10,370m<sup>2</sup> (about). A total of 32 structures are proposed at the Site for reception, storage of farm tools, agricultural education centre, covered seating area, covered activates areas, refreshment kiosk, meter room, water tank for farming use, greenhouse and farmer resting room with total GFA of 1,095.9m<sup>2</sup> (about). Land filling of 1,418m<sup>2</sup> (about) will be carried out at the Site.
- The operation hours of the Site is 09:00 to 18:00 daily (including public holiday). The Site is accessible from Tai Tong Road via Kiu Hing Road, Tai Tong Shan Road and a local access.
- Justifications for the proposed development are as follows:
  - The proposed development could promote sustainable hobby farming
  - Proposed development is compatible with surrounding land use
  - No adverse impact is anticipated to the surrounding area
  - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the above zones
- Details of development parameters are as follows:

Application Site Area	10,370m <sup>2</sup> (about)
Covered Area	1,095.9m <sup>2</sup> (about)
Uncovered Area	9,274.1m <sup>2</sup> (about)
Plot Ratio	0.11
Site Coverage	11%
Domestic GFA	not applicable
Non-domestic GFA	1,095.9 (about)
Number of Block	32
No. of Storey	1
Building Height	2.3m – 6m (about)

## 行政摘要

- 申請人現根據《城市規劃條例》(第131章)第16條，提交有關新界元朗大棠丈量約份第117約多個地段的規劃申請，於上述地段作擬議臨時康體文娛場所(休閒農莊)為期3年及填土。
- 申請地點所在的地區在《大棠分區計劃大綱草圖編號 S/YL-TT/17》上劃為「農業」、「綠化地帶」及「露天存放」用途地帶。
- 申請地盤面積為10,370平方米(約)。申請地點將設有32座構築物作接待處、更衣室、農具存倉、小食部、休息室、農業學習中心及流動洗手間，構築物的總樓面面積合共為1,095.9平方米(約)。申請地盤亦會進行約1,418平方米(約)的填土工程。
- 擬議發展的作業時間為星期一至日(包括公眾假期)上午9時正至下午6時正。申請地點可從大棠路經僑興路、大棠山路及1條地區道路前往。
- 擬議發展的申請理據如下：
  - 擬議發展能夠推廣可持續休閒耕種
  - 擬議發展與周邊用途協調
  - 擬議發展不會對周邊地區帶來負面影響
  - 擬議發展為臨時性質，不會影響以上用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	10,370 平方米(約)
上蓋總面積：	1,095.9 平方米(約)
露天地方面積：	9,274.1 平方米(約)
地積比率：	0.11
上蓋覆蓋率：	11%
住用總樓面面積：	不適用
非住用總樓面面積：	1,095.9 平方米(約)
樓宇數目：	32 座
構築物層數：	1 層
構築物高度：	2.3 - 6 米(約)

## Planning Statement

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling in "Agriculture", "Green Belt" and "Open Storage" Zones, Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

### Section 16 Planning Application

#### 1. INTRODUCTION

##### *Background*

- 1.1 R-riches Property Consultants Limited has been commissioned by *CHAN Mo Kan* (the applicant) to submit this planning application under the Section 16 of the *Town Planning Ordinance (Cap. 131)* to the Town Planning Board (the Board) on its behalf.
- 1.2 The applicant seek to use Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling (proposed development).
- 1.3 The objectives of this document are to further explain the development proposal and operation to demonstrate that the proposed development would not create adverse impact to existing surrounding area. In support of this application, a set of indicative plans and appendix are also provided to gain support from respective government departments and planning permission from the Board.

##### *Justification from the Applicant*

- 1.4 As demand for recreational farming is growing recently, the applicant seeks to continue to operate her hobby farm business to promote sustainable and organic farming in Tai Tong, Yuen Long. As the existing premise is too small, the applicant would like to use the site, i.e. bigger site to increase the size of farm area for the use of visitor. As the Site is within walking distance from Tai Tong Road, the proposed development can be accessed easily.
- 1.5 The proposed use is consider not incompatible with the surrounding land use and adverse impact should not be anticipated. The proposed development could optimize the development potential of precious land resource falling within "AGR" and "GB" zones. The farming activity is also similar to the always permitted agricultural use,



therefore, the proposed development would not frustrating the planning intention of these zones.

## 2. SITE CONTEXT

### *Site Location*

- 2.1 The Site is accessible from Tai Tong Road via Kiu Hing Road, Tai Tong Shan Road and a local access. It is approximately 3.5km (about) southwest of Yuen Long MTR Station, 2.2km south of Yuen Long Highway and adjoining Tai Lam Country Park. (Plan P01).

### *Existing Site Condition*

- 2.2 The Site is adjoining Tai Tong Road. It is currently occupied by some temporary structures for the proposed use. The Site is generally flat and covered by vegetation.

### *Surrounding Area*

- 2.3 The Site is mainly surrounded by vacant land covered by vegetation, woodland, temporary structures for domestic and storage uses and some New Territories Exempted Houses (NTEHs).
- 2.4 To its immediate north is some vacant land covered by vegetation. To its further north are some temporary structures for storage and workshop uses and some dwellings.
- 2.5 To its immediate east is a woodland. To its further east is area within the Tai Lam Country Park
- 2.6 To its immediate south is the vehicular access connecting the Site, i.e. Tai Tong Shan Road. To its further south are some temporary structures for workshop uses and open storage of vehicle.
- 2.7 To its immediate west are temporary structures for warehouse and storage uses and vacant land. To its further west are group of NTEHs within Tai Tong Tsuen.

## 3. PLANNING CONTEXT

### *Zoning of the Application Site*

- 3.1 The Site falls within an area zoned as "Agriculture" ("AGR") "Green Belt" ("GB") and "Open Storage" ("OS") on the Draft Tai Tong OZP No. S/YL-TT/17 (Plan P02). According

to the Notes of the OZP, 'place of recreation, sports or culture' is a column 2 use within the "AGR" and "GB" zone, which requires permission from the Board. However, it is not a column one nor column two use within the "OS" zone.

- 3.2 Majority of the Site falls within "AGR" zone, only a minor portion of the Site falls within "GB" and "OS" zones (Plan P02).

#### *Planning Intention*

- 3.3 The planning intention of the "AGR" zone is 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.
- 3.4 The planning intention of "GB" zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 3.5 This planning intention of "OS" zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
- 3.4 Majority of the Site falls within the "AGR" zone, which the agricultural activity carried out within the Site is similar to the always permitted agricultural use within the "AGR" zone, therefore, approval of the proposed use on a temporary basis will not jeopardize the long term planning intention of the subject "AGR".

#### *Previous Application*

- 3.5 The Site involves of two previous approved S.16 planning applications (Nos. A/YL-TT/394 and 417) for the same use submitted by the same applicant. Within which, the latest S.16 planning application No. A/YL-TT/417 was approved with conditions on a temporary basis by the Board on 4.5.2018. As the proposed development is in same nature, approval of the current application will not set undesirable precedent within these zones.

#### *Similar Application*

- 3.6 No similar application was approved by the Board within the same "AGR", "GB" and "OS" zones.

#### 4. DEVELOPMENT PROPOSAL

##### *Development Details*

- 4.1 A total of 32 structures are proposed at the Site for reception, storage of farm tools, agricultural education centre, covered seating area, covered activates areas, refreshment kiosk, meter room, water tank for farming use, greenhouse and farmer resting room with total GFA of 1,095.9m<sup>2</sup> (about). 25 private car parking spaces, two loading/unloading (L/UL) spaces for minibus and one L/UL space for light goods vehicle are provided at the Site. The remaining area is reserved as farm area and circulation purpose (Plan P04).
- 4.2 The area of the Site is 10,370m<sup>2</sup> (about). About 5,339m<sup>2</sup> (52%) of the Site is reserved as farm area, while 1,418m<sup>2</sup> (14%)(about) of the Site will be filled (hard-paving of not more than 0.2m) for site formation of the proposed structures and emergency vehicular access. About 491m<sup>2</sup> (5%) of the site is reserved as landscaping area (Plan P06).
- 4.3 Details of development parameters are as follows:

Application Site Area	10,370m <sup>2</sup> (about)
Covered Area	1095.9m <sup>2</sup> (about)
Uncovered Area	9274.1m <sup>2</sup> (about)
Plot Ratio	0.11
Site Coverage	11%
Domestic GFA	not applicable
Non-domestic GFA	1,095.9m <sup>2</sup> (about)
Number of Block	32
No. of Storey	1
Building Height	2.3m – 6m (about)

##### *Operation Mode*

- 4.4 The estimated maximum number of visitor per day are 40 (about) and 80 (about) on weekdays and weekend respectively. The estimated number of staff working at the Site is 10.
- 4.5 The operation hours of the Site is 09:00 to 18:00 daily (Including public holiday). Operation outside the operation hours is prohibited. Visitor is required to make appointment in advance to access the Site. Visitor is only being served at 10:00 to 17:00.

## 5. TECHNICAL JUSTIFICATION

### *Land Administration Aspect*

- 5.1 The Site consists of 17 private land lots, i.e. Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 with a total land area of 10,104m<sup>2</sup> (about) of Old Schedule Agricultural Lots held under the Block Government Lease and 266m<sup>2</sup> (about) of Government land (Plan P03).
- 5.2 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit a Short Term Waiver (STW) and Short Term Waiver (STT) applications to make way to erect the proposed structures at the Site and the use of Government land. No structure is proposed for domestic use.

### *Traffic Aspect*

- 5.3 The Site is accessible from Tai Tong Road (about 6.5m wide) via Kiu Hing Road (about 6m wide), Tai Tong Shan Road (about 7m wide) and a local access (about 4m wide). Tai Tong Shan Road is a public road with one-lane two-way traffic serving the nearby workshops and NTEHs. One 6m (about) wide ingress/egress is provided at the southern part of the Site (Plans P01 and P04). No medium and heavy goods vehicles, including container tractors/trailers is allowed to access the Site.
- 5.4 Internal Traffic Arrangement
- 5.4.1 Sufficient maneuvering space is also provided within the Site to ensure no queuing, turning back outside the Site. This is to ensure no vehicle will turn back to the nearby public road. Staff is stationed at the ingress/egress of the Site to monitor the traffic condition and direct vehicle to enhance pedestrian safety.
- 5.4.2 A total of 25 private car parking, two L/UL space for Minibus and one L/UL space for LGV spaces are provided at the Site for the use of visitor and staff (Plan P04). If visitor is travelling to the Site by driving, reservation of private car parking space is required to be made in advance. One L/UL space for LGV is provided for transportation to support the daily operation of the proposed development. The parking and L/UL spaces are as follows:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling in "Open Storage", "Green Belt" and "Agriculture" Zones, Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

Type of Parking Space	Dimension of Space	No. of Space
Private Car Parking Space (Visitor)	2.5m (W) x 5m (L)	22
Private Car Parking Space (Staff)		3
L/UL Space for Minibus	3m (W) x 8m (L)	2
L/UL Space for LGV (Staff)	3.5m (W) x 7m (L)	1
<b>Total</b>		<b>28</b>

## 5.5 Public Transport

- 5.5.1 For visitor who is travelling to the Site by public transport, Tai Tong Shan Road is located approximately 10m south of the Site, which is served with public transport. Visitor can travel to the Site by taking public transport to Tai Tong Shan Road then walk to the Site. The nearest bus stop is located approximately 20m north of the Site with frequent franchise bus and minibus services, including the following:

Route No.	Termination Points	
	Bus	
K66	Long Ping West Station	Tai Tong Shan Road

## 5.6 Estimated Vehicular Trip Generation

- 5.6.1 A total of 12 and 12 trips are estimated to be generated from the proposed development at peak hours on weekday, i.e. 10:00 – 11:00 and 16:00 – 17:00 respectively (Appendix I). Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development on weekdays:

Time Period		Trip Generation (Weekdays)						2-Way Total
		Private Car		Light Goods Vehicle		Minibus		
		In	Out	In	Out	In	Out	
AM Peak	10:00 – 11:00	10	0	0	0	1	1	12
PM Peak	16:00 – 17:00	0	10	0	0	1	1	12

- 5.6.2 A total of 16 and 14 trips are estimated to be generated from the proposed development at peak hours during the weekend (including public holiday), i.e. 10:00 – 11:00 and 16:00 – 17:00 respectively (Appendix I). Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development during weekend and public holiday:

Time Period		Trip Generation (Weekend and Public Holiday)						
		Private Car		Light Goods Vehicle		Minibus		2-Way Total
		In	Out	In	Out	In	Out	
AM Peak	10:00 – 11:00	12	0	0	0	2	2	16
PM Peak	16:00 – 17:00	0	10	0	0	2	2	14

- 5.6.3 As all vehicles entering/exiting the Site are either owned by the applicant, or required to reserve private car parking space in advance by visitor, the estimated vehicular trips could be strictly followed. As the amount of vehicular trips generated by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

#### Environmental Aspect

- 5.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 5.8 Air

- 5.8.1 The major source of air pollution would be emission from vehicles. Drivers are required to switch off engine once parked and during the loading/unloading activities. The proposed development should therefore not create any adverse air impact to the surrounding area.

#### 5.9 Lighting

- 5.9.1 The applicant will ensure lighting within the Site will be switched off after operation hours, i.e. 18:00 to minimize nuisance to the surroundings.

#### 5.10 Noise

5.10.1 As the proposed development is for a passive recreational use, excessive noise would not be generated from the proposed use. Education of farming activities are conducted within the proposed agricultural learning centre.

5.10.2 Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment, therefore, adverse noise impact to the surrounding areas should not be anticipated.

#### 5.11 Sewerage

5.11.1 During the operation of the proposed development, the major source of wastewater will be sewage generated by the visitors and staff. Portable toilet is provided to collect sewerage at the Site, hence, adverse sewerage impact to the surrounding area should not be anticipated.

#### *Agricultural Aspect*

#### 5.12 Farming Activities

5.12.1 Majority of the Site is proposed as farm area, i.e. 5,339m<sup>2</sup> (52%)(about) for the use of visitor (Plan P06). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

#### 5.13 Land Filling

5.13.1 Approximately 14% (1,418m<sup>2</sup>) of the Site will be filled with concrete (hard-paving of not more than 0.2m) for site formation and circulation purpose (Plan P04). The Site will be reinstated for agricultural purpose after the planning approval period. The process of reinstatement of land includes:

- (i) All structure and land filling materials (concrete) will be removed from the Site;
- (ii) Land preparation works (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality etc.) will be carried out at the Site;

- (iii) Soil preparation works (e.g. loosening of soil by tractor driven cultivator to increase the absorption of water) will be carried out at the Site; Nutrients will be added to soil after all the above works and unwanted weeds will be removed to avoid absorption of nutrient from soil; and
- (iv) The Site should be ready for agricultural purpose at this stage.

#### *Drainage Aspect*

- 5.14 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted by from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

#### *Fire Safety Aspect*

- 5.15 The applicant will submit a fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance* after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

#### *Landscape Aspect*

- 5.16 The applicant will preserve existing trees within the Site as far as practical. The applicant will submit a tree preservation and landscape proposal to enhance the landscape environment. The applicant will implement the proposed landscape proposal at the Site once the proposal is accepted by Planning Department/the Board.

## 6 CONCLUSION

- 6.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.2 The proposed development is a column two use within the "AGR" and "GB" zones, which approval of the subject application would not jeopardize the long term planning intention of these zones. In addition, previous applications for the same use were approved by



the Board in 2018, approval of the current application would not set undesirable precedent within the "AGR".

6.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

6.4 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling'.

R-riches Property Consultants Limited  
10 August 2020

### Vehicular Trips Generated by the Proposed Development

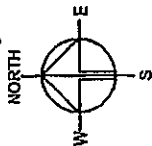
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Land Filling in "Agriculture", "Green Belt" and "Open Storage" Zones, Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

- (i) The operation hours of the proposed development are 09:00 to 18:00 daily (including public holiday), below is the breakdown of vehicular trips attracted by the development on weekdays:

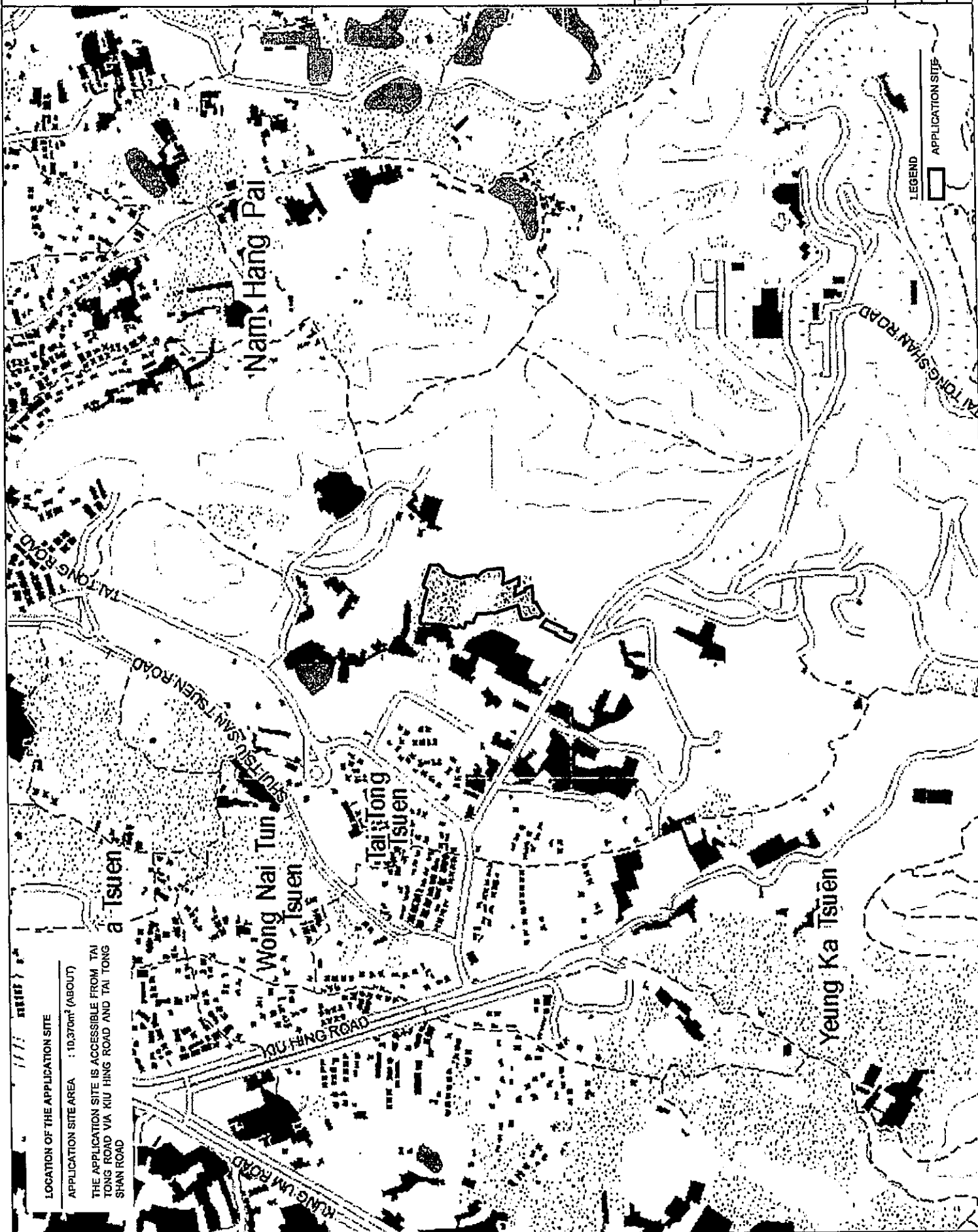
Operation Hours	Private Car		Light Goods Vehicle		Minibus	
	In	Out	In	Out	In	Out
09:00 – 10:00	3	0	0	0	0	0
10:00 – 11:00	10	0	0	0	1	1
11:00 – 12:00	0	0	0	0	0	0
12:00 – 13:00	0	0	1	0	0	0
13:00 – 14:00	0	0	0	0	0	0
14:00 – 15:00	0	0	0	1	0	0
15:00 – 16:00	0	0	0	0	0	0
16:00 – 17:00	c	10	0	0	1	1
17:00 – 18:00	0	3	0	0	0	0

- (ii) Below is the breakdown of vehicular trips attracted by the development on weekends and public holidays:

Operation Hours	Private Car		Light Goods Vehicle		Minibus	
	In	Out	In	Out	In	Out
09:00 – 10:00	3	0	0	0	1	1
10:00 – 11:00	12	0	0	0	2	2
11:00 – 12:00	10	0	0	0	0	0
12:00 – 13:00	0	0	1	0	1	0
13:00 – 14:00	0	0	0	0	0	1
14:00 – 15:00	0	0	0	1	1	1
15:00 – 16:00	0	12	0	0	1	1
16:00 – 17:00	0	10	0	0	2	2
17:00 – 18:00	0	3	0	0	0	0



Drawing No.	Proj.	Var.	01
P01	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND			
Drawing Title			
LOCATION PLAN			
Scale of A4			
1 : 7000			
Drawn	Date	2.7.2020	
Revised	Date		



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 10.370m<sup>2</sup> (ABOUT)

THE APPLICATION SITE IS ACCESSIBLE FROM TAI TONG ROAD VIA KIU HING ROAD AND TAI TONG SHAN ROAD

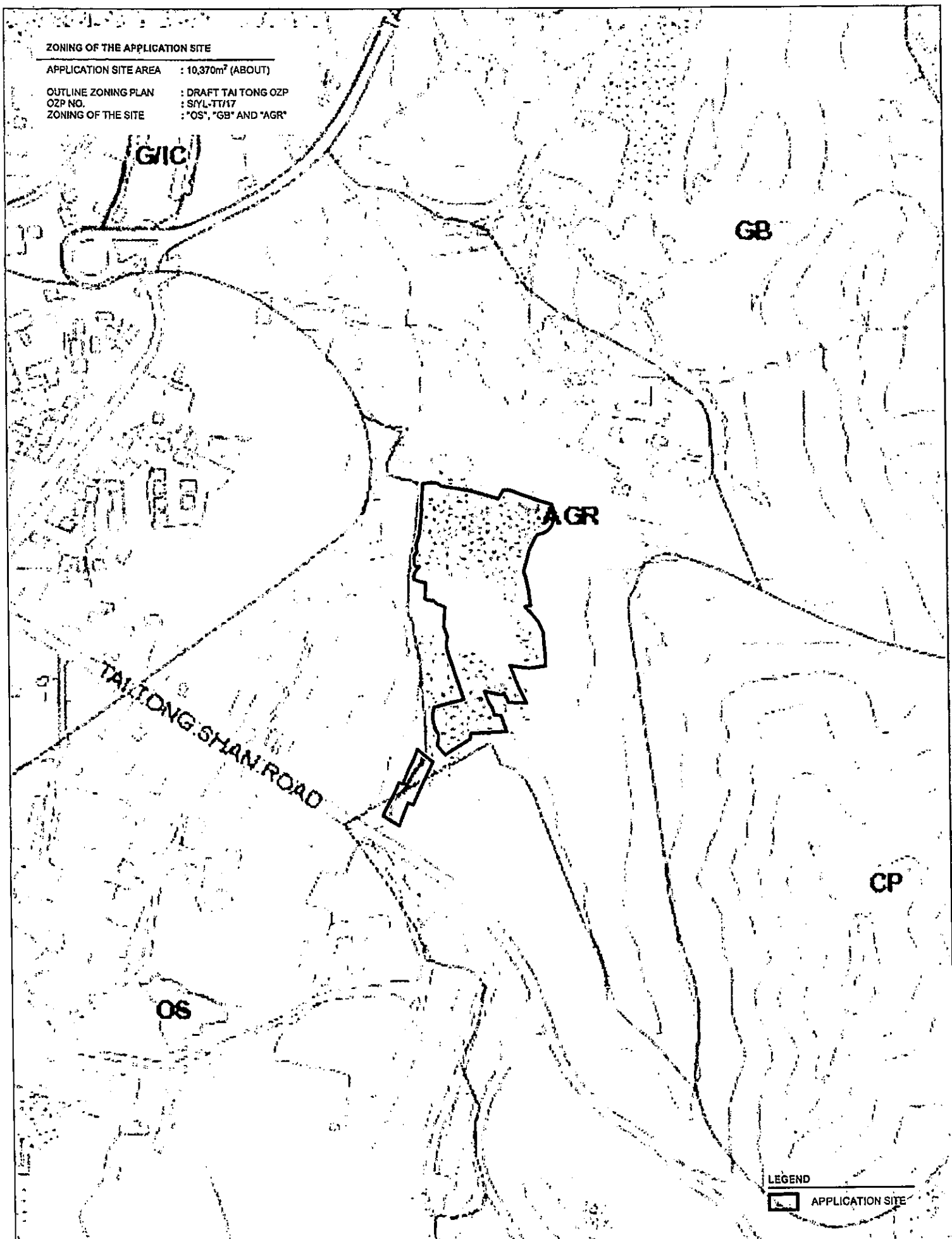
# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,370m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT TAI TONG OZP

