

TT/515

This document is received on 21 JAN 2021
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-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

STP/YLW1
TP/YLW2
TP6/7
SSO/YLW2
STO/YLW1
ODA
22/1

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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	A14L-TT/515
	Date Received 收到日期	21 JAN 2021

- 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)

Washington Holdings Limited

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)	Lot 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 833 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 252 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)	N/A 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" and "Green Belt" Zones
(f) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
22/12/2020 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/12/2020 (DD/MM/YYYY)[&].
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 126 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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(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 5 Years and Land Filling

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | |
|---|--|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 252 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.3 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 15% % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 2 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 2 storeys 層 | |
| | <input type="checkbox"/> include 包括storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | 7 m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION, WASHROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STORY)
B2	SITE OFFICE STORAGE OF FARM TOOLS CHANGING ROOM AGRICULTURAL LEARNING ROOM	72m ² (ABOUT)	144m ² (ABOUT)	7m (ABOUT) (2-STORY)
TOTAL		126m ² (ABOUT)	252m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION, WASHROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STORY)
B2	SITE OFFICE STORAGE OF FARM TOOLS CHANGING ROOM AGRICULTURAL LEARNING ROOM	72m ² (ABOUT)	144m ² (ABOUT)	7m (ABOUT) (2-STORY)
TOTAL		126m ² (ABOUT)	252m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space and manoeuvring space of vehicle

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2021

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

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 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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 1 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)
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 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)

9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. 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。

The applicant seek to use Lot 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling (**Plan P01**). As demand for recreational farming is growing recently, the applicant seeks to operate a hobby farm business to promote sustainable and organic farming in Tai Tong area.

The Site falls within an area zoned as "Agriculture" ("AGR") and "Green Belt" ("GB") on the Draft Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/17 (**Plan P02**). According to the Notes of the OZP, the applied use is a column two within "AGR" and "GB" zones, which require planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not frustrate the long term intentions of these zones. Upon the expiry of the planning permission, the Site will be reinstated to an area suitable for agricultural use by the applicant.

The Site occupied an area of 833 sq.m (about) of private land (**Plan P03**). A total of two structures are proposed at the Site for reception, washroom, sit office, storage of farm tools, changing room and agricultural learning room with total GFA of 252 sq.m (about) and building height of 7m (about)(2-storey)(**Plan P04**). The operation hours of the proposed development are daily 09:00 to 18:00 (including public holiday). The estimated maximum number of visitor per day are 10 and 25 on weekday and weekend respectively. (about). The estimated number of staff working at the Site is 6.

The Site is accessible from Tai Tong Road via a local access. Visitor is required to make appointment in advance to access the Site and required to take public transport then walk to the Site. One private car parking and one loading/unloading space for light goods vehicle are provided at the Site for staff (**Plan P04**). Sufficient space is provided for maneuvering of vehicle within the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

Large amount of space is reserved as farmland area for the use of visitor (**Plan P05**). 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.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. 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.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

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 5 Years and Land Filling'.

11. 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

21/12/2020

(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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第117約地段第1339號G分段及第1339號H分段第1小分段		
Site area 地盤面積	833	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	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	"Agiculture" and Green Belt" Zones 「農業」及「綠化地帶」用途地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling 擬議臨時康體文娛場所(休閒農場)(為期5年)連填土工程		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	252 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" 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	2	
	Composite 綜合用途	/	

(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)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2 / /	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	15 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	1 / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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 / / /

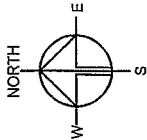
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site		
Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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



Drawing No.	Ver.
P01	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOTS 1339 SH SS.1 AND 1339 SG IN D.D. 117, TAI TONG, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 4000	
Drawn	Date
	21.12.2020
Revised	Date



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 833m² (ABOUT)

ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

LEGEND
APPLICATION SITE

ZONING OF THE APPLICATION SITE

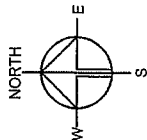
APPLICATION SITE AREA : 833m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT TAI TONG OZP
OZP PLAN NO. : SYL-TT/17
AREA ZONED AS "AGR" : 736m² (ABOUT)(88%)
AREA ZONED AS "GB" : 97m² (ABOUT)(12%)

G/C

APPLICATION SITE

GB

AGR



Drawing No.