OZP NO. : SYL-TT/17

ZONING OF THE SITE : "OS", "GB" AND "AGR"



## LEGEND

 APPLICATION SITE

Drawing No.  
P02

Ver  
01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

ZONING PLAN

Scale of A4

1 : 3000

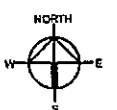
Drawn

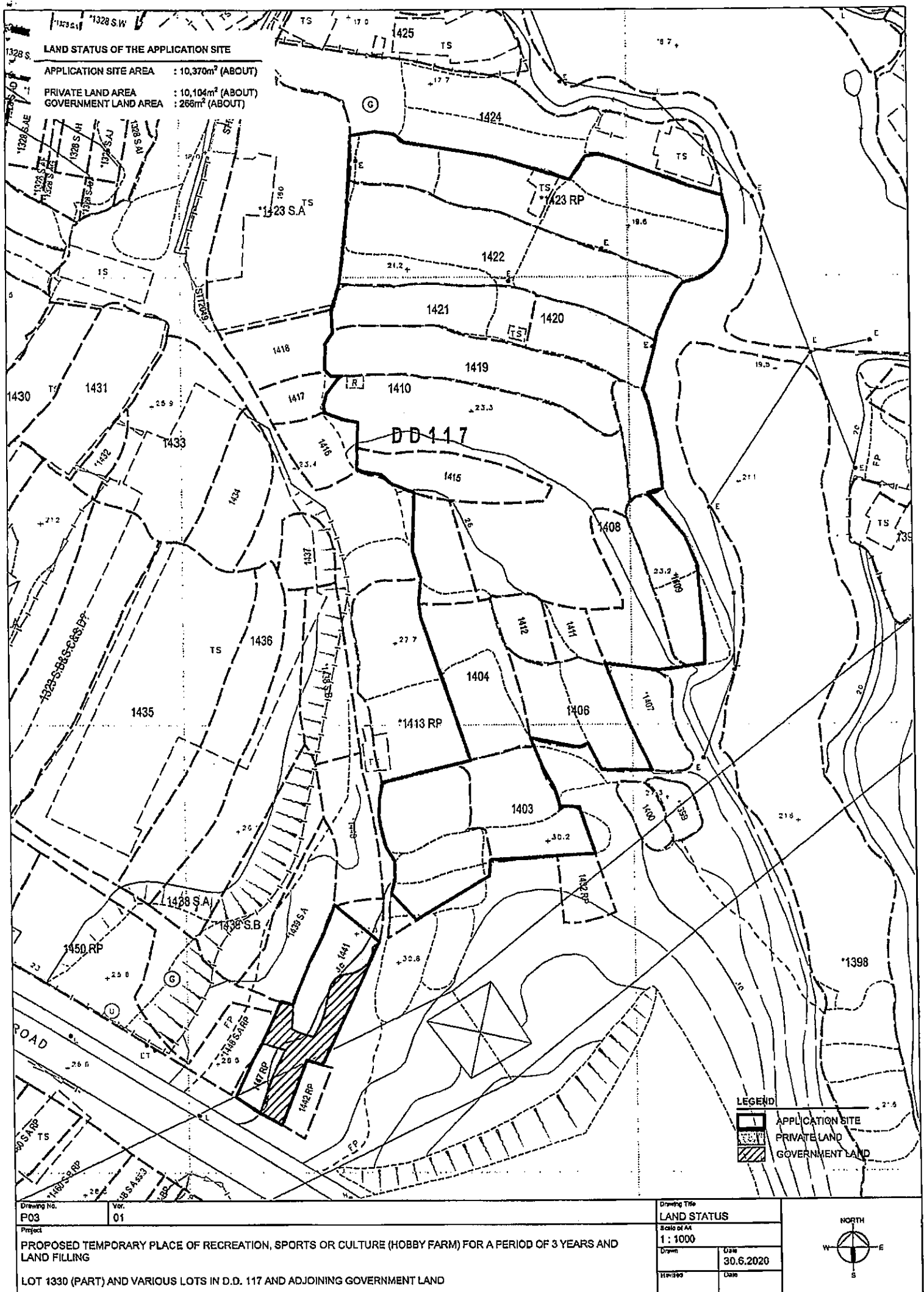
Date

10.8.2020

Revised

Date

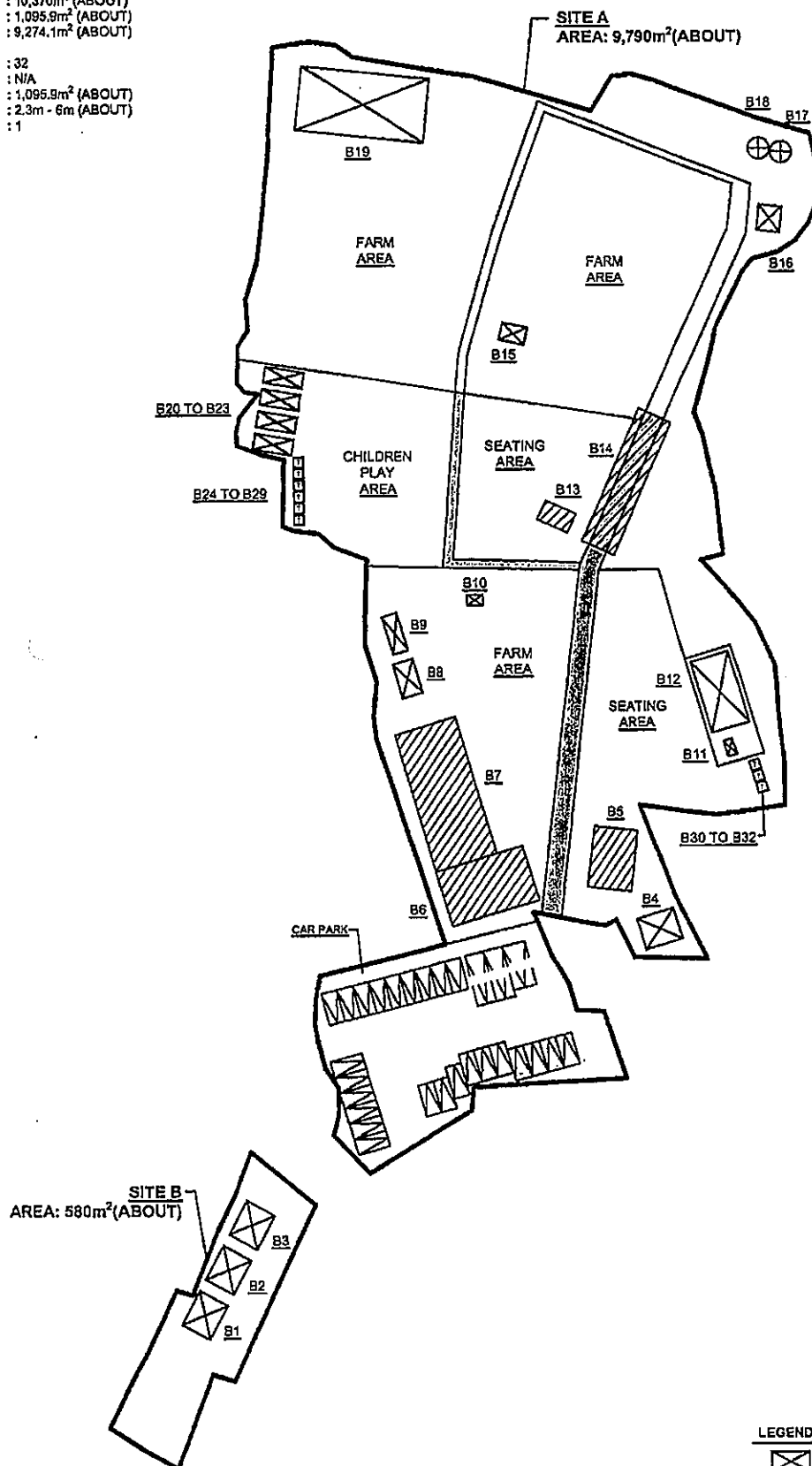




# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 10,370m<sup>2</sup> (ABOUT)  
 COVERED AREA : 1,095.9m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 9,274.1m<sup>2</sup> (ABOUT)

NO. OF STRUCTURE : 32  
 DOMESTIC GFA : N/A  
 NON-DOMESTIC GFA : 1,095.9m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 2.3m - 6m (ABOUT)  
 NO. OF STOREY : 1



## LEGEND

- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- PARKING / LUL SPACE
- WATER TANK FOR FARMING USE
- RESERVED FOR CIRCULATION
- TOILET

## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 25 (2.5m (W) X 5m (L))  
 NO. OF LUL SPACE FOR MINIBUS : 2 (3m (W) X 8m (L))  
 OF LUL SPACE FOR LGV : 1 (3.5m (W) X 7m (L))

Drawing No.  
P04

Ver.  
01

Project  
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title  
LAYOUT PLAN

Scale of A4  
1 : 1000

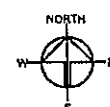
Drawn

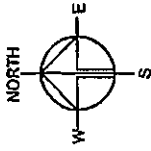
Date

2.7.2020

Revised

Date





## DETAILS OF STRUCTURES

STRUCTURE	USE	COVERED AREA	TOTAL GFA	BUILDING HEIGHT	NO. OF STOREY
B1 TO B3	STORAGE OF FARM TOOLS	90m <sup>2</sup> (ABOUT) (30m <sup>2</sup> EACH (ABOUT) X 3)	90m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B4	FARMER RESTING ROOM	30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B5	COVERED SEATING AREA*	66.5m <sup>2</sup> (ABOUT)	66.5m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B6	RECEPTION*	123m <sup>2</sup> (ABOUT)	123m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B7	AGRICULTURAL EDUCATION ROOM*	222m <sup>2</sup> (ABOUT)	222m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B8	COVERED SEATING AREA*	18m <sup>2</sup> (ABOUT)	18m <sup>2</sup> (ABOUT)	3.2m (ABOUT)	1
B9	COVERED ACTIVITIES AREA*	15.3m <sup>2</sup> (ABOUT)	15.3m <sup>2</sup> (ABOUT)	3m (ABOUT)	1
B10	REFRESHMENT KIOSK	4m <sup>2</sup> (ABOUT)	4m <sup>2</sup> (ABOUT)	2.5m (ABOUT)	1
B11	METER ROOM	3.5m <sup>2</sup> (ABOUT)	3.5m <sup>2</sup> (ABOUT)	2.3m (ABOUT)	1
B12	STORAGE OF FARM TOOLS	69m <sup>2</sup> (ABOUT)	69m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B13	COVERED ACTIVITIES AREA*	16m <sup>2</sup> (ABOUT)	16m <sup>2</sup> (ABOUT)	2.3m (ABOUT)	1
B14	COVERED SEATING AREA*	124m <sup>2</sup> (ABOUT)	124m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B15	STORAGE OF FARM TOOLS	10.7m <sup>2</sup> (ABOUT)	10.7m <sup>2</sup> (ABOUT)	3m (ABOUT)	1
B16	STORAGE OF FARM TOOLS	14.4m <sup>2</sup> (ABOUT)	14.4m <sup>2</sup> (ABOUT)	3.2m (ABOUT)	1
B17 TO B18	WATER TANK FOR FARMING USE	17.6m <sup>2</sup> (ABOUT)	17.6m <sup>2</sup> (ABOUT)	6m (ABOUT)	1
B19	GREENHOUSE	200m <sup>2</sup> (ABOUT)	200m <sup>2</sup> (ABOUT)	3.5m (ABOUT)	1
B20 TO B23	FARMER RESTING ROOM	61.2m <sup>2</sup> (ABOUT) (15.3m <sup>2</sup> EACH (ABOUT) X 4)	61.2m <sup>2</sup> (ABOUT)	3m (ABOUT)	1
B24 TO B32	STORAGE OF FARM TOOLS	10.7m <sup>2</sup> (ABOUT) (2.3m <sup>2</sup> EACH (ABOUT) X 9)	10.7m <sup>2</sup> (ABOUT)	3m (ABOUT)	1

TOTAL 1,095.9m<sup>2</sup>(ABOUT) 1,095.9m<sup>2</sup>(ABOUT)

\*SHED STRUCTURE

Drawing No. PD5

Scale 01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

DETAILS OF STRUCTURES

Scale of A4

N/A

Drawn

2.7.2020

Reviewed

Date

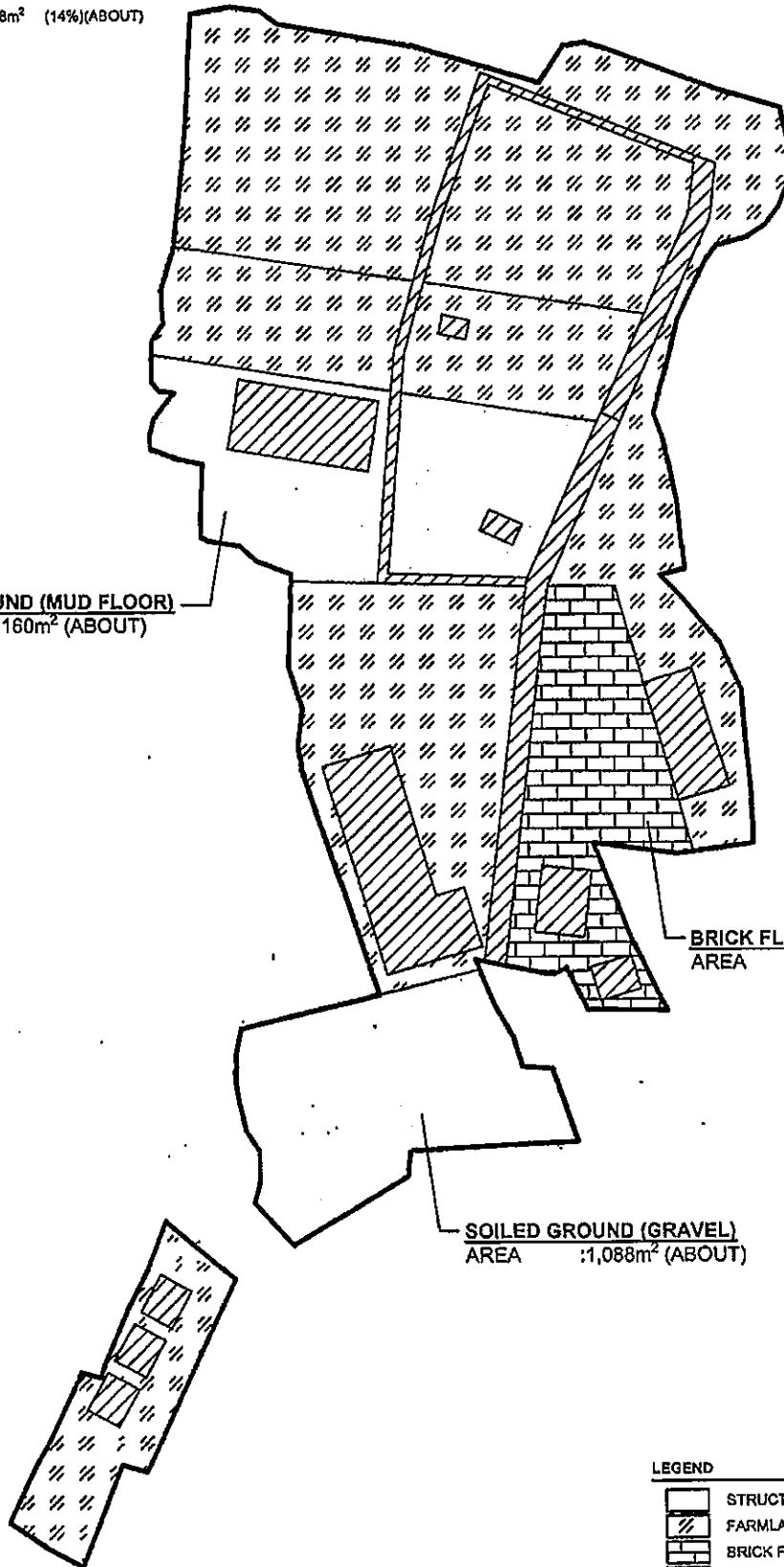
# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 10,370m <sup>2</sup>	(ABOUT)
FARMLAND AREA	: 5,339m <sup>2</sup>	(52%)(ABOUT)
SOILED GROUND AREA (MUD FLOOR)	: 1,160m <sup>2</sup>	(11%)(ABOUT)
SOILED GROUND (GRAVEL)	: 1,088m <sup>2</sup>	(10%)(ABOUT)
BRICK FLOOR	: 874m <sup>2</sup>	(8%)(ABOUT)
LANDSCAPING AREA	: 491m <sup>2</sup>	(5%)(ABOUT)
LAND FILLING AREA (HARD-PAVED)	: 1,418m <sup>2</sup>	(14%)(ABOUT)

SOILED GROUND (MUD FLOOR)  
AREA : 1,160m<sup>2</sup> (ABOUT)

BRICK FLOOR  
AREA : 874m<sup>2</sup> (ABOUT)

SOILED GROUND (GRAVEL)  
AREA : 1,088m<sup>2</sup> (ABOUT)



## LEGEND

[Pattern]	STRUCTURE REQUIRE SITE FORMATION
[Pattern]	FARMLAND AREA
[Pattern]	BRICK FLOOR
[Pattern]	CONCRETE FLOOR
[Pattern]	SOILED GROUND

Drawing No.  
P06

Ver.  
01

Project  
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

PAVED RATIO

Scale of A4

1 : 1000

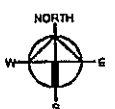
Drawn

Date

2.7.2020

Revised

Date





**Appendix Ia of RNTPC  
Paper No. A/YL-TT/505C**

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**S.16 Application No. A/YL-TT/505 - Replacement page**  
17/08/2020 12:19

From: \_\_\_\_\_  
To: Town Planning Board <tpbpd@pland.gov.hk>  
Cc: \_\_\_\_\_  
FileRef: \_\_\_\_\_  
1 attachment

PDF



A\_YL-TT\_505 - Replacement Page (form)(20200817).pdf

Dear Sir,

Please ignore my previous (below) email sent on 17.8.2020 at 11:38 regarding the subject application. Attached please find the replacement page (P.2) of the application form for the subject application.

Should you require further information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

**Matthew NG**

**R-riches Property Consultants Limited**

T: (852) 2339 0884 | F: (852) 2323 3662 | M: [REDACTED] | E:

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

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.  
申請人須把填妥的中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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)·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)

CHAN Mo Kan

### 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)

R-riches Property Consultants Limited

### 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)	Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long
(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 ..... 10,370 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,095.9 ..... 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)	..... 266 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

Our Ref.: DD117Lot1330&VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

10 September 2020

Dear Sir,

**Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information (FI) to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG

cc DPO/TMLYW	(Attn.: Ms. Floria TSANG	email:	)
	(Attn.: Ms. Charis LEUNG	email:	)

## Responses-to-Comments Table

Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in  
"Agriculture", "Green Belt" and "Open Storage" Zones, Various Lots in D.D. 117, Tai Tong, Yuen Long

(Application No. A/YL-TT/505)

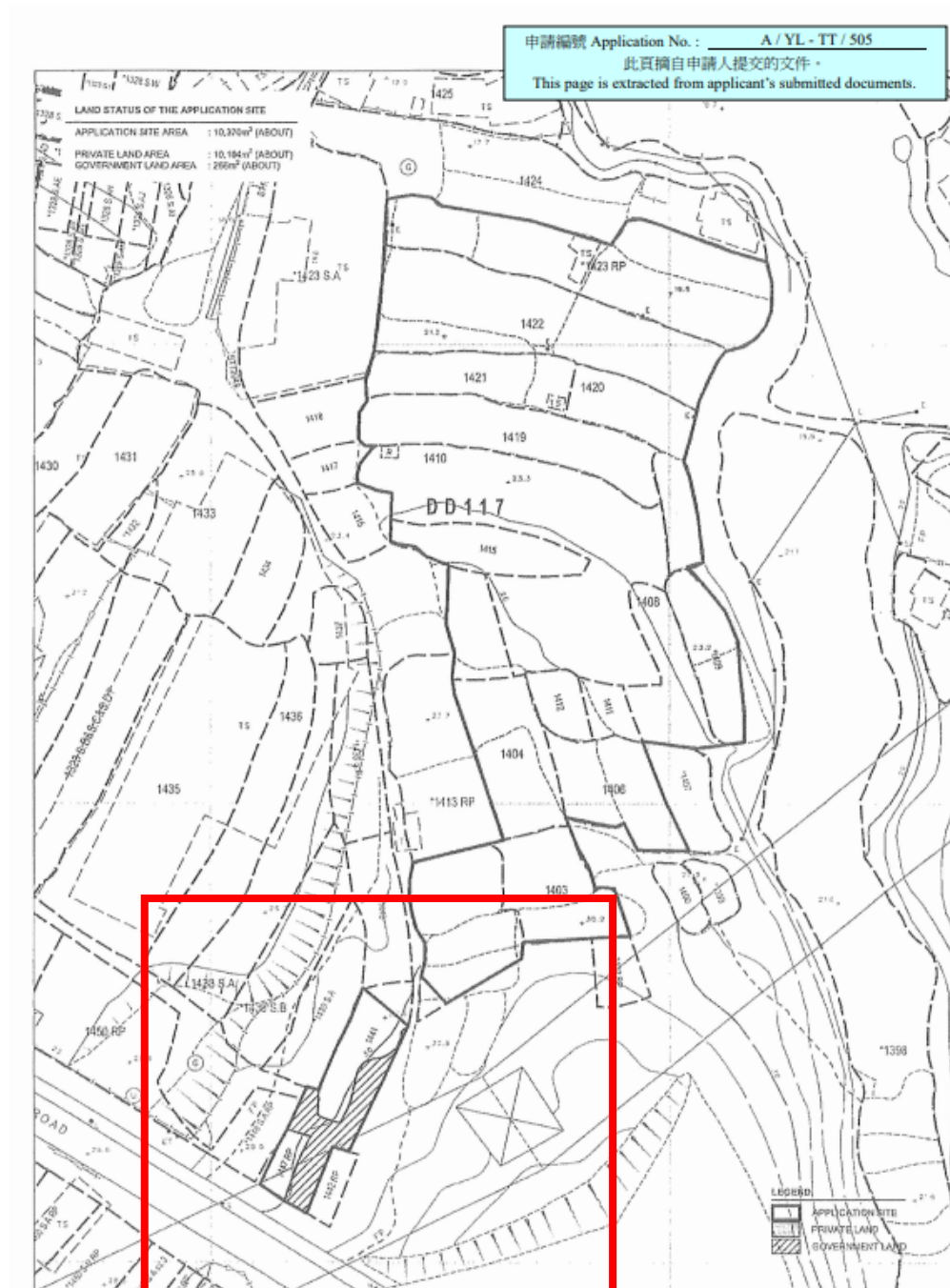
Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Ms. Grace FOK; Tel: 2399 2565)</b>		
(a)	The applicant should demonstrate with swept path, a layout plan with dimension that minibus could get into/out from the proposed development properly;	Sufficient space is provided for minibus to smoothly manoeuvre at the local access leading to the proposed development through the proposed run-in/out connecting Tai Tong Shan Road ( <b>Plan 1</b> ).
(b)	The applicant should be reminded that they should apply for approval of the mini bus service from relevant authorities separately;	Noted by the applicant.
(c)	The applicant should provide recent photos showing the proposed run-in/out.	Recent photos showing the proposed run-in/out and the local access are provided for your consideration ( <b>Annex I</b> ).

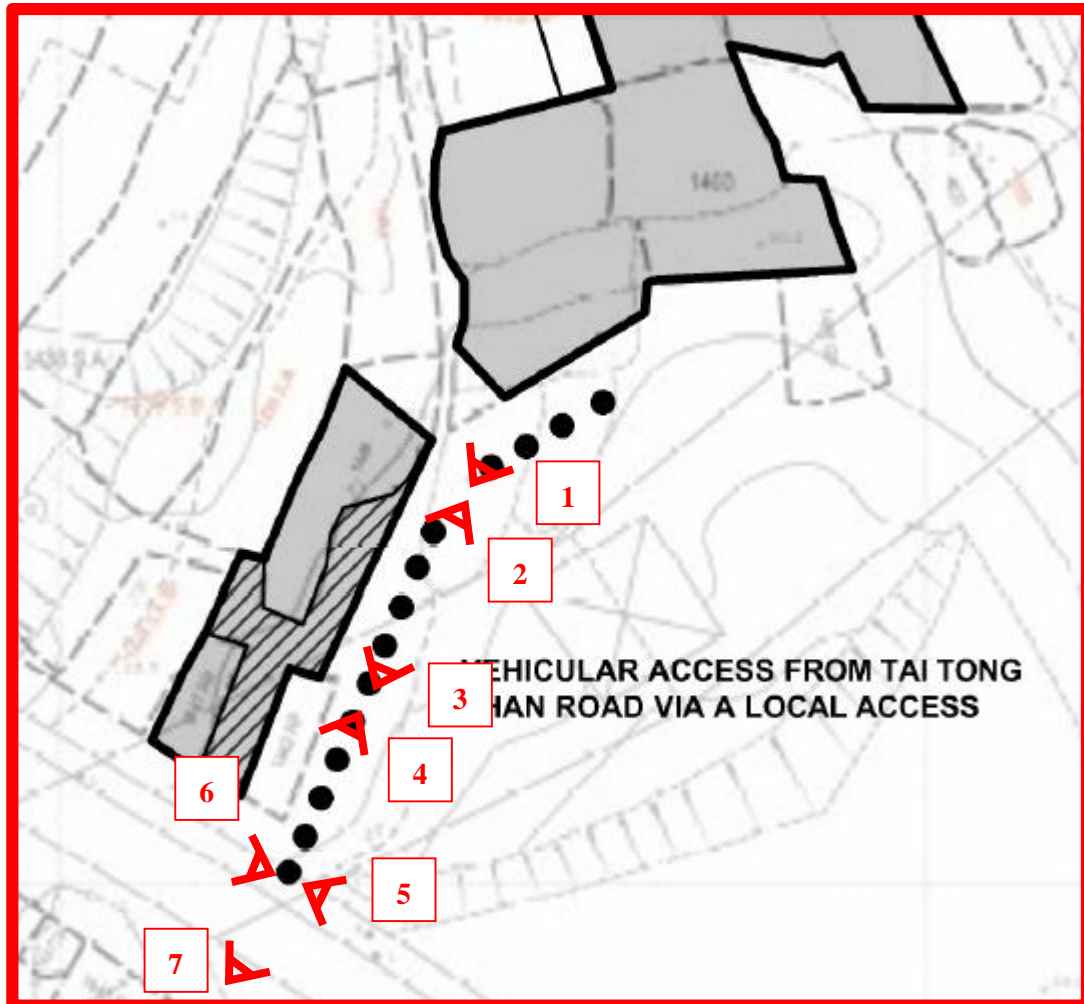
## Recent Photos Showing The Proposed Run-in/out and The Local Access

Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long

(Application No. A/YL-TT/505)

- (i) Recent photos showing the proposed run-in/out are provided:







1



2









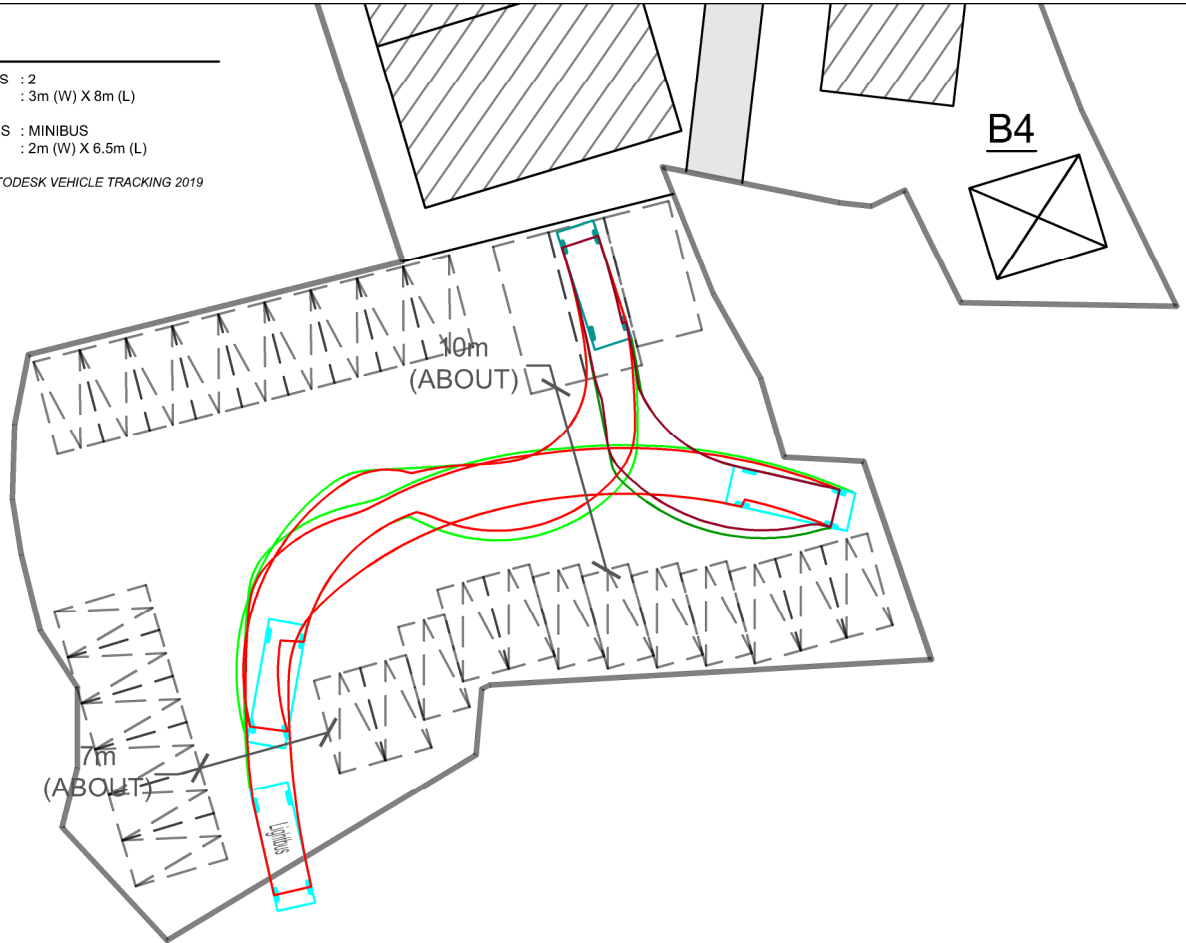






NO. OF L/UL SPACE FOR MINIBUS : 2  
 DIMENSION OF SPACE : 3m (W) X 8m (L)

TYPE OF VEHICLE FOR ANALYSIS : MINIBUS  
 DIMENSION OF VEHICLE : 2m (W) X 6.5m (L)



SCALE 1:400



Our Ref.: DD117 Lot 1330 & VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

29 December 2020

Dear Sir,

**3<sup>rd</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG

cc DPO/TMLYW, PlanD

(Attn.: Ms. Floria TSANG  
(Attn.: Ms. Hilary WONG

email: )  
email: )



## Responses-to-Comments

Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in  
"Agriculture", "Green Belt" and "Open Storage" Zones, Various Lots in D.D. 117, Tai Tong, Yuen Long

(Application No. A/YL-TT/505)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Ms. Grace FOK; Tel: 2399 2565)</b>		
(a)	The applicant should include the detailed design of the run-in/out with swept path checking and sightline checking, in the planning application for our review.	The detailed design of the run-in/out with swept path checking and sightline checking are provide for your consideration ( <b>Annex I</b> ).



## Run In/Out Proposal

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(Application No. A/YL-TT/505)**

1) Location of the Application Site

1.1 The application site (the Site) is located at an area zoned as "Agriculture", "Green Belt" and "Open Storage". The Site is accessible from Tai Tong Shan Road via a local access.

2) Existing Conditions of the Run In/Out

2.1 The existing run-in/out is located at the south of the Site. It is currently formed with concrete and is not properly constructed in accordance respective standard drawings. It is approximately 5m wide.



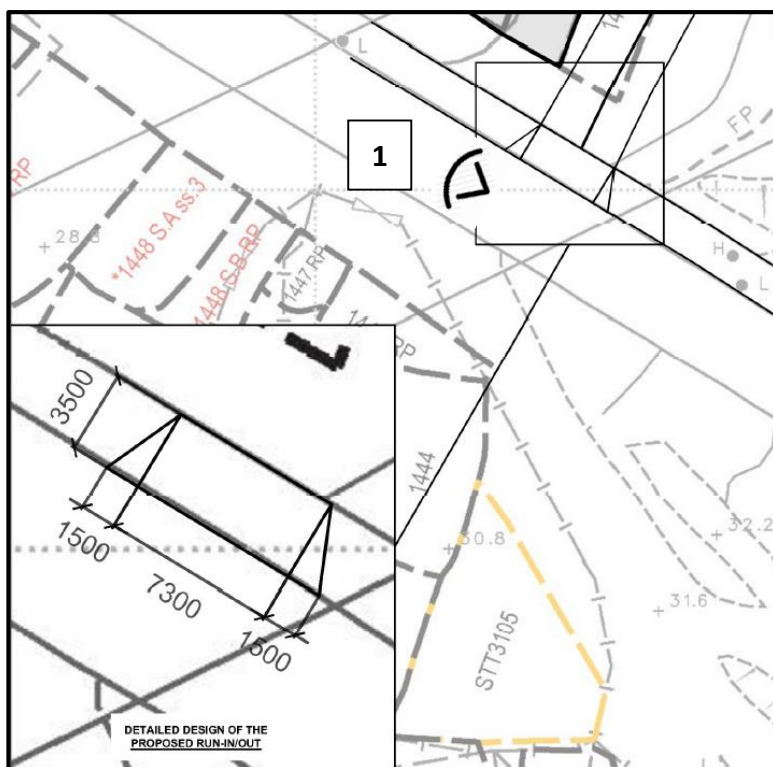


Photos showing the existing run in/out of the Site.

### 3) The Proposal

- 3.1 The proposed run-in/out will be 7.3m (about) wide, constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that "where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete").
- 3.2 The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113B and 1114A (**Drawings I and II**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.
- 3.3 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.
- 3.3 Detailed design of the run-in/out with swept path checking and sightline checking is provide for consideration (**Plans 1 to 4**). 50m (about) sightline with no obstruction is provided for the proposed run-in/out of the Site, details are as follows:

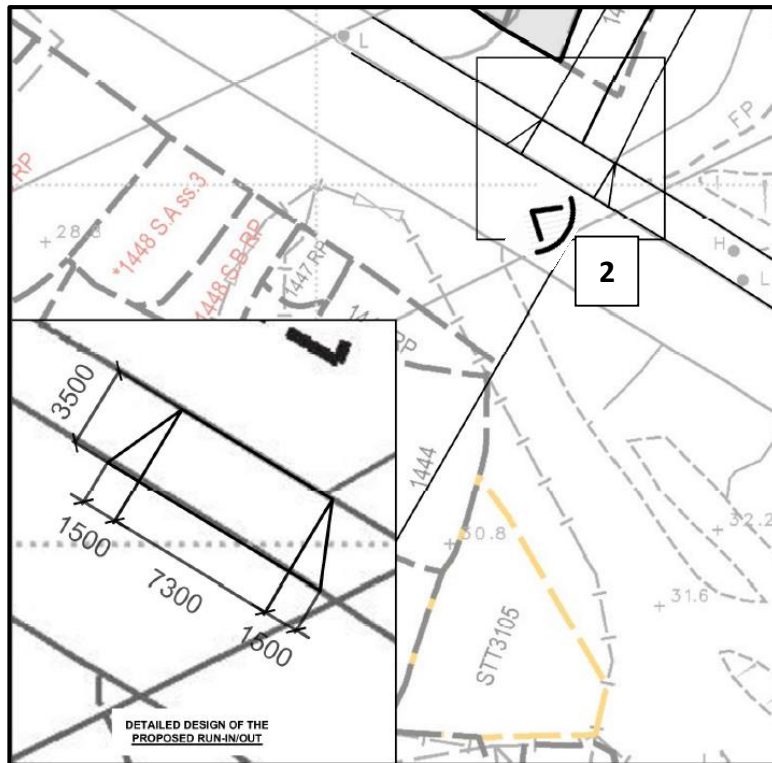




*Designed design of the proposed run-in/out.*







*Designed design of the proposed run-in/out.*



**4) Construction Procedures**

4.1 The following construction procedures will be adopted:

- (a) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.
- (b) Excavation of the run-in/out after making arrangements for any utilities division.



(c) Layout of spare PVC duct



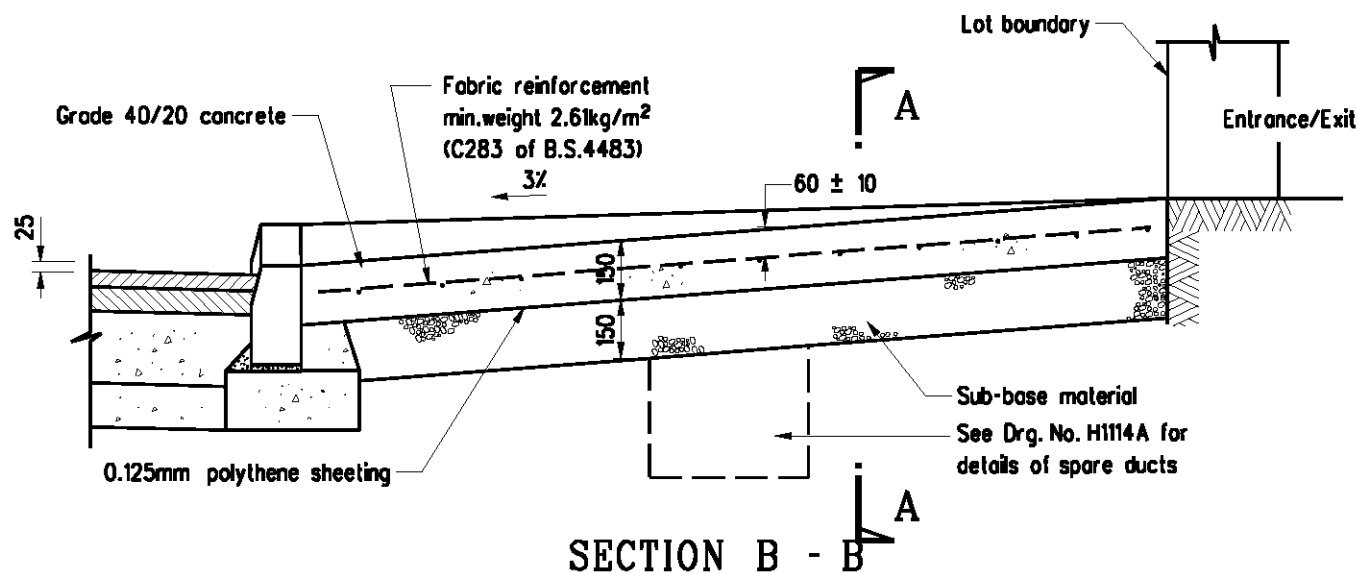
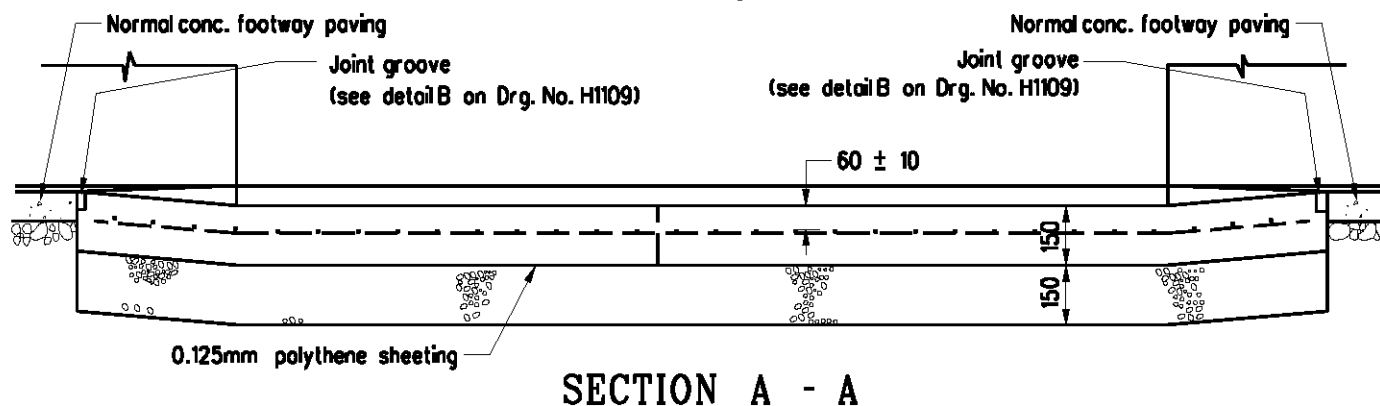
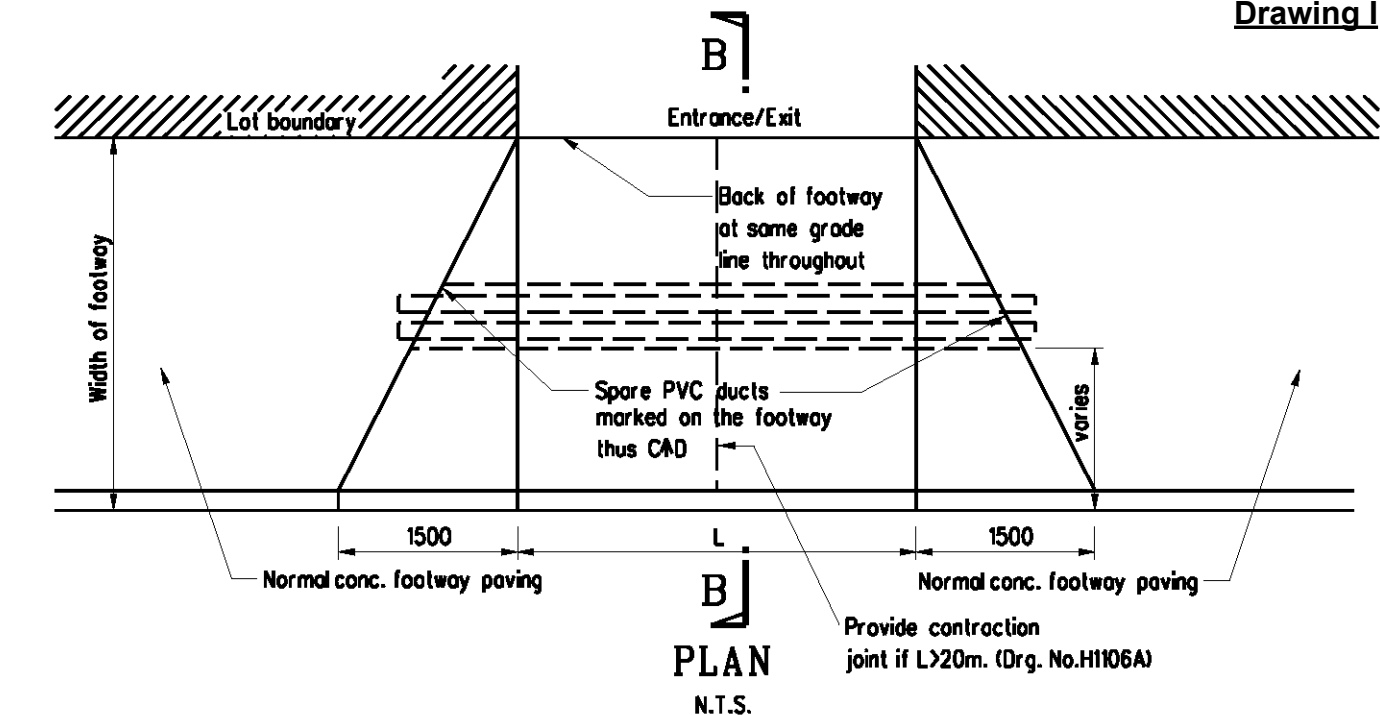
(d) Concrete paving



(e) Concrete paving



(f) Spare PVC ducts marked on the footway  
thus C↑D



Note:

1. All dimensions are in millimetres.

B	Joint groove details revised		Nov 96
A	Grade of concrete revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS  
OF RUN-IN  
( SHEET 1 OF 2 )

HIGHWAYS DEPARTMENT

REFERENCE

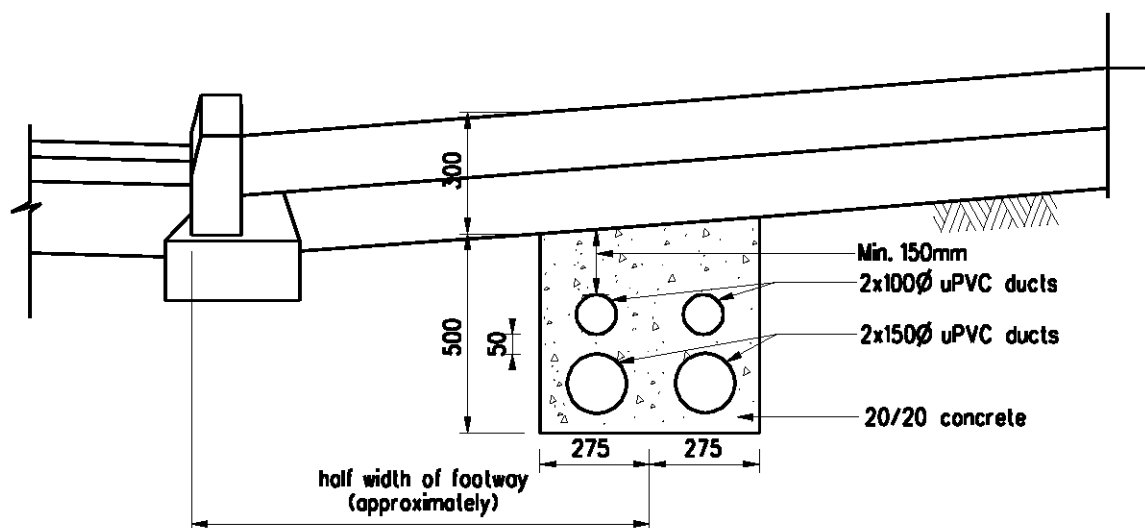
DRAWING No.

CAD

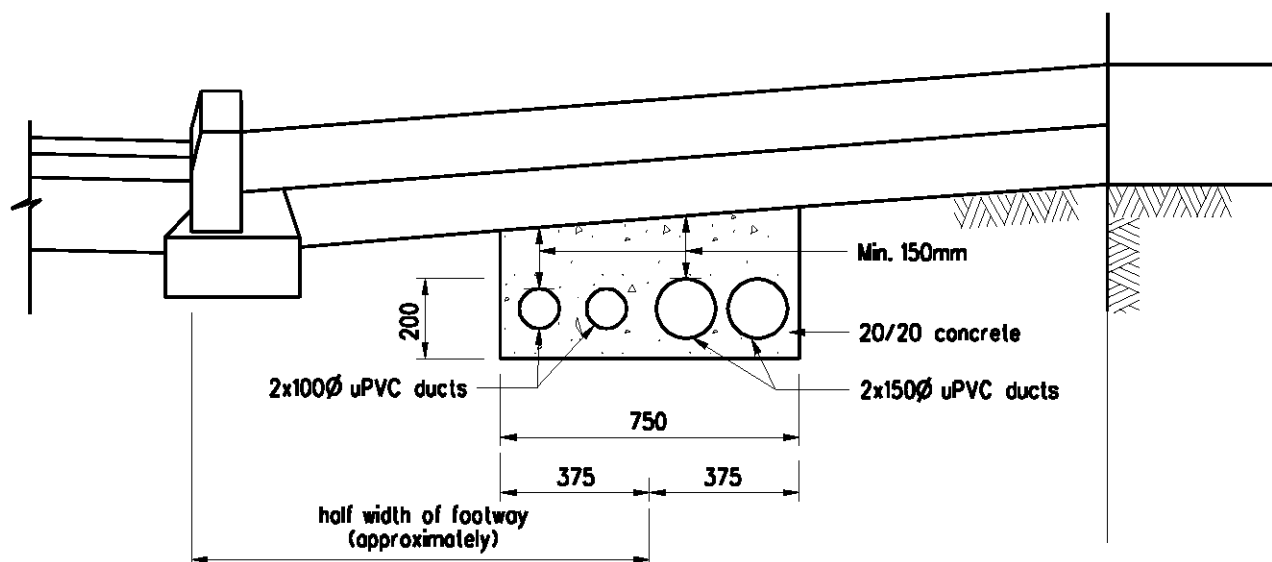
SCALE

1:20

H 1113B



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.  
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS  
OF RUN-IN  
( SHEET 2 OF 2 )

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

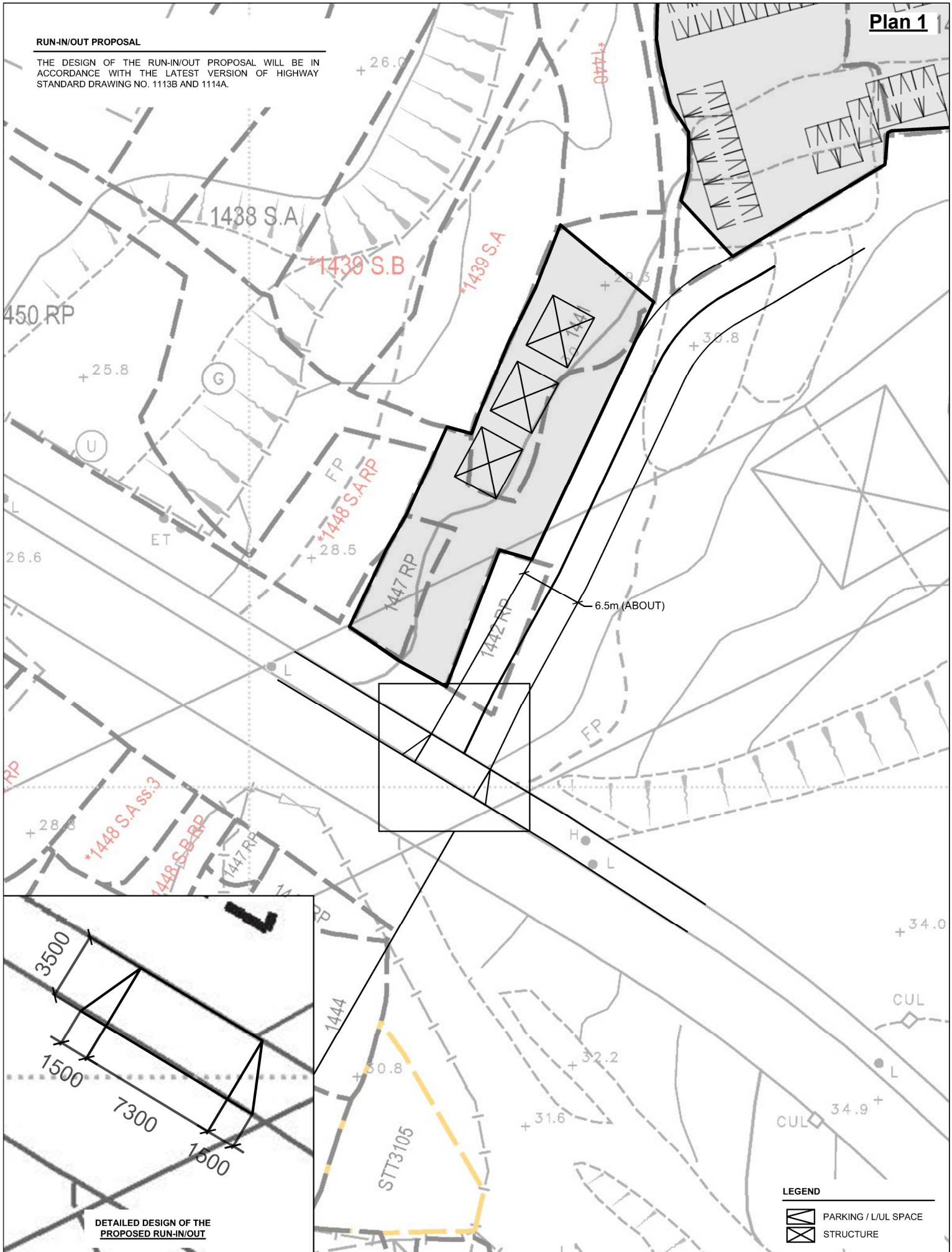
1:20

H 1114A





**RUN-IN/OUT PROPOSAL**

THE DESIGN OF THE RUN-IN/OUT PROPOSAL WILL BE IN ACCORDANCE WITH THE LATEST VERSION OF HIGHWAY STANDARD DRAWING NO. 1113B AND 1114A.



**DETAILED DESIGN OF THE PROPOSED RUN-IN/OUT**

**LEGEND**

-  PARKING / L/UL SPACE
-  STRUCTURE

Drawing No. Ver. 01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

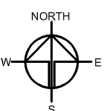
RUN-IN/OUT PROPOSAL

Scale of A4

1 : 500

Drawn Date 29.12.2020

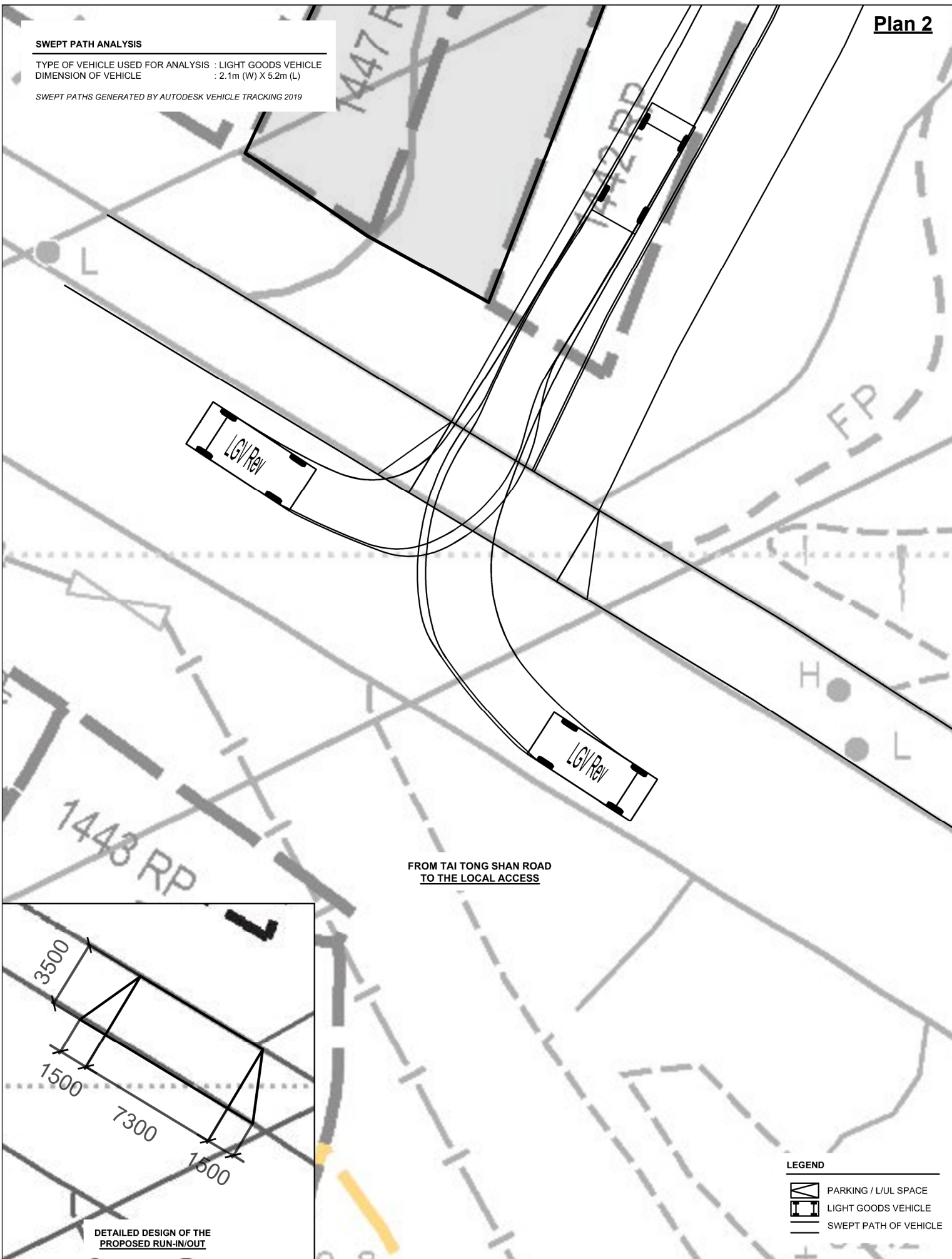
Revised Date






**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



**LEGEND**

-  PARKING / L/LUL SPACE
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE

Drawing No.

Ver.  
01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

SWEPT PATH ANALYSIS

Scale of A4

1 : 200

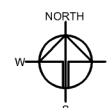
Drawn

Date

22.12.2020

Revised

Date

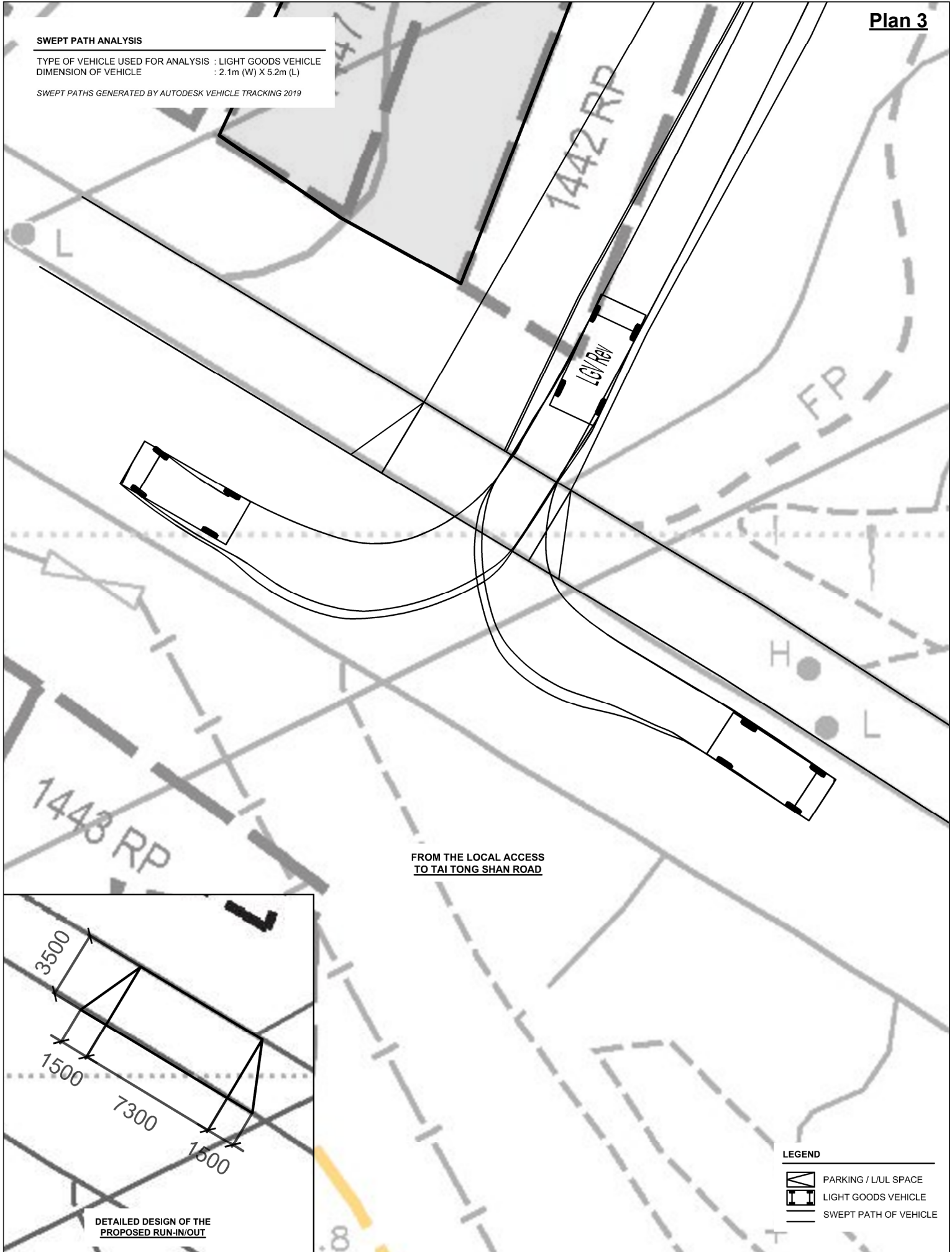




SWEPT PATH ANALYSIS

TYPE OF VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE LOCAL ACCESS  
TO TAI TONG SHAN ROAD

LEGEND

- PARKING / L/LUL SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

DETAILED DESIGN OF THE  
PROPOSED RUN-IN/OUT

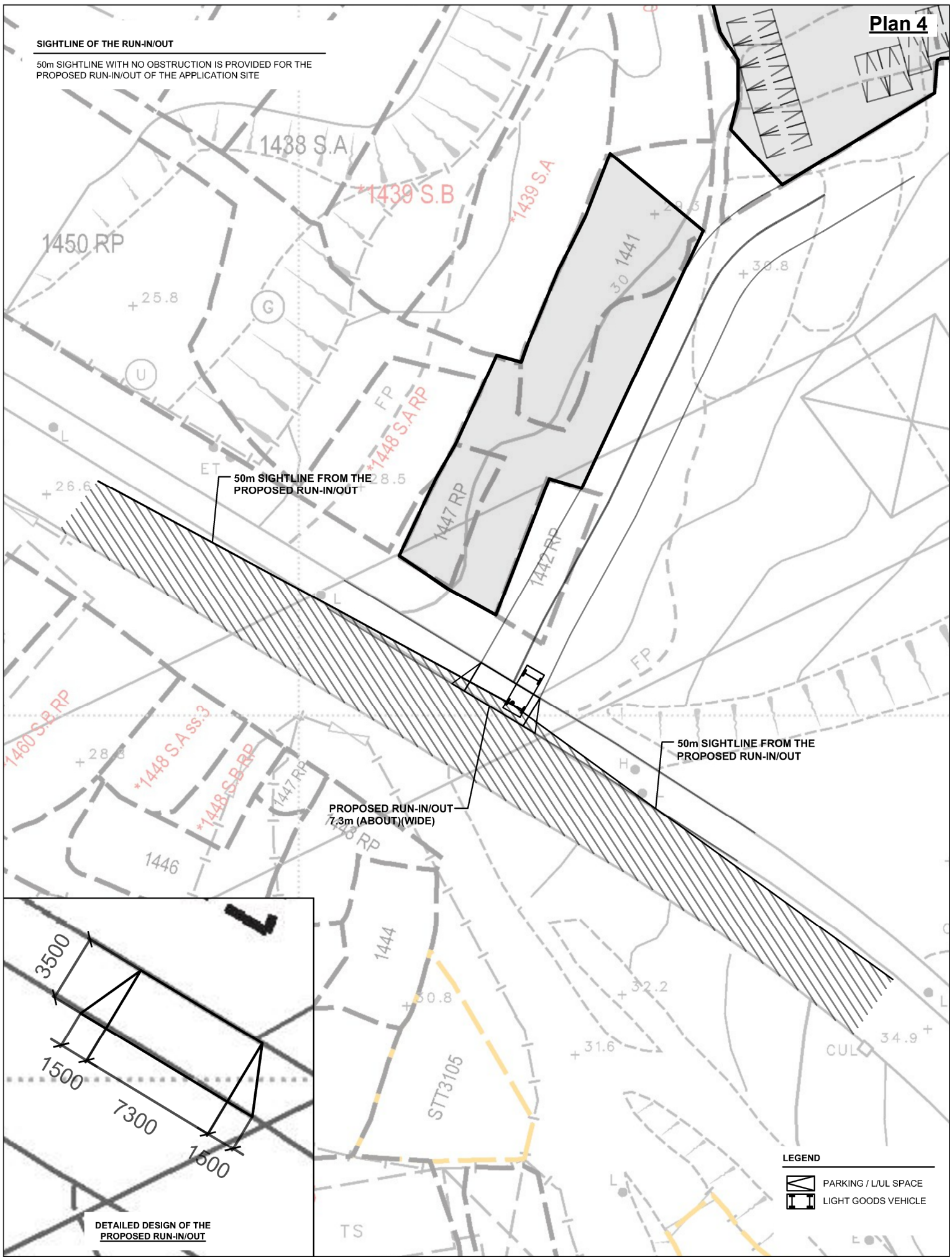
Drawing No.	Ver.
01	
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND	

Drawing Title	
SWEPT PATH ANALYSIS	
Scale of A4	
1 : 200	
Drawn	Date
	22.12.2020
Revised	Date



**SIGHTLINE OF THE RUN-IN/OUT**

50m SIGHTLINE WITH NO OBSTRUCTION IS PROVIDED FOR THE PROPOSED RUN-IN/OUT OF THE APPLICATION SITE



**DETAILED DESIGN OF THE PROPOSED RUN-IN/OUT**

**LEGEND**

- PARKING / L/U/L SPACE
- LIGHT GOODS VEHICLE

Drawing No. Ver. 01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

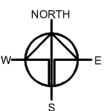
**SIGHTLINES**

Scale of A4

1 : 500

Drawn Date 29.12.2020

Revised Date





Our Ref.: DD117 Lot 1330 & VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

18 January 2021

Dear Sir,

**4<sup>th</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG

cc DPO/TMLYW, PlanD

(Attn.: Ms. Floria TSANG  
(Attn.: Ms. Hilary WONG

email: )  
email: )



## Responses-to-Comments

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in  
"Agriculture", "Green Belt" and "Open Storage" Zones, Various Lots in D.D. 117, Tai Tong, Yuen Long**

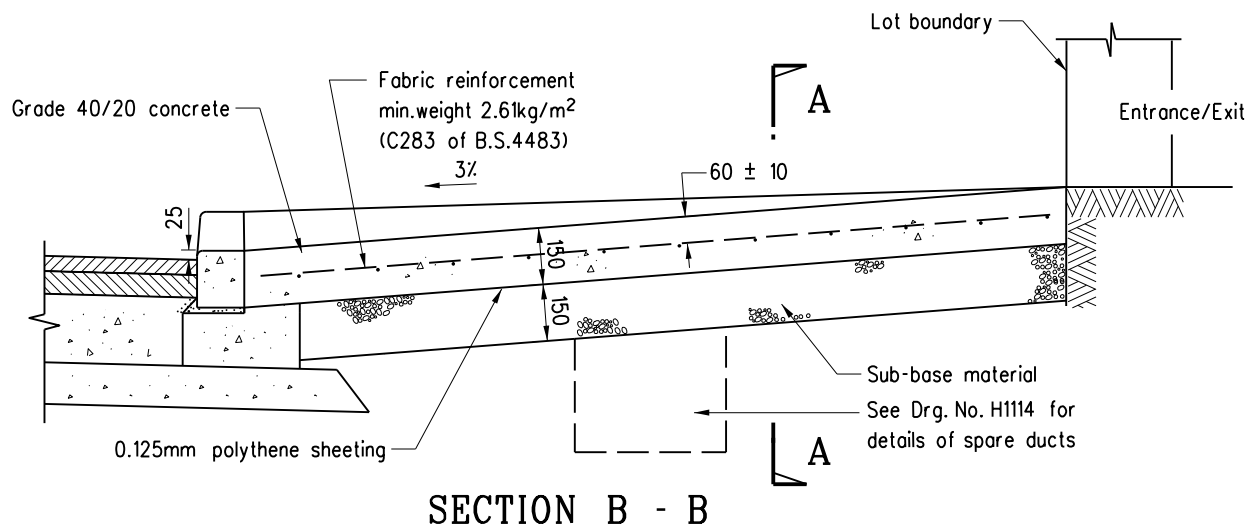
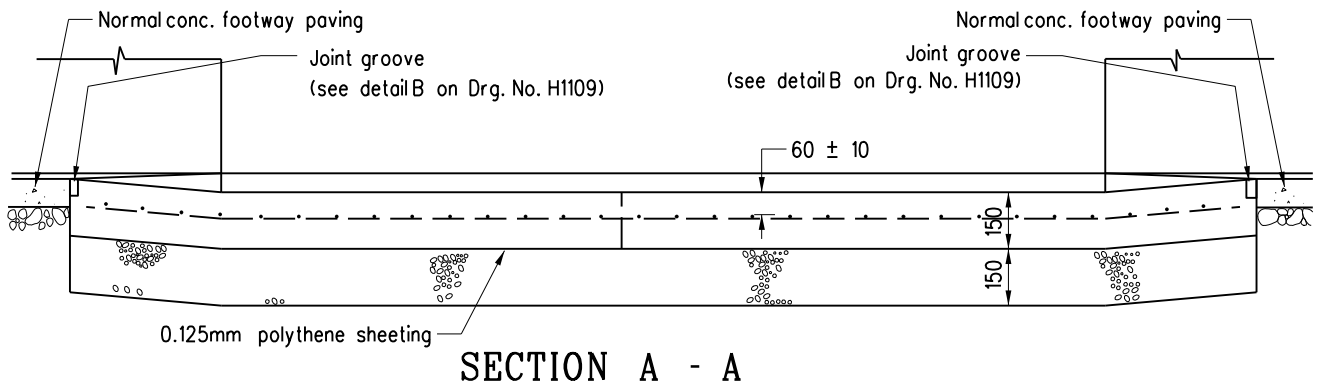
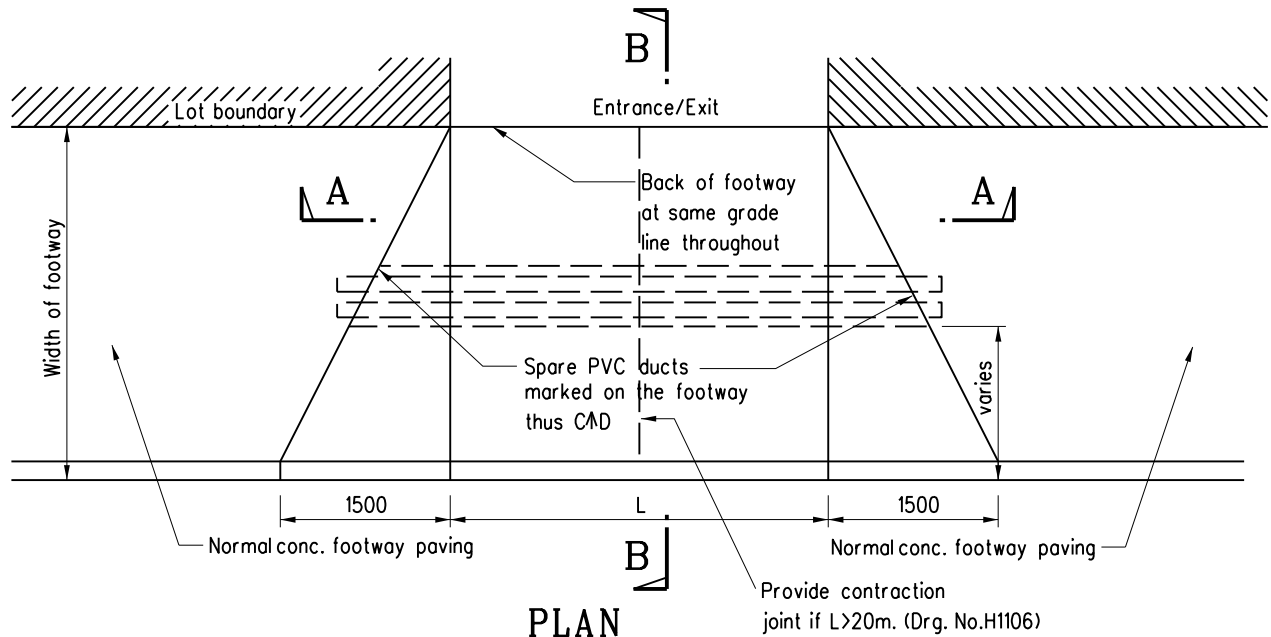
**(Application No. A/YL-TT/505)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD)</b> <b>(Contact Person: Mr. Terry SHIH; Tel: 2762 4078)</b>		
(a)	Please advise the applicant that the design and construction of the run-in/out should refer to Highway Standard Drawings No. 1113C and No. 1114B. Also, please request the applicant to clarify the drainage connection point for the CP1 and remind the applicant that adequate drainage measures should be provided at the site access to prevent surface water flowing from the site to nearby public roads/drains.	The applicant will bear the cost and construct a proper run-in/out in accordance with the latest HyD's standard drawings Nos. 1113C and No. 1114B ( <b>Plans 1 and 2</b> ). The applicant submitted a revised drainage proposal to rectify the proposed drainage facilities at the application site (the Site) to prevent surface water flowing from the Site to nearby public roads/drains ( <b>Annex I</b> ).
<b>2. Comments of Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. WONG Ho-yin; Tel: 2733 7737)</b>		
(a)	Please be informed that the fire service installations proposal attached to your e-mail is considered acceptable to this Department.  Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a	Noted.

S.16 Planning Application No. A/YL-TT/505

	certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.	
--	--	--



Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS  
OF RUN-IN  
( SHEET 1 OF 2 )

HIGHWAYS DEPARTMENT

REFERENCE

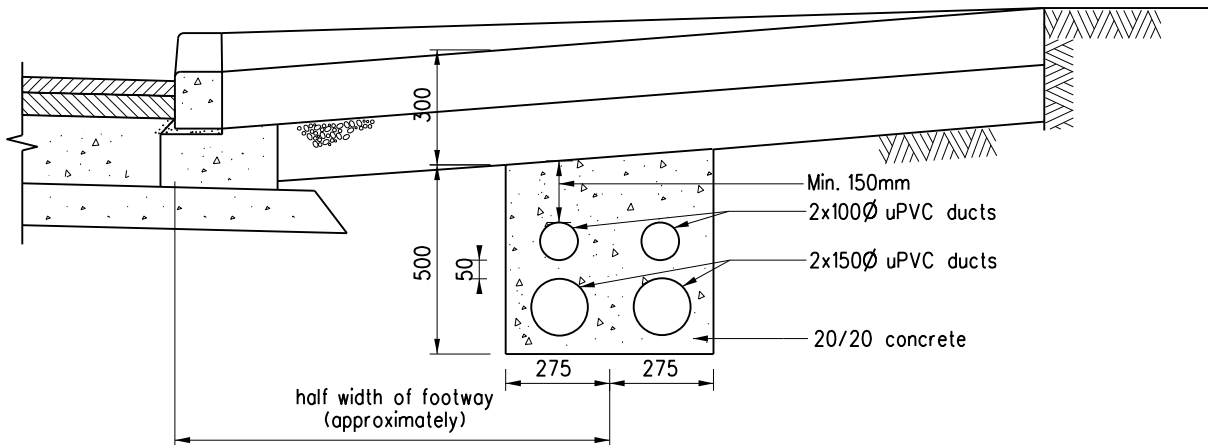
DRAWING No.

CAD

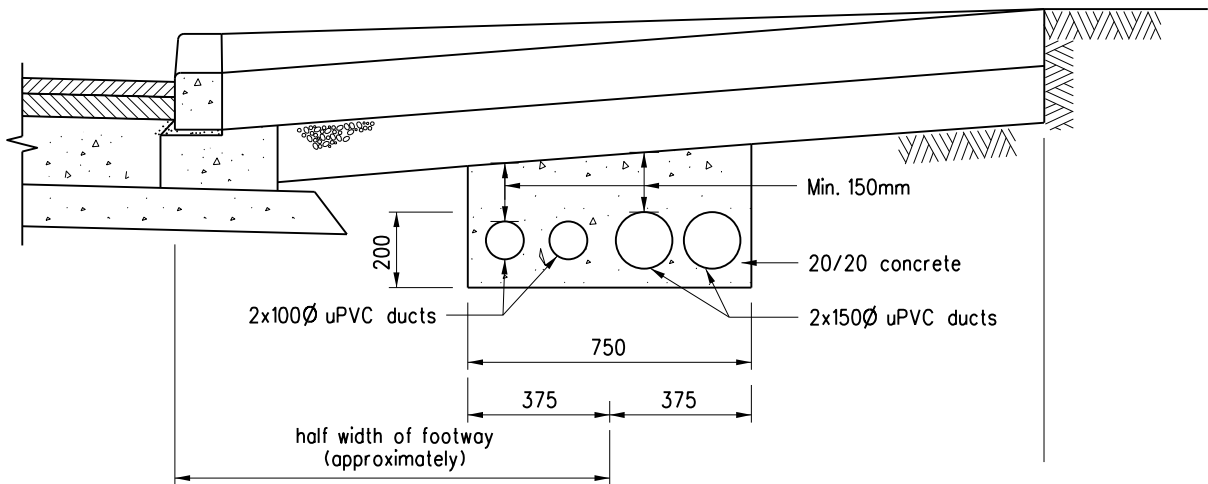
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.  
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS  
OF RUN-IN  
( SHEET 2 OF 2 )

HIGHWAYS DEPARTMENT

REFERENCE

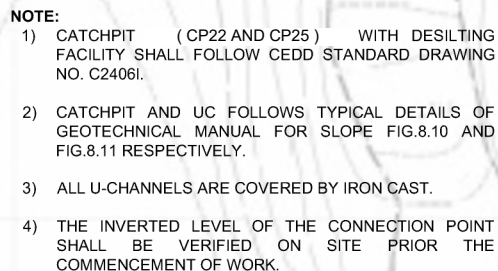
DRAWING No.

CAD

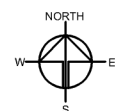
SCALE

1:20

H 1114B



Drawing Title	
DRAINAGE PROPOSAL	
Scale of A4	
1 : 1000	
Drawn	Date
	8.12.2020
Revised	Date
	18.1.2021



Our Ref.: DD117 Lot 1330 & VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

26 March 2021

Dear Sir,

**6<sup>th</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG

cc DPO/TMLYW, PlanD

(Attn.: Mr. K. K. NG

email: )

(Attn.: Ms. Hilary WONG

email: : )



## Responses-to-Comments

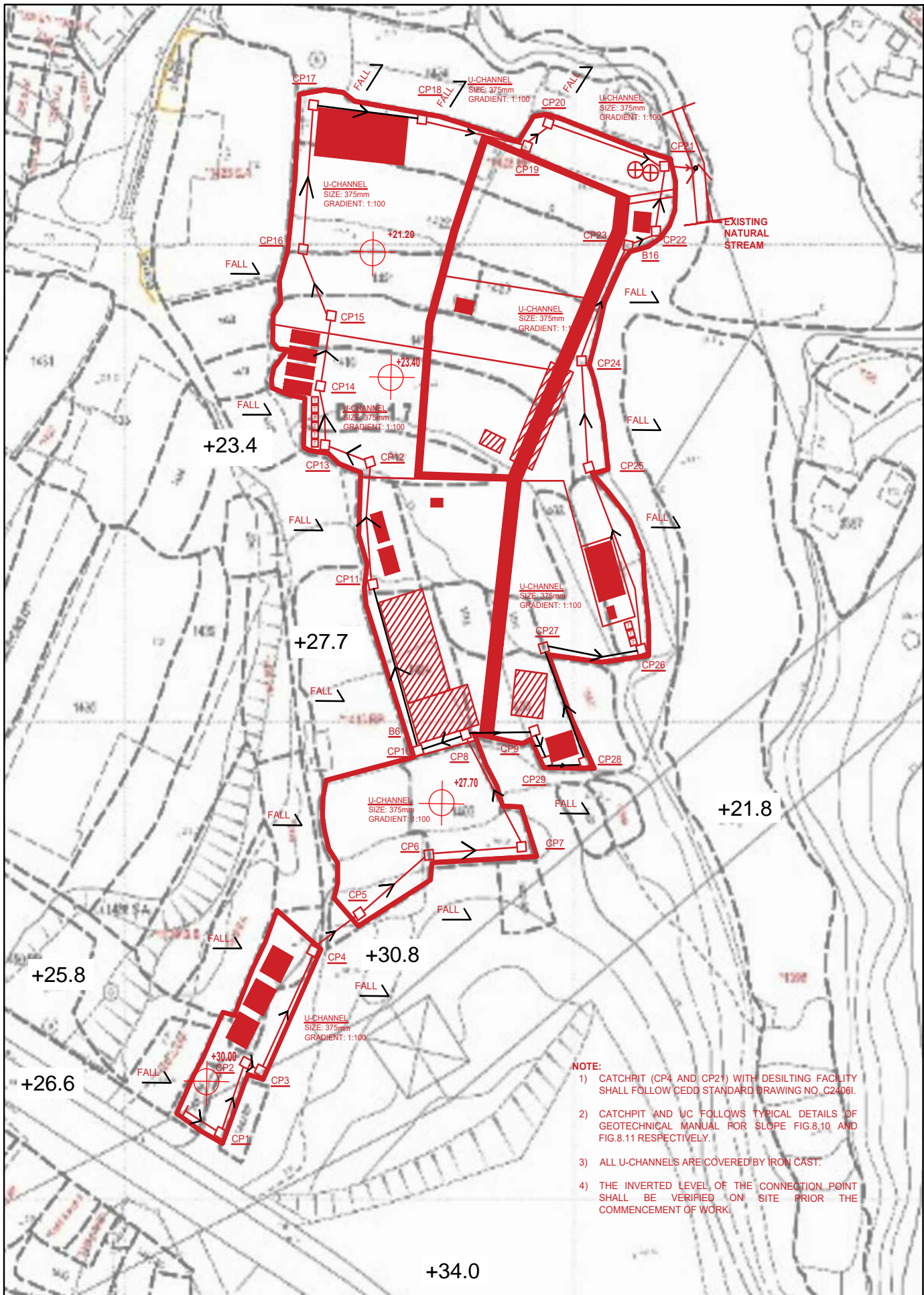
**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land in  
"Agriculture", "Green Belt" and "Open Storage" Zones, Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(Application No. A/YL-TT/505)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) received on 8.3.2021 (Contact Person: Mr. Bill CHAN; Tel: 2781 4107)</b>		
(a)	Please advise if the existing ground level of the proposed site would be modified. If so, please provide a topographic plan showing the existing and proposed levels for our review.	Existing ground level of proposed site would not be modified so cross section is showing the proposed ground level which is same as existing ground level ( <b>Annex I</b> ).
(b)	Please advise the original drainage path/flow direction of the existing site.	Fall direction of the existing site is same as the original drainage path/flow direction.
<b>2. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) received on 25.3.2021 (Contact Person: Mr. Bill CHAN; Tel: 2781 4107)</b>		
(a)	Although the applicant advised that the ground level of the site would not be modified, it is still necessary to provide a topographic plan for our review. As the topographic plan cannot be found in Annex I, please request the applicant to provide the topographic plan.	Topographic plan is provided at page 4 of <b>Annex I</b> for your review please.



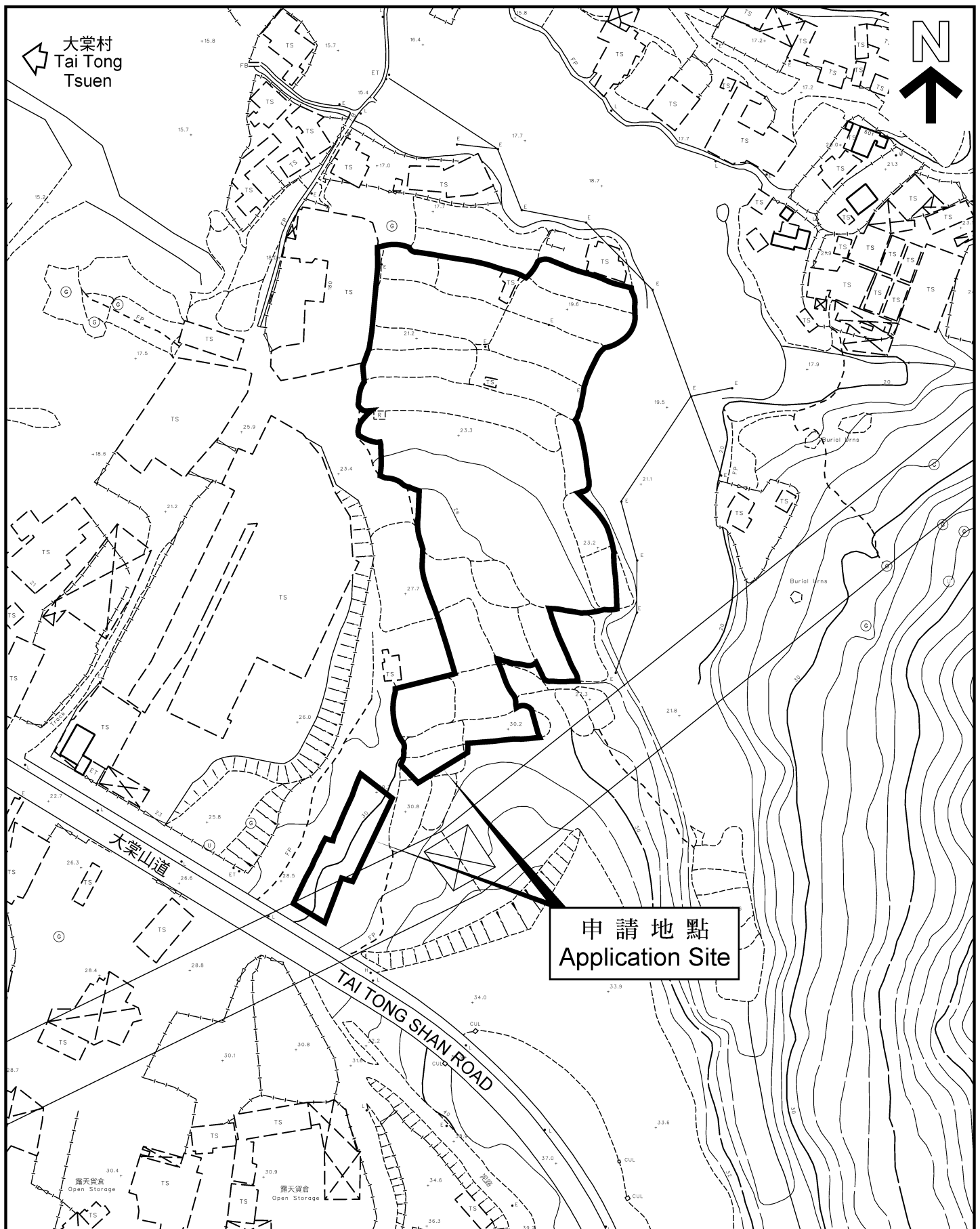


Drawing No. <b>ANNEX</b>	Ver. <b>02</b>	Drawing Title <b>DRAINAGE PROPOSAL</b>	
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		Scale of A4 <b>1 : 1000</b>	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/505)		Drawn Date <b>11.02.2021</b>	
		Revised Date <b>11.02.2021</b>	

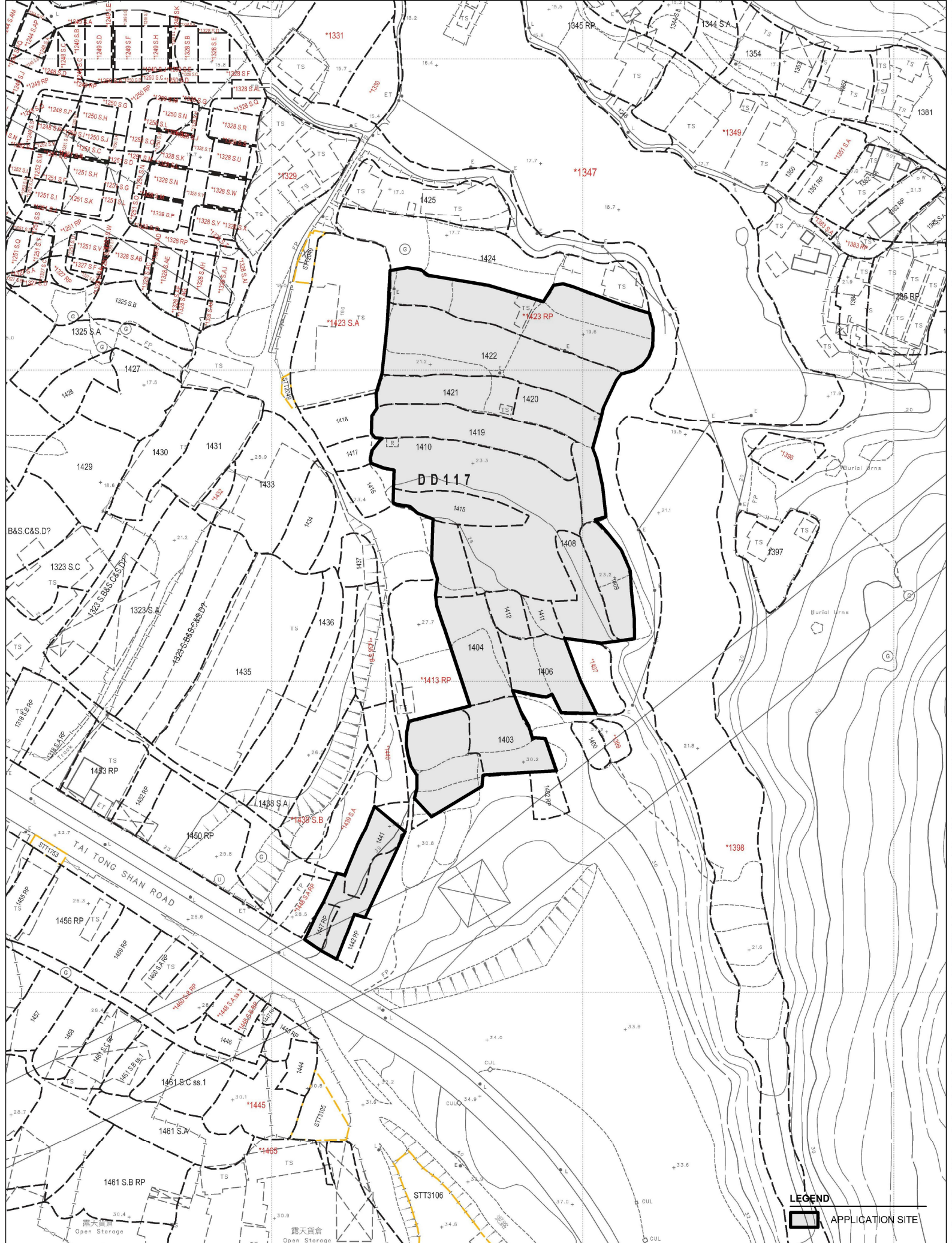
### Catchpit Schedule

Catchpit	CL	IL		Catchpit	CL	IL
CP1	+30.00	+29.55		CP16	+21.20	+20.68
CP2	+30.00	+29.41		CP17	+21.20	+20.40
CP3	+30.00	+29.39		CP18	+21.20	+20.17
CP4	+30.00	+29.14		CP19	+21.20	+19.95
CP5	+30.20	+29.02		CP20	+21.20	+19.90
CP6	+30.20	+28.84		CP21	+21.20	+19.64
CP7	+30.20	+28.65		CP22	+21.20	+20.53
CP8	+27.70	+27.33		CP23	+21.20	+20.59
CP9	+27.70	+27.89		CP24	+21.20	+20.83
CP10	+27.70	+27.73		CP25	+23.40	+23.08
CP11	+27.70	+27.59		CP26	+27.70	+27.32
CP12	+23.40	+23.03		CP27	+27.70	+27.52
CP13	+23.40	+22.95		CP28	+27.70	+27.75
CP14	+23.40	+22.84		CP29	+27.70	+27.83
CP15	+21.20	+20.83		Start Point	+30.00	+29.63

# A/YL-TT/505

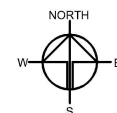




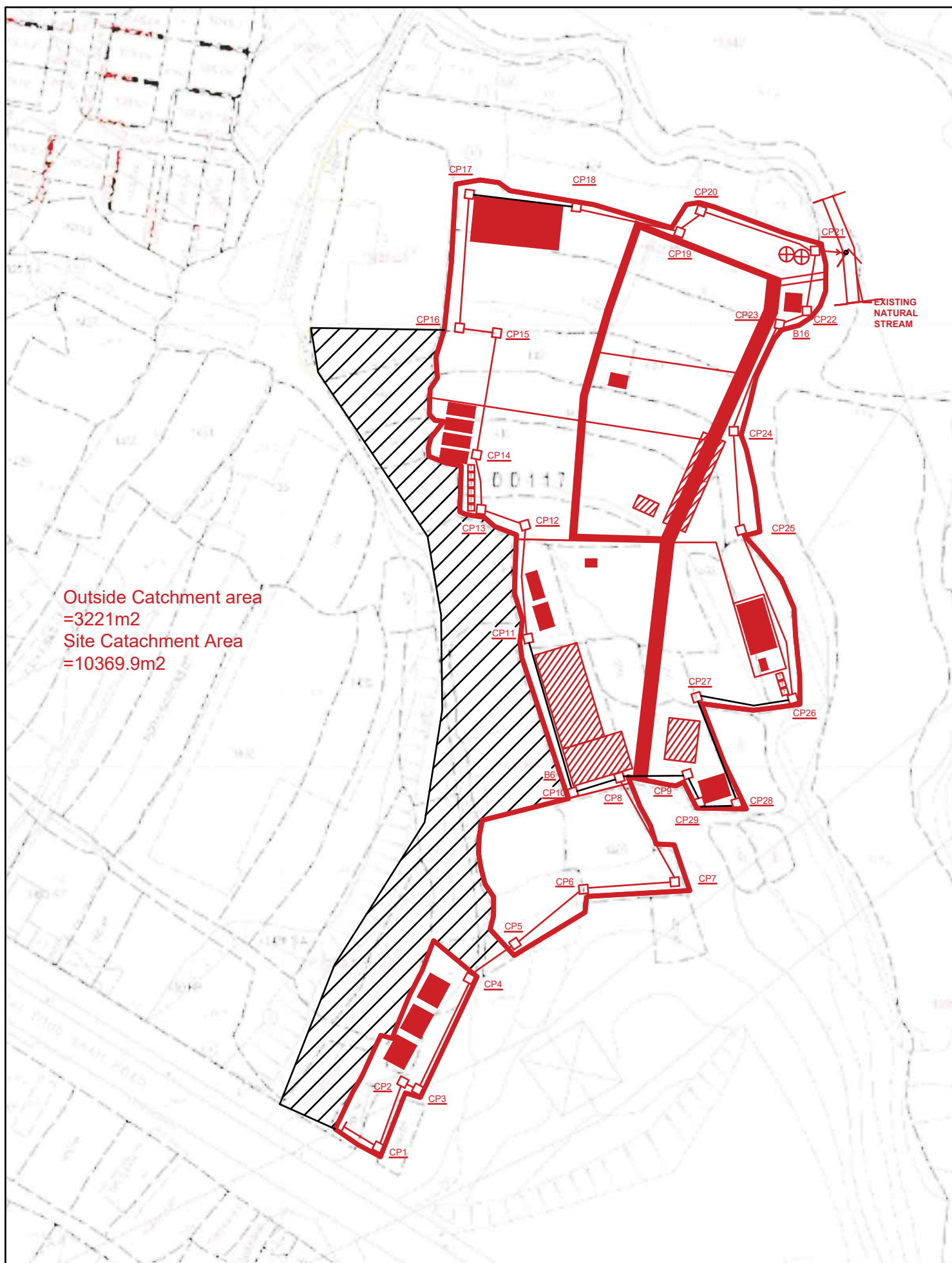


LEGEND

APPLICATION SITE

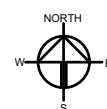


Drawing No.	Ver.	Drawing Title
	01	DRAINAGE PROPOSAL
Project	Scale of A4	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING	1 : 1500	
	Drawn	Date
		25.3.2021
	Revised	Date
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND		

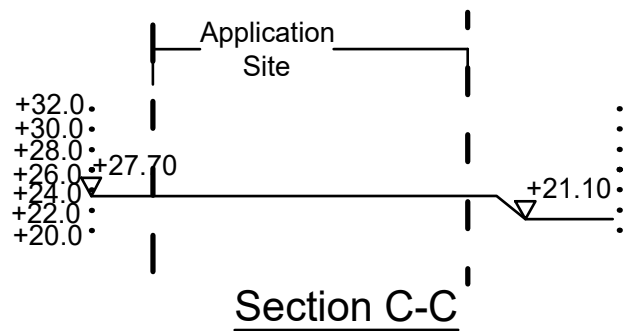
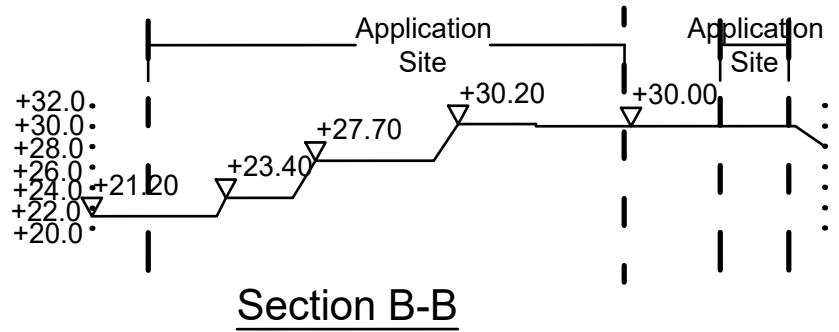
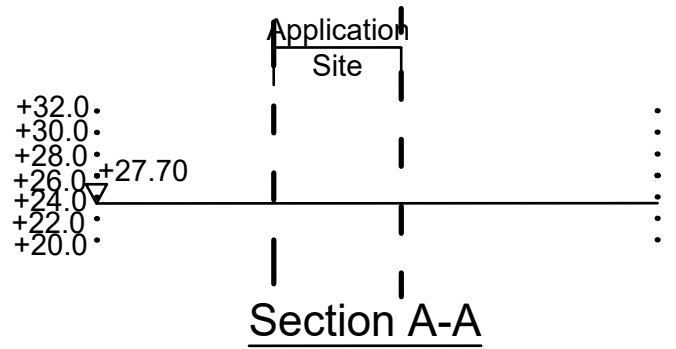
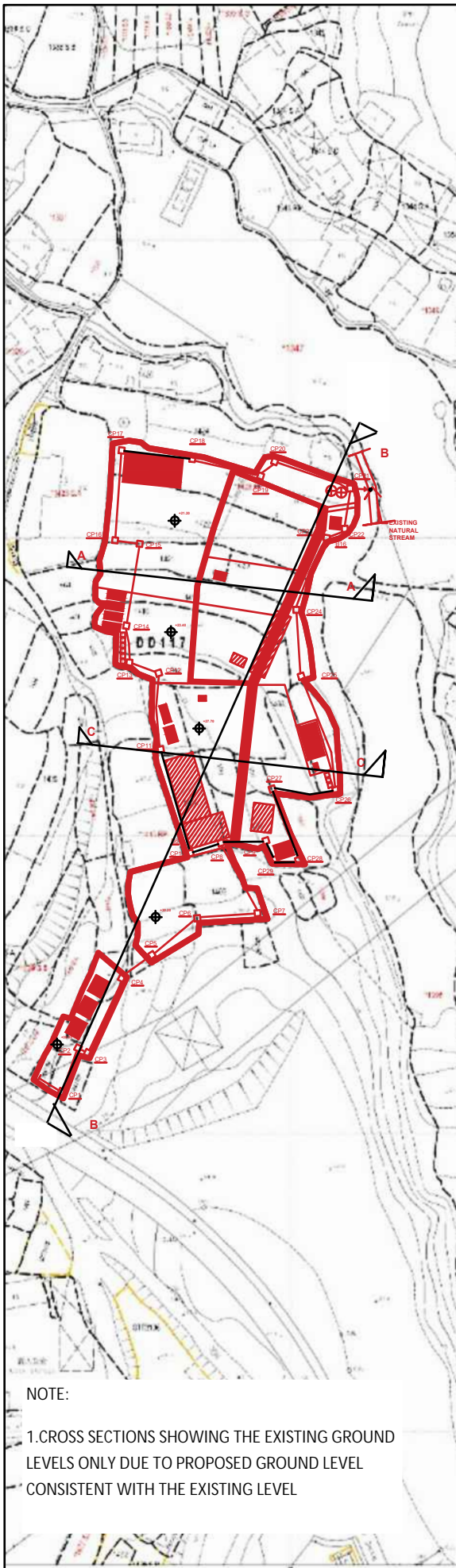


Drawing No. <b>ANNEX</b>	Ver. 02
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: AYL-TT/505)	

Drawing Title <b>Catchment Area</b>	
Scale of A4 1 : 1000	
Drawn	Date 11.02.2021
Revised	Date 11.02.2021







**Company:** 光輝工程顧問公司GLISTER ENGINEERING CONSULTANTS CO.  
**Project :** Application No.: A/YL-TT/505  
 Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen  
**Date:** 17/2/2021

**Calculation for channels:**

Catchment Area of site

Site Catchment Area	=	9274	m <sup>2</sup>
(Soil-Paed)	=	0.009274	km <sup>2</sup>

Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.009274	km <sup>2</sup>
	=	0.161136	m <sup>3</sup> /s							
	=	9668	liter/min							

Site Catchment Area	=	1095.9	m <sup>2</sup>
(Hard-Paved)	=	0.001096	km <sup>2</sup>

Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.0010959	km <sup>2</sup>
	=	0.072357	m <sup>3</sup> /s							
	=	4341	liter/min							

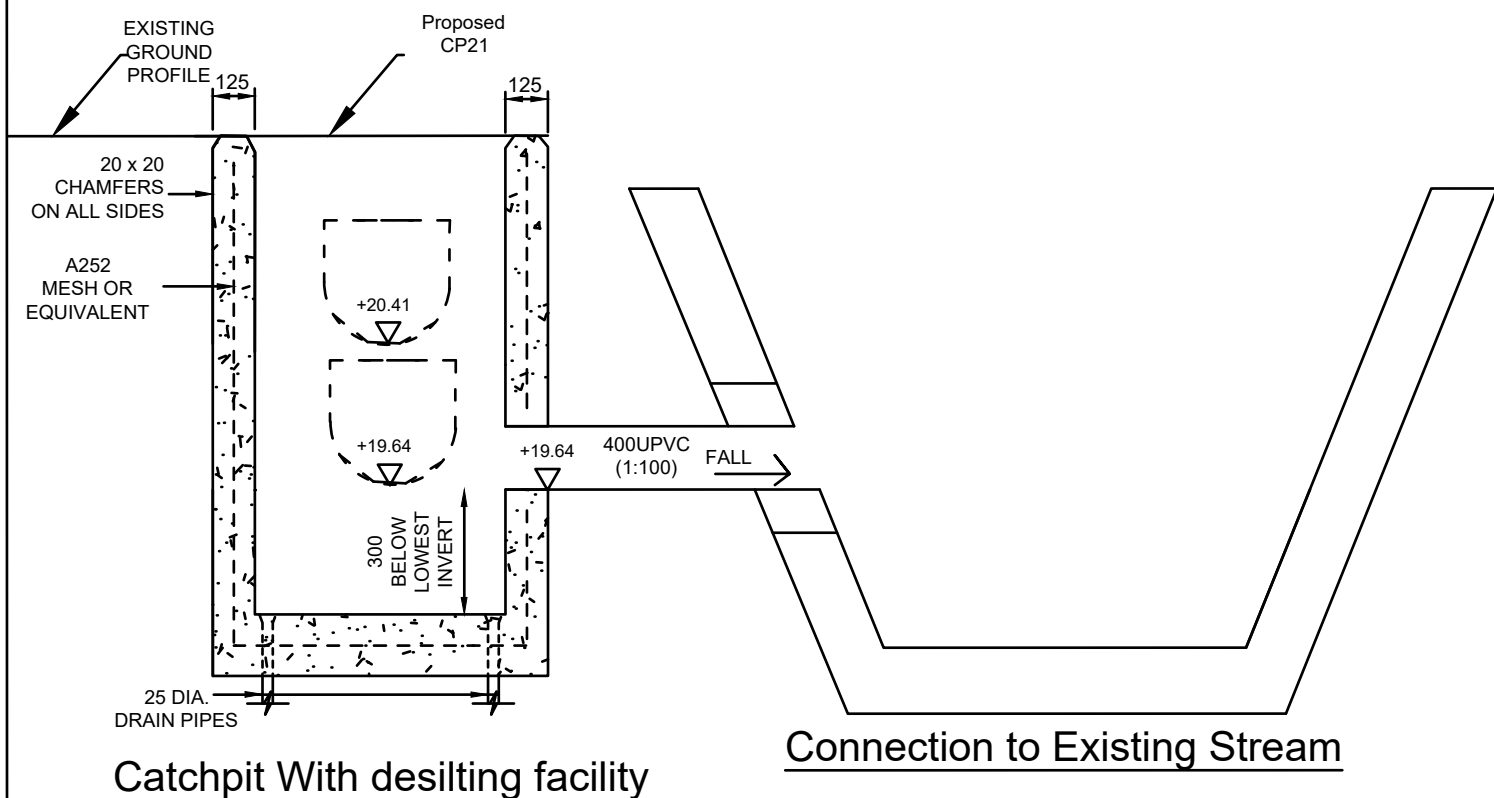
Outside Catchment Area

Outside Catchment Area	=	3221	m <sup>2</sup>
	=	0.003221	km <sup>2</sup>

Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.003221	km <sup>2</sup>
	=	0.055965	m <sup>3</sup> /s							
	=	3358	liter/min							

Total Peak runoff in m <sup>3</sup> /s	=	0.289457	m <sup>3</sup> /s
	=	17367	liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 375UC will be suitable for site



## Connection Detail of CP21

Drawing No.  
**ANNEX**

Ver.  
**02**

Project  
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/505)

Drawing Title

Connection Detail

Scale of A4

1 : 1000

Drawn

Date

11.02.2021

Revised

Date

11.02.2021

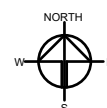
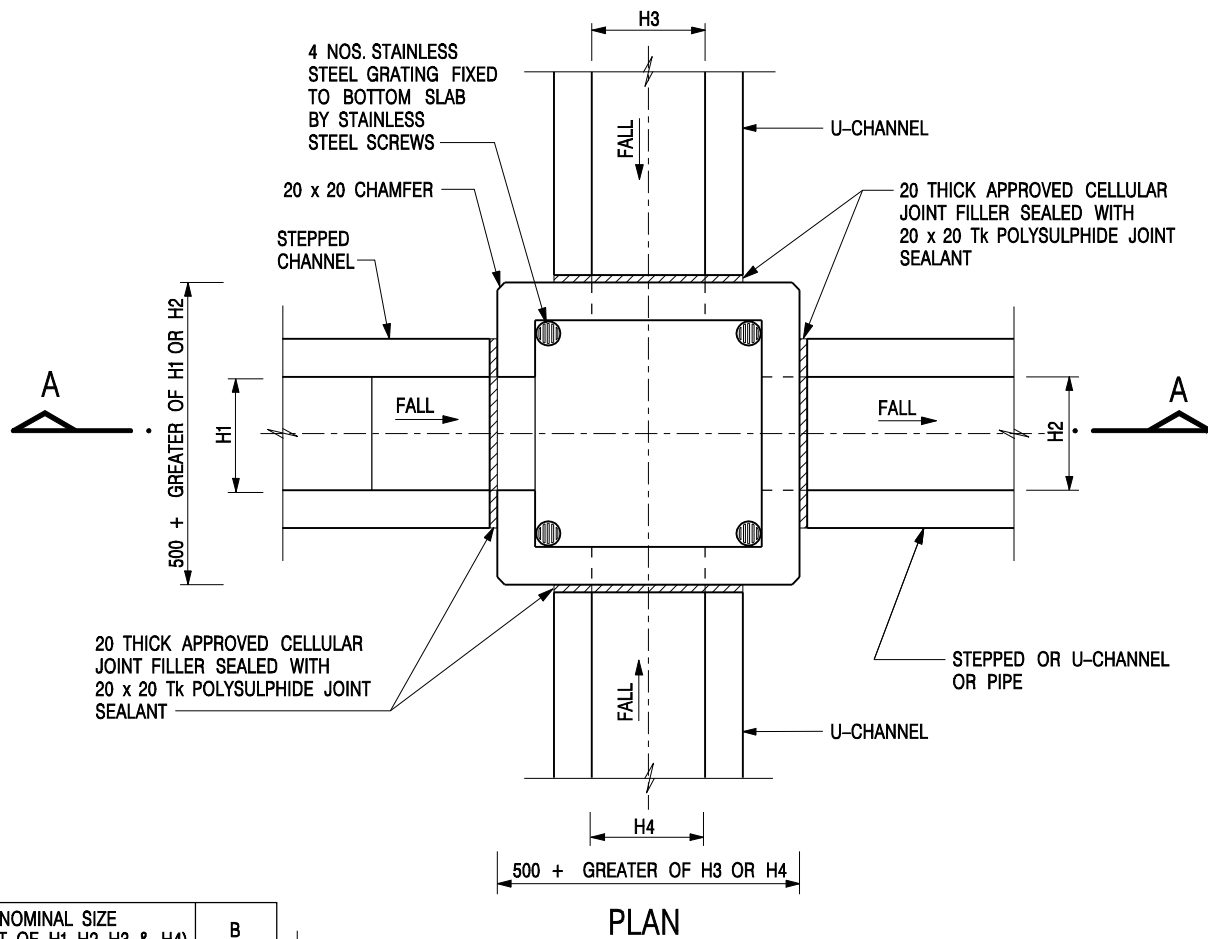


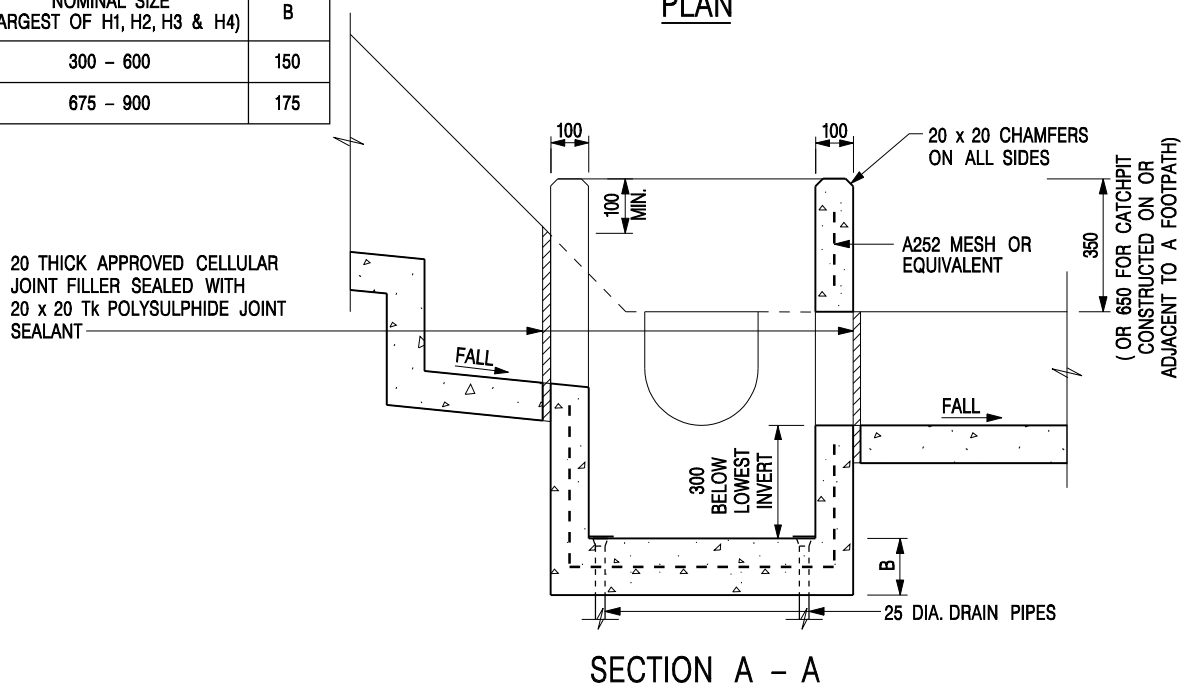




Figure 8.10 - Typical Details of Catchpits




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

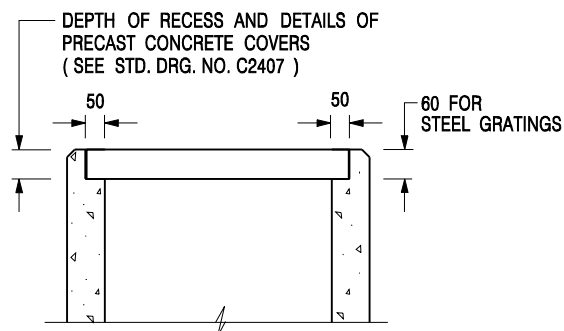


**NOTES:**

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

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20	
		<b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> C2406 /1	



### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



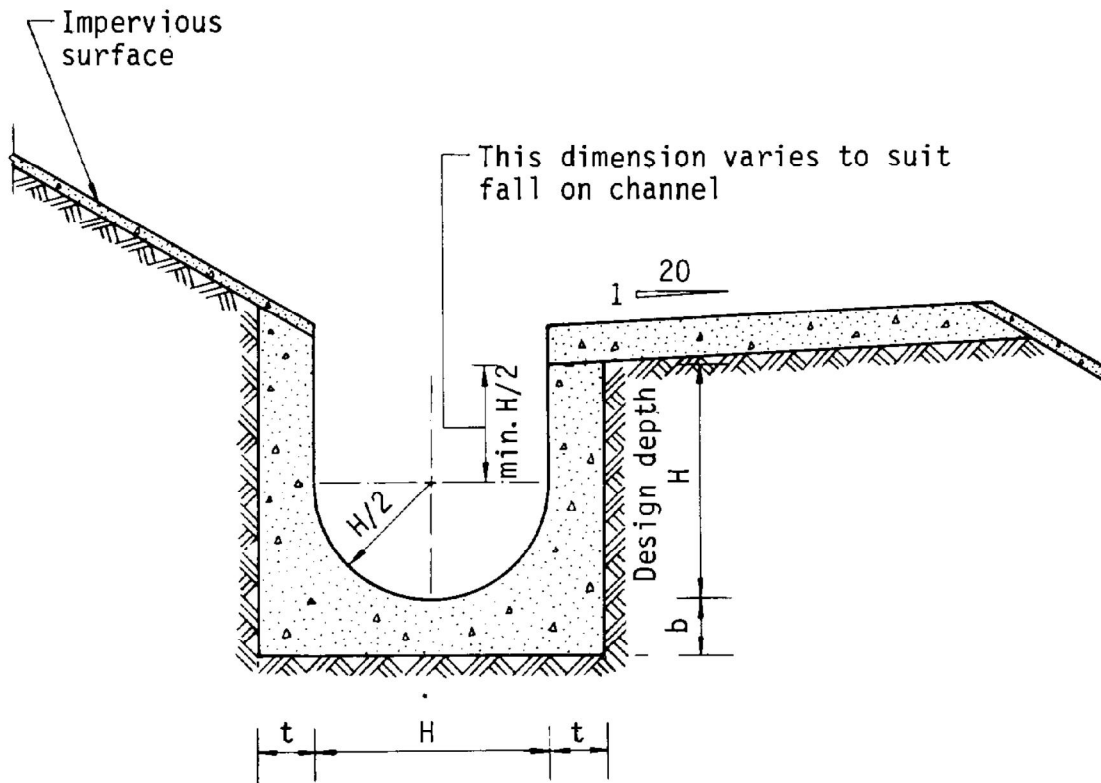
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



盈卓物業  
顧問有限公司

Our Ref.: DD117 Lot 1330 & VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

8 April 2021

Dear Sir,

**7<sup>th</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) Revised layout plan and plan showing the paved ratio of the application site (**Plans 1 and 2**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Matthew NG

cc DPO/TMLYW, PlanD (Attn.: Mr. K. K. NG email: )



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852) [REDACTED]



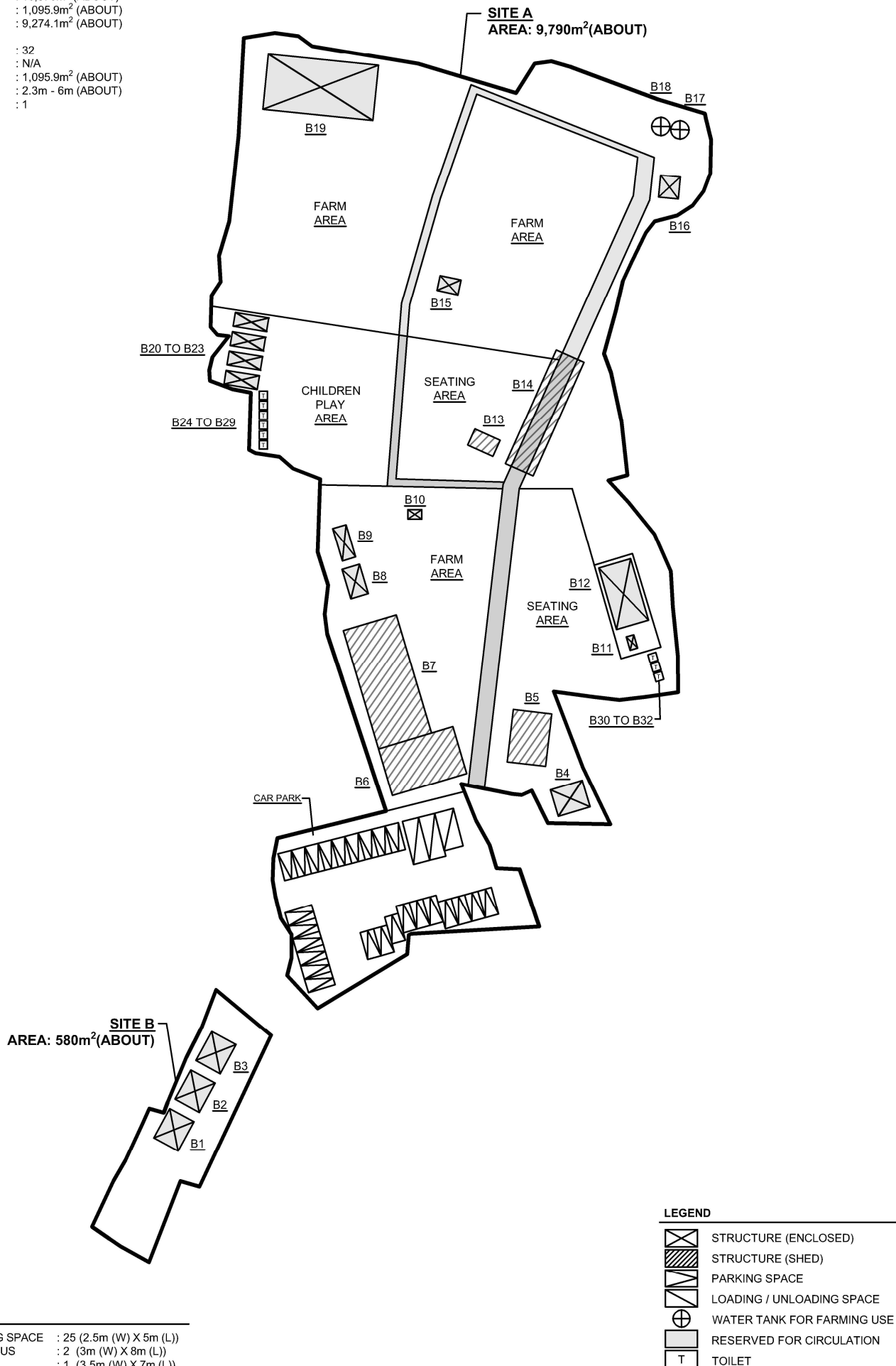
(852) 2323 3662

:

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 10,370m<sup>2</sup> (ABOUT)  
 COVERED AREA : 1,095.9m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 9,274.1m<sup>2</sup> (ABOUT)

NO. OF STRUCTURE : 32  
 DOMESTIC GFA : N/A  
 NON-DOMESTIC GFA : 1,095.9m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 2.3m - 6m (ABOUT)  
 NO. OF STOREY : 1



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 25 (2.5m (W) X 5m (L))  
 NO. OF L/UL SPACE FOR MINIBUS : 2 (3m (W) X 8m (L))  
 OF L/UL SPACE FOR LGV : 1 (3.5m (W) X 7m (L))

Drawing No.

P04

Ver.

01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND

Drawing Title

LAYOUT PLAN

Scale of A4

1 : 1000

Drawn

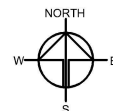
Date

2.7.2020

Revised

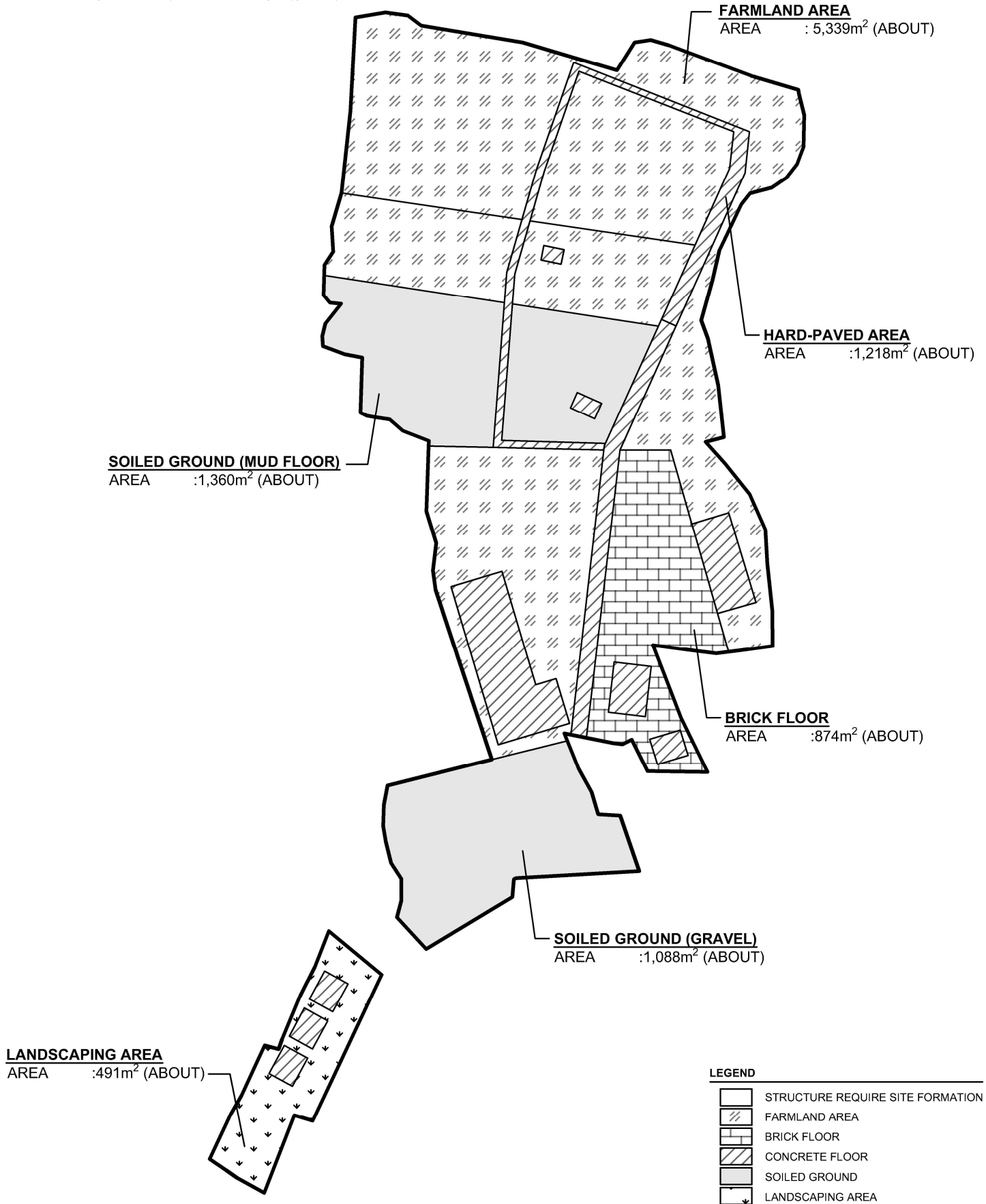
Date

8.4.2021



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 10,370m <sup>2</sup>	(ABOUT)
FARMLAND AREA	: 5,339m <sup>2</sup>	(52%)(ABOUT)
SOILED GROUND AREA (MUD FLOOR)	: 1,360m <sup>2</sup>	(13%)(ABOUT)
SOILED GROUND (GRAVEL)	: 1,088m <sup>2</sup>	(10%)(ABOUT)
BRICK FLOOR	: 874m <sup>2</sup>	(8%)(ABOUT)
LANDSCAPING AREA	: 491m <sup>2</sup>	(5%)(ABOUT)
LAND FILLING AREA (HARD-PAVED)	: 1,218m <sup>2</sup>	(12%)(ABOUT)





盈卓物業  
顧問有限公司

Our Ref.: DD117 Lot 1330 & VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

21 May 2021

Dear Sir,

**8<sup>th</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) A landscape proposal and plan showing the paved ratio of the application site (**Appendix I** and **Plan 1**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Matthew NG

cc DPO/TMLYW, PlanD

(Attn.: Mr. Arthur MOK

email:

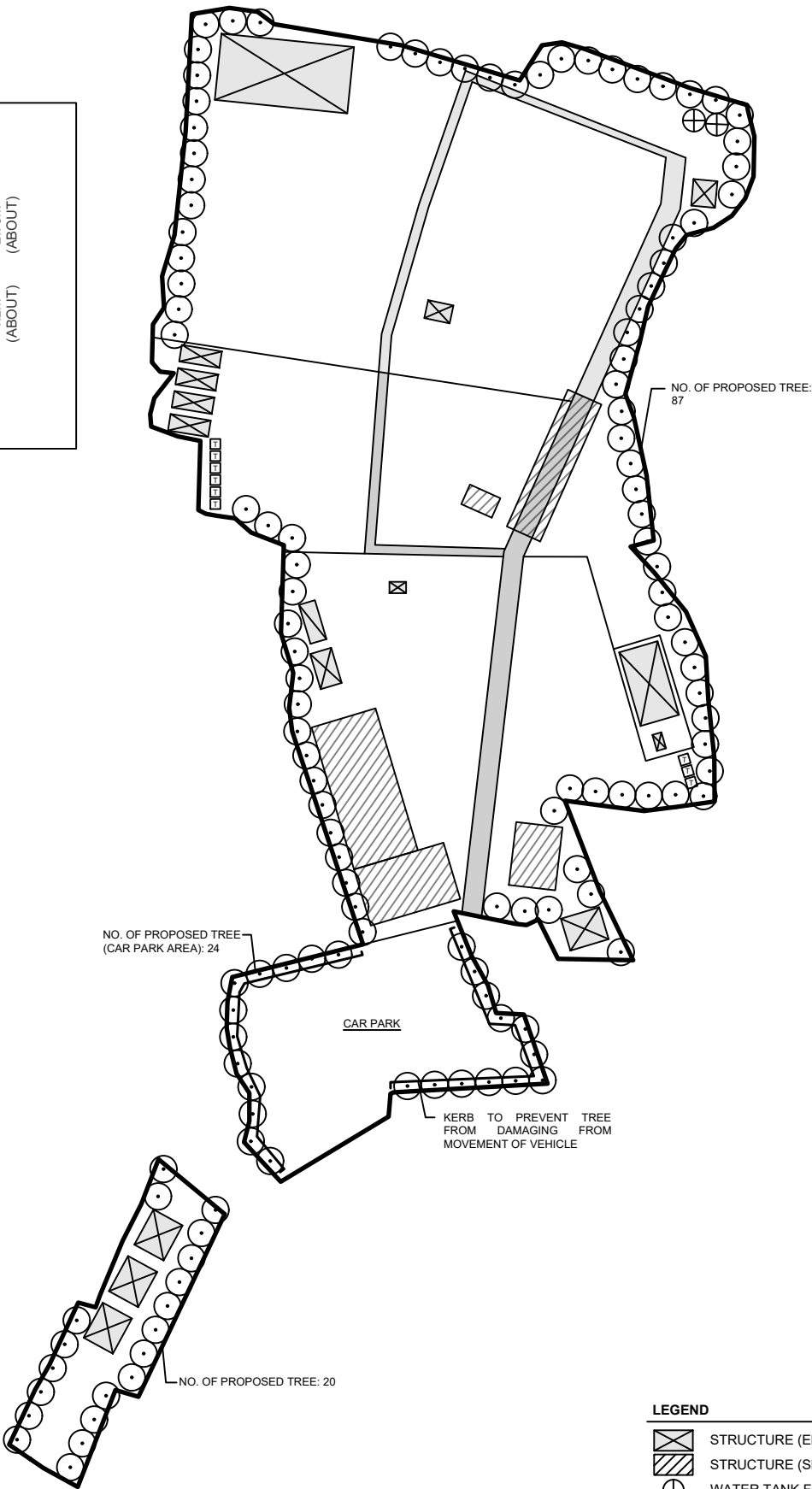
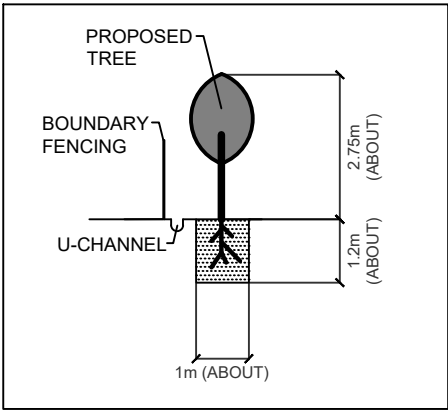
)





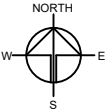
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 10,370m<sup>2</sup> (ABOUT)  
NO. OF PROPOSED TREE : 131  
SPECIES OF TREE : BAUHINIA BLAKEANA  
SPACE OF TREE : 4m (ABOUT)  
HEIGHT OF TREE : 2.75m (ABOUT)  
DIMENSION OF TREE PIT : 1m (W) X 1m (L) X 1.2m (D)



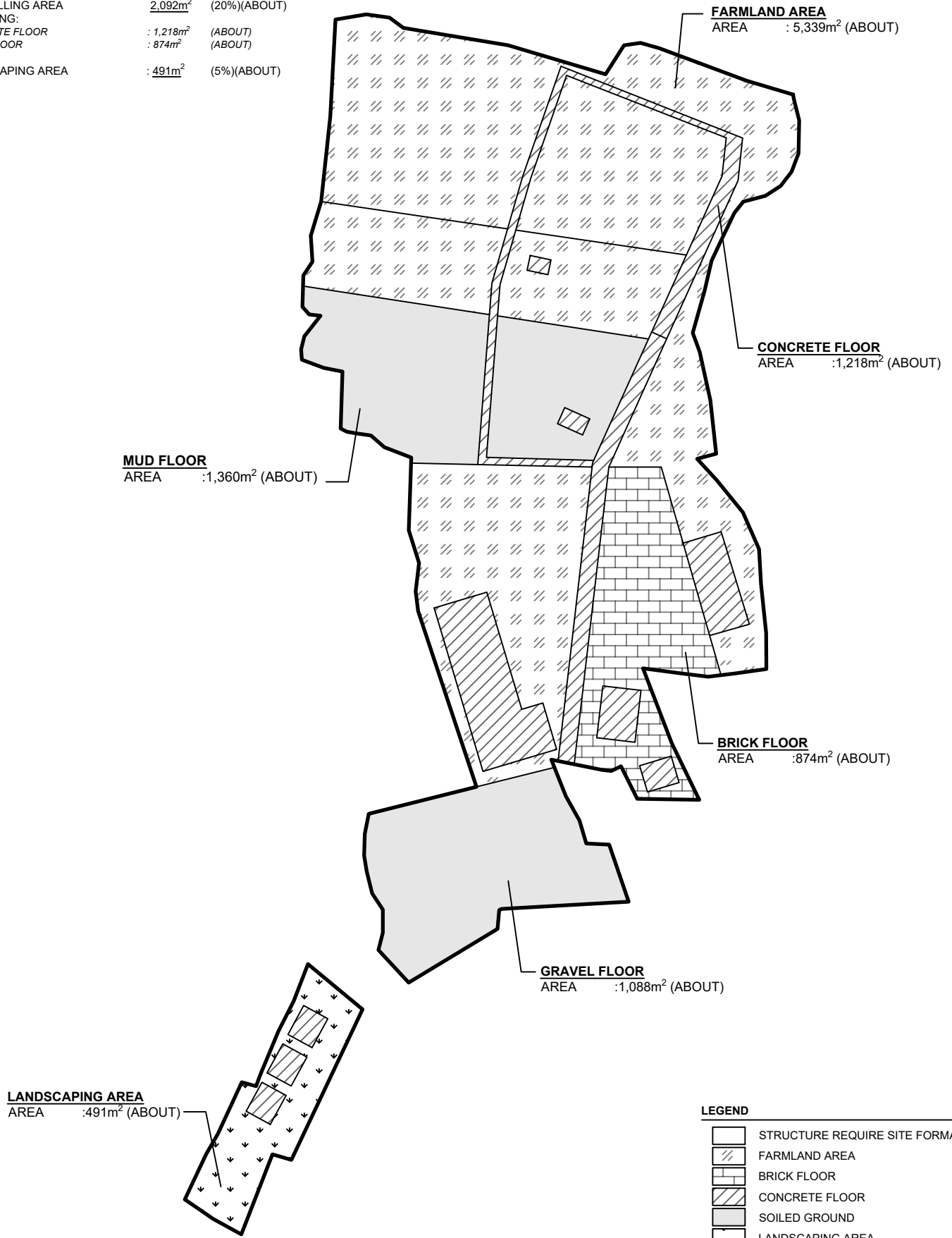
LEGEND	
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	WATER TANK FOR FARMING USE
	TOILET
	PROPOSED TREE

Drawing No. <b>APPENDIX I</b>	Ver. 01	Drawing Title <b>LANDSCAPE PROPOSAL</b>
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		Scale of A4 1 : 1000
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND		Drawn Date 21.5.2021
		Revised Date



# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 10,370m <sup>2</sup>	(ABOUT)
FARMLAND AREA	: <u>5,339m<sup>2</sup></u>	(52%)(ABOUT)
SOILED GROUND AREA	: <u>2,448m<sup>2</sup></u>	(23%)(ABOUT)
INCLUDING:		
MUD FLOOR	: 1,360m <sup>2</sup>	(ABOUT)
GRAVEL FLOOR	: 1,088m <sup>2</sup>	(ABOUT)
LAND FILLING AREA	: <u>2,092m<sup>2</sup></u>	(20%)(ABOUT)
INCLUDING:		
CONCRETE FLOOR	: 1,218m <sup>2</sup>	(ABOUT)
BRICK FLOOR	: 874m <sup>2</sup>	(ABOUT)
LANDSCAPING AREA	: <u>491m<sup>2</sup></u>	(5%)(ABOUT)

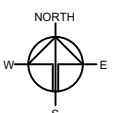


## LEGEND

	STRUCTURE REQUIRE SITE FORMATION
	FARMLAND AREA
	BRICK FLOOR
	CONCRETE FLOOR
	SOILED GROUND
	LANDSCAPING AREA

Drawing No. <b>PLAN 1</b>	Ver. 03
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND	

Drawing Title <b>PAVED RATIO</b>	
Scale of A4 <b>1 : 1000</b>	
Drawn	Date 2.7.2020
Revised	Date 21.5.2021





盈卓物業  
顧問有限公司

Our Ref.: DD117 Lot 1330 & VL  
Your ref.: TPB/A/YL-TT/505

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

29 June 2021

Dear Sir,

**9<sup>th</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  
and Filling of Land in "Agriculture", "Green Belt" and "Open Storage" Zones,  
Various Lots in D.D. 117, Tai Tong, Yuen Long**

**(S.16 Planning Application No. A/YL-TT/505)**

We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) A revised landscape proposal to support the application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at : or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Matthew NG

cc DPO/TMLYW, PlanD

(Attn.: Mr. K. K. NG

email: | )

(Attn.: Mr. Arthur MOK

email: | )



## LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 10,370m<sup>2</sup> (ABOUT)

NO. OF PROPOSED TREE : 89

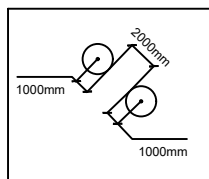
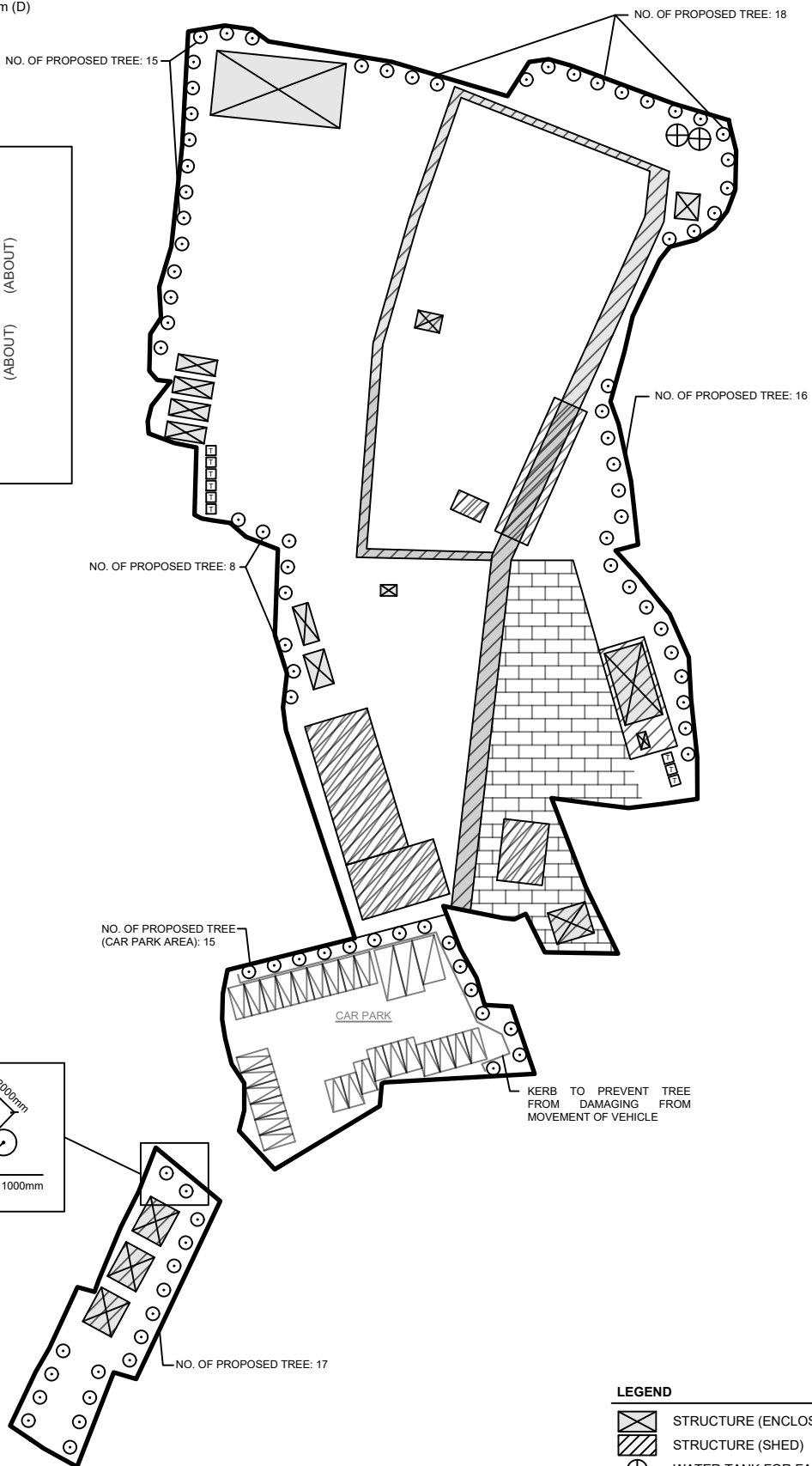
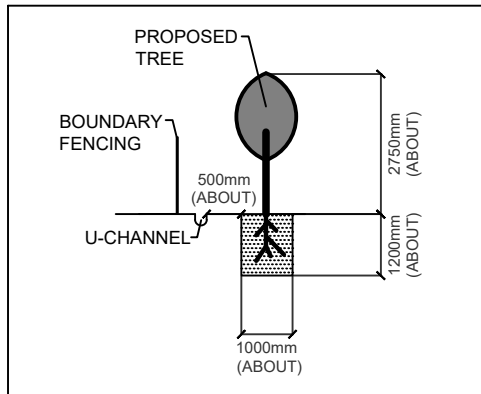
SPECIES OF TREE : *BAUHINIA BLAKEANA*

SPACE OF TREE : 4m (ABOUT)

HEIGHT OF TREE : 2.75m (ABOUT)

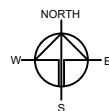
DIMENSION OF TREE PIT : 1m (W) X 1m (L) X 1.2m (D)

ALL TREES ARE PLANTED AT LEAST 500MM AWAY FROM U-CHANNEL/FENCE/STRUCTURE/PAVING.



### LEGEND

- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- WATER TANK FOR FARMING USE
- TOILET
- PROPOSED TREE



**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s) / Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/394	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years with Filling of Land	9.12.2016 [revoked on 9.6.2017]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)
2	A/YL-TT/417		4.5.2018 [revoked on 4.10.2020]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)

**Approval Condition(s):**

- (1) Revocation of planning approval if conditions not complied with at any time/by the specified date during the approval period.
- (2) Reinstatement of the site to an amenity area upon expiry of planning permission.
- (3) Restrictions on night-time operation at the site.
- (4) No queuing and reverse movement of vehicles allowed on public road.
- (5) No medium or heavy goods vehicles are allowed at the site.
- (6) Provision of boundary fence.
- (7) Submission and/or implementation of run-in/out proposal.
- (8) Submission and/or implementation of tree preservation and landscape proposal.
- (9) Submission and/or implementation of drainage proposal.
- (10) Maintenance of the existing/implemented drainage facilities.
- (11) Submission and/or implementation of fire service installations proposal.
- (12) Restrictions on public announcement system, portable loudspeakers or any form of audio amplification system at the site.

**Similar Applications within/straddling the  
subject “AGR” and “GB” Zones on the OZP**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Proposed Use(s) / Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-TT/515	“AGR” and “GB”	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)

**Approval Conditions:**

- (1) No vehicle is allowed to queue back to or reverse onto/from public road.
- (2) Provision of boundary fence.
- (3) Submission and implementation of drainage proposal.
- (4) Revocation of planning approval if any of the conditions is not complied with at any time/by the specified date.
- (5) Reinstatement of the site to an amenity area upon expiry of the planning permission.
- (6) Submission and implementation of fire service installations proposal.
- (7) Maintenance of the implemented drainage facilities on the site at all times.
- (8) No night-time operation during specific time limit is allowed on the site.
- (9) No medium or heavy goods vehicles is allowed to be parked/stored on or enter/exit the site.
- (10) No usage of loudspeakers, audio amplifiers and public announcement is allowed on the site.

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Proposed Use(s) / Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TT/353	“AGR”	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.9.2015	(1), (2), (3)

**Rejection Reason(s)**

- (1) The proposed development is not in line with the planning intention of the “AGR” zone which is 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. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The applicant fails to demonstrate that the proposed development would not generate adverse landscape impact on the surrounding areas.
- (3) Approving the application would set an undesirable precedent for similar applications within the “AGR” zone, the cumulative effect of which would result in a general degradation of the rural environment and landscape quality of the area.





長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期  
13 樓 1305-6 室  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port  
Road, Kwai Chung, New Territories, H.K.  
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
電子郵件 E-mail: cahk@cahk.org.hk



31<sup>st</sup> August 2020

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

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

Dear Sir/Madam,

RE: Comment on the Section 16 Application No. A/YL-TT/505

The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

The proposed hobby farm is largely within AGR zone. According to The Approved Tai Tong Outline Zoning Plan No. S/YL-TT/17, the planning intention of AGR “*is 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*”. However, only 52% of the hobby farm is proposed for “farming area” while the remaining area is largely not for cultivation or farming-associated ancillary use. We do not think such plan is in line with the planning intention.

**2. Adverse environmental impacts**

2 similar planning applications, namely A/YL-TT/394 and A/YL-TT/417, have been approved at the proposed site. Comparing the existing application with the previous applications (see the table below), its development scale is larger, with larger site, more structures, parking spaces, loading/unloading space, higher maximum building height. We especially worry that the current paved area ratio is much higher than the previous applications (Figure 1). Paving too excessive materials such as concrete, brick, gravel on the existing farmland is largely incompatible with the subject site



# 長春社

Since 1968

## The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期  
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port  
Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

and its surrounding area.

Major Development Parameters	A/YL-TT/394	A/YL-TT/417	A/YL-TT/505
Site Area	4,654.4m <sup>2</sup> (about)	5,310.4m <sup>2</sup> (about)	<b>10,370m<sup>2</sup> (about)</b>
No. of structures	6 (for portable toilet, site office and reception, agriculture teaching centre, agriculture activities centre and plant sales office, seed and farm tool storage and farmer rest room uses)	9 (for portable toilet, site office and reception, greenhouses, seed and farm tool storage, farmer rest room and lounges uses)	<b>32</b> (for reception, storage of farm tools, agricultural education centre, covered seating area, covered activates areas, refreshment kiosk, meter room, water tank for farming use, greenhouse and farmer resting room)
No. of Parking Spaces	23	23	<b>25</b>
No. of Loading/Unloading Space	1	1	<b>3</b>
Covered Area Ratio	7.4%	8.2%	<b>11%</b>
Paved Area Ratio	Paved: 6.2%	Paved: 5.4%	<b>Paved: 14% [land filling area (hard-paved)] 22% [brick floor + land filling area (hard-paved)] 32% [soiled</b>



# 長春社

Since 1968

## The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期

電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538

13 樓 1305-6 室

電子郵件 E-mail:cahk@cahk.org.hk

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website:www.cahk.org.hk

			ground (gravel) + brick floor + land filling area (hard-paved)
Building Height	3 -3.5m (1 storey)	3 -3.5m (1 storey)	2.3 – 6m (1 storey)

Details above are extracted from RNTPC Paper No. A/YL-TT/417A and Gist of A/YL-TT/505

Regarding those structures proposed, we do not understand the justification to build a 6-meter-high water tank for farming. From the landscape perspective, its height is highly incompatible with the proposed 31 structures. More importantly, the number of structures proposed this time is much more than the previous approved applications. Even some of them are highly related to farming activities, we cannot see justification for such a large increase in structures for the farm operation.

### 3. Undesirable precedent for similar applications

From the RNTPC Paper No. A/YL-TT/417A<sup>1</sup> prepared for the previous planning application A/YL-TT/417, Planning Department has made the following comments provided that sympathetic consideration may be given to the application:

*“However, **shorter compliance period is recommended** in order to closely monitor the progress on compliance with associated approval conditions.” (Section 12.5)*

*“Moreover, should the application be approved, the applicant will be advised that **should he fail to comply with any of the approval conditions again** resulting in revocation of the planning permission, **sympathetic consideration may not be given** to any further application.” (Section 12.5)*

The reality is that extension of time limit has been submitted by the project proponent of this application **9 times**. Date of compliance of the approved conditions has already been delayed for nearly 2 years (i.e. from 2018 to 2020) (Figure 2). Such a long delay is in contradictory to the comment made by Planning

<sup>1</sup> RNTPC Paper No. A/YL-TT/417A

[https://www.info.gov.hk/tpb/en/papers/RNTPC/TMYLW/A\\_YL-TT\\_417/A\\_YL-TT\\_417\\_MainPaper\\_revised.pdf](https://www.info.gov.hk/tpb/en/papers/RNTPC/TMYLW/A_YL-TT_417/A_YL-TT_417_MainPaper_revised.pdf)





# 長春社

Since 1968

## The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期  
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port  
Road, Kwai Chung, New Territories, H.K.

網址 Website: [www.cahk.org.hk](http://www.cahk.org.hk)

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

Department. Meanwhile, the current application has been submitted to Town Planning Board on 11<sup>th</sup> August 2020, just after the expiry date of compliance of the approved conditions (i.e. 4<sup>th</sup> August 2020). This is highly suspected that the project proponent failed to comply with the associated approved conditions.

While the proposed application would pose adverse environment impact, the project proponent also failed to comply the approved conditions of A/YL-TT/417 within short period of time. Therefore, we do not think further sympathetic consideration should be given or it would set undesirable precedent for similar applications in future.

Thank you for your attention.

Yours faithfully,

Ng Hei Man

Campaign Manager

The Conservancy Association



# 長春社

Since 1968

The Conservancy Association

會址: 香港新界葵青貨櫃碼頭路 77-81 號 Magnet Place 一期

13 樓 1305-6 室

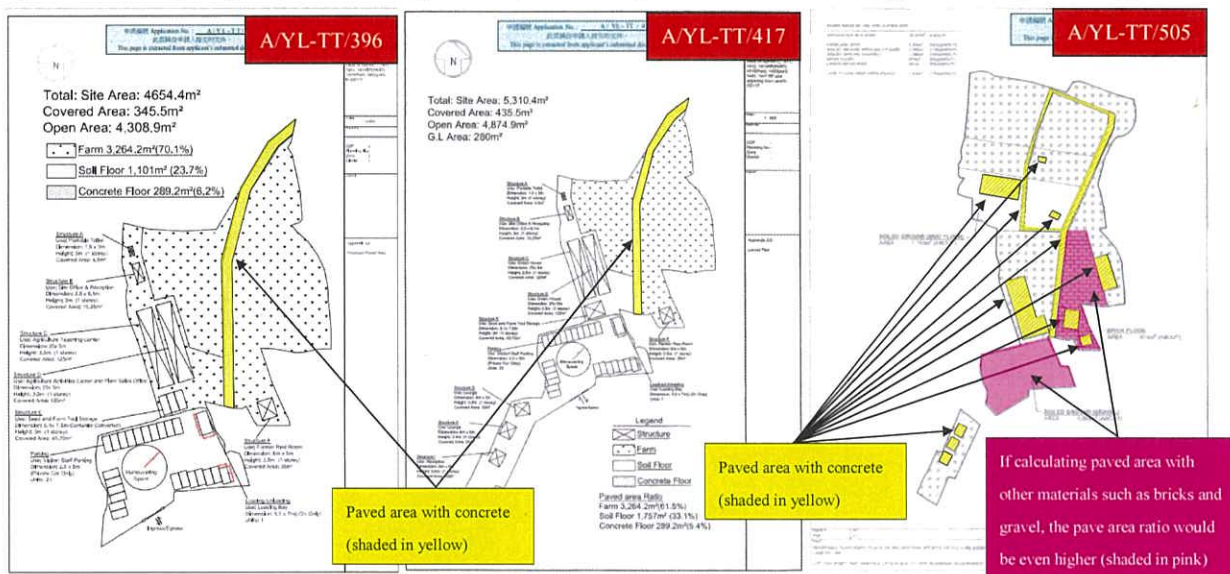
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

Figure 1 Comparing the previous two applications, the current paved area ratio is much higher than the previous applications





長春社 Since 1968

## The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期  
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port  
Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

**Figure 2** For A/YL-TT/417, it was approved by TPB on 4<sup>th</sup> August 2018. But extension of time limit has been submitted by the project proponent of this application 9 times (circled in red). The latest extension of time limited (i.e. A/YL-TT/417-9) was approved on 29<sup>th</sup> May 2020. In this way, date of compliance of the approved conditions has already been delayed for nearly 2 years

**Decision Date (DD/MM/YYYY)** 04/05/2018

**Type Of Consideration** Application for Planning Permission

**Decision** Approved with condition(s) on a temporary basis

**Authority** Rural & NT Planning Committee

**Detailed Decision** Show

**Decision Date (DD/MM/YYYY)** 29/05/2020

**Type Of Consideration** Class B Amendment - extension of time limit

**Decision** Approved/Agreed

**Authority** Assistant Director Of Planning

**Detailed Decision** Show



寄件日期: 2020年09月07日 星期一 4:25  
收件者: tpbpd  
主旨: A/YL-TT/505 DD 117 Tai Tong Shan Road Hobby Farm

5-2

A/YL-TT/505

Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long  
Site area : 10,370 m<sup>2</sup> Includes Government Land of about 266m<sup>2</sup>

Zoning : "Agriculture", "Green Belt" and "Open Storage"

Applied Development : Hobby Farm / 28 vehicle parking

Dear TPB Members,

This is 417 minus most of the government land.

On 4 May 2018

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application. **Apparent site modification (with ground works) was observed.**

Approval of the application would set an undesirable precedent encouraging other similar applications to modify the sites before planning permissions are obtained. The cumulative impact of which would likely lead to the general degradation of the rural fringe and country park character

Plan D: the last approval (No. A/YL-TT/394) by the same applicant was revoked due to non-compliance with time-limited approval conditions, shorter compliance period was recommended in order to closely monitor the progress on compliance with associated approval conditions.

But members asked no questions. However in view of recent JRs you can no longer rely on PlanD but are required to make your own judgment and ask questions re the operation and if it is in compliance with conditions, etc. Why so many vehicle parking? Folk who enjoy farming tend to be those who use public transport.

Mary Mulvihill

---

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

Sent: Monday, March 30, 2020 4:00:58 AM

Subject: A/YL-TT/493 DD 117 Tai Tong Shan Road Hobby Farm

A/YL-TT/493

Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 22,938sq.m (Includes Government Land of 267sq.m)

Zoning : "Agriculture", "Green Belt" and "Open Storage"

Applied use : Hobby Farm / 28 Vehicle Parking / Filling of Land

Dear TPB Members,

Application 476 was withdrawn and now we have a further application for 4 times the original site.

This is an extraordinary large site for 'Hobby Farm', involves a number of separate lots and filling of land.

Hopefully members will ask questions this time around as to what is the true nature of the operation.

Is it designed to extend the footprint of the Amusement Park.

Mary Mulvihill

---

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

Sent: Friday, August 9, 2019 9:23:52 PM

Subject: A/YL-TT/476 dd 117 Tai Tong Shan Road Hobby Farm

A/YL-TT/476

Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : 11,442 m<sup>2</sup> Includes Government Land of about 1,211m<sup>2</sup>

Zoning : "Agriculture", "Green Belt" and "Open Storage"

Applied Development : Hobby Farm / 24 vehicle parking

Dear TPB Members,

This is the same site as 417 but more than double the site and now includes additional government land zoned Green Belt. **The application mentions 'filling of land', in other words Destroy to Build.**

Minutes : CTP/UD&L, PlanD had reservation on the application. **Apparent site modification (with ground works) was observed.** The cumulative impact of which would likely lead to the general degradation of the rural fringe and country park character.

Regarding the public concern over vegetation clearance within the "Green Belt" ("GB") zone, the area only constituted about 5% of the site and would be on soil floor and largely uncovered for circulation area and **planting of trees.** What trees? None left according to the plan.

There are far too many structure and there is also the issue of run off from chemicals often used by amateur farmers entering the adjacent stream.

That legitimacy of this application should certainly be questioned.

Mary Mulvihill

---

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

Sent: Saturday, December 9, 2017 1:55:00 AM

Subject: Re: A/YL-TT/417 Tai Tong Shan Road Hobby Farm

A/YL-TT/417

Lots 1403, 1404, 1406, 1408, 1409, 1410 (Part), 1411, 1412, 1413 RP (Part), 1419 (Part), 1420 (Part), 1441 and 1447 RP in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 5,310.4m<sup>2</sup> Includes Government Land of about 280 m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Hobby Farm / 24 vehicle parking

Dear TPB Members,

Despite the following revelations Application 394 was approved on 9 December 2016.

The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) had reservation on the application in that vegetation within the site and its immediate vicinity was observed to be missing and replaced by access road, parking and agriculture as compared to the situation in 2015.

However it was revoked on 9 June 2017 for non compliance with a number of conditions:

- (d) the provision of boundary fence on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.6.2017;
- (g) the submission of a tree preservation and landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.6.2017;
- (i) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2017
- (l) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2017;

In view of previous history of 'Destroy to Build' activities and reluctance to comply with conditions members should reject this applications as it is obvious that the intention is brownfield use.

Mary Mulvihill

---

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

**Sent:** Saturday, November 5, 2016 1:54:49 AM

**Subject:** A/YL-TT/394 Tai Tong Shan Road Hobby Farm

A/YL-TT/394

Lots in D.D.117, Tai Tong Shan Road, Yuen Long

Site area : About 4,654.4 m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Hobby Farm / 23 vehicle parking

Dear TPB Members,

Another Hobby Farm, has everyone in Hong Kong suddenly got green fingers? Have we become a nation of farmers overnight?

This application would appear to be another slash-and-burn style application. The intention being to despoil rural land with a view to an eventual application for rezoning and redevelopment.

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable.

The facilities involve a lot of trashing of the land, cementing over, toilets, discharge, vehicle parking, etc.

While TPB bowed to PD's constant support of any application that negatively impacts our natural heritage it must take note of the 2016 Policy Address stating that the

Government would implement the New Agriculture Policy to facilitate the sustainable agricultural development in Hong Kong. Supportive measures would be implemented to enhance the competitiveness of local farms by facilitating enhancement in productivity and business viability.

Approval of the application would result in direct encroachment of farmland and contravene the Government's effort in promoting sustainable development of local agriculture;

I urge TPB members reject this application. Approval would encourage ever more despoliation of our rural heritage and help fuel the current discontent in the community with regard to abuse of scarce land resources.

Mary Mulvihill

**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL (about 266m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed. The lot owner(s) will need to apply to her office to permit the structures to be erected or to regularise any irregularities on site. Furthermore, the GL portion has to be excluded from the Site or a formal approval should be applied for prior to the actual occupation of the GL portion. Applications for any of the above will be considered by her department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 her department;
- (e) to note the comments of the Commissioner for Transport that approval of the minibus service from relevant authorities should be sought. The land status of the road/path/track leading to the Site from Tai Tong Shan Road shall be checked with the lands authority. The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly. Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that a proper run-in/out should be constructed in accordance with his department's standard drawings No. 1113C and 1114B. Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to the nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Shan Road;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that disturbance of nearby trees on GL and encroachment into the areas zoned "Green Belt" outside the Site should be avoided;
- (h) to note the comments of the Director of Environmental Protection that the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites" issued by the Environmental Protection Department should be followed to minimise any potential environmental nuisances on the surrounding areas. The Site should not be filled with

construction waste and it is your responsibility to comply with all relevant environmental legislations during construction and operation of the project. The Recommended Pollution Control Clauses for Construction Contracts should be followed to minimise the environmental impacts during the construction stages;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the drainage facilities on site should be implemented in accordance with the agreed drainage proposal. You shall rectify the drainage system if they are found to be inadequate or ineffective during operation. Furthermore, you shall be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system. The development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas. DLO/YL, LandsD should be consulted and consent from the relevant lot owners should be sought for any works to be carried out outside your lot boundary before commencement of the drainage works;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Relevant authority / government department(s) should be approached for the necessary approval on tree works;
- (k) to note the comments of the Director of Electrical and Mechanical Services that the Site is within the preferred working corridor of 400kV extra high voltage overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). The requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clauses 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG should be referenced and they shall be maintained at any time during and after construction. No scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. China Light and Power Company Limited (CLP Power) shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines. In any time during and after construction, CLP Power shall be allowed to access the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming. The Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation shall be observed by you and your contractors when carrying out works in the vicinity of the electricity supply lines. As regards the electric and magnetic fields arising from the transmission overhead lines, you are warned of possible undue interference to some electronic equipment in the vicinity, if any;
- (l) to note the comments of the Director of Fire Services that the installation/ maintenance/ modification/ repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they



are unauthorised building works (UBW) under the BO and should not be designated for any use under the application. 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. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. 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. 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. If the use under application is subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.