P02

Ver.

01

Project

PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

LOTS 1339, S.H. SS.1 AND
1339, S.G. IN D.D. 117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

Drawing Title

ZONING OF THE SITE

Scale of A4

1 : 2000

Drawn

Date

21.12.2020

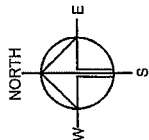
Revised

Date

LEGEND



APPLICATION SITE



Drawing No.
P03

Ver.
01

Project

PROPOSED
TEMPORARY
PLACE OF
RECREATION,
SPORTS OR
CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

LOTS 1339 S.H. SS.1 AND
1339 S.G. IN D.D. 117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

Drawing Title

LAND STATUS OF THE SITE

Scale of A4

1 : 500

Drawn

21.12.2020

Revised

Date

LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 833m² (ABOUT)

AREA OF PRIVATE LAND : 833m² (ABOUT)(100%)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

P651

APPLICATION SITE

DD 117 ROVER

1341

1340

P2806

P2806

TS

1339 RP

1339 SD

1339 SC

1339 SB

1339

139

S.B

1342

1343

1344 S.A

1344 SC

1346

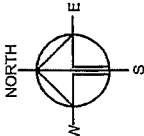
1346 S.A

*1337

TS

R

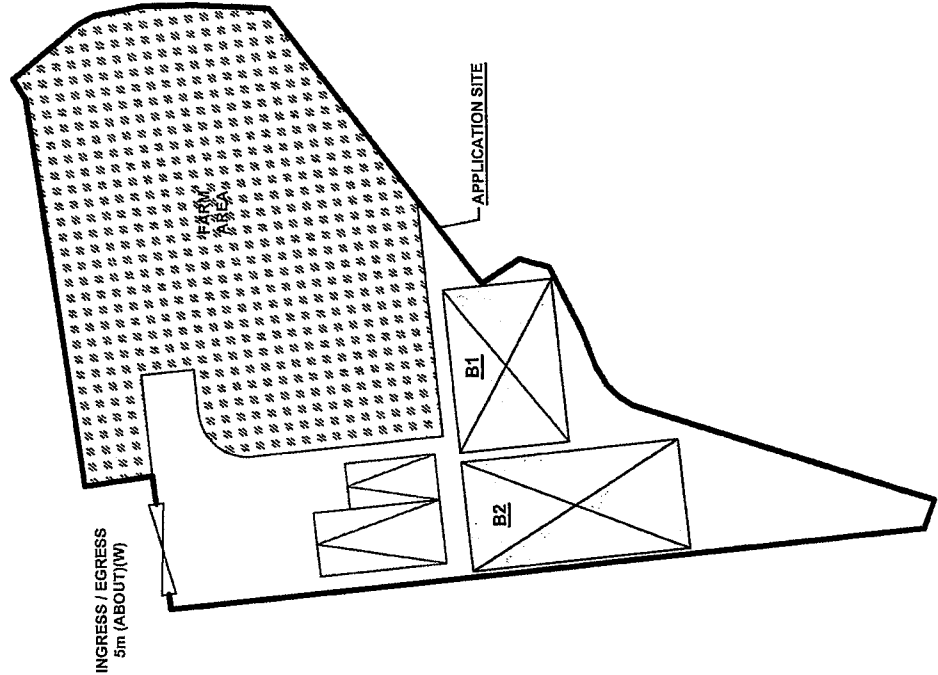
TS



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION, WASHROOM SITE OFFICE STORAGE OF FARM TOOLS CHANGING ROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	AGRICULTURAL LEARNING ROOM	72m ² (ABOUT)	144m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		126m ² (ABOUT)	252m ² (ABOUT)	

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 833m ² (ABOUT)
COVERED AREA	: 126m ² (ABOUT)
UNCOVERED AREA	: 707m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 15% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NONDOMESTIC GFA	: 252m ² (ABOUT)
BUILDING HEIGHT	: 7m
NO. OF STOREY	: 2



PARKING PROVISIONS

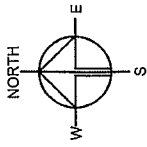
NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: 1
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING / LUL SPACE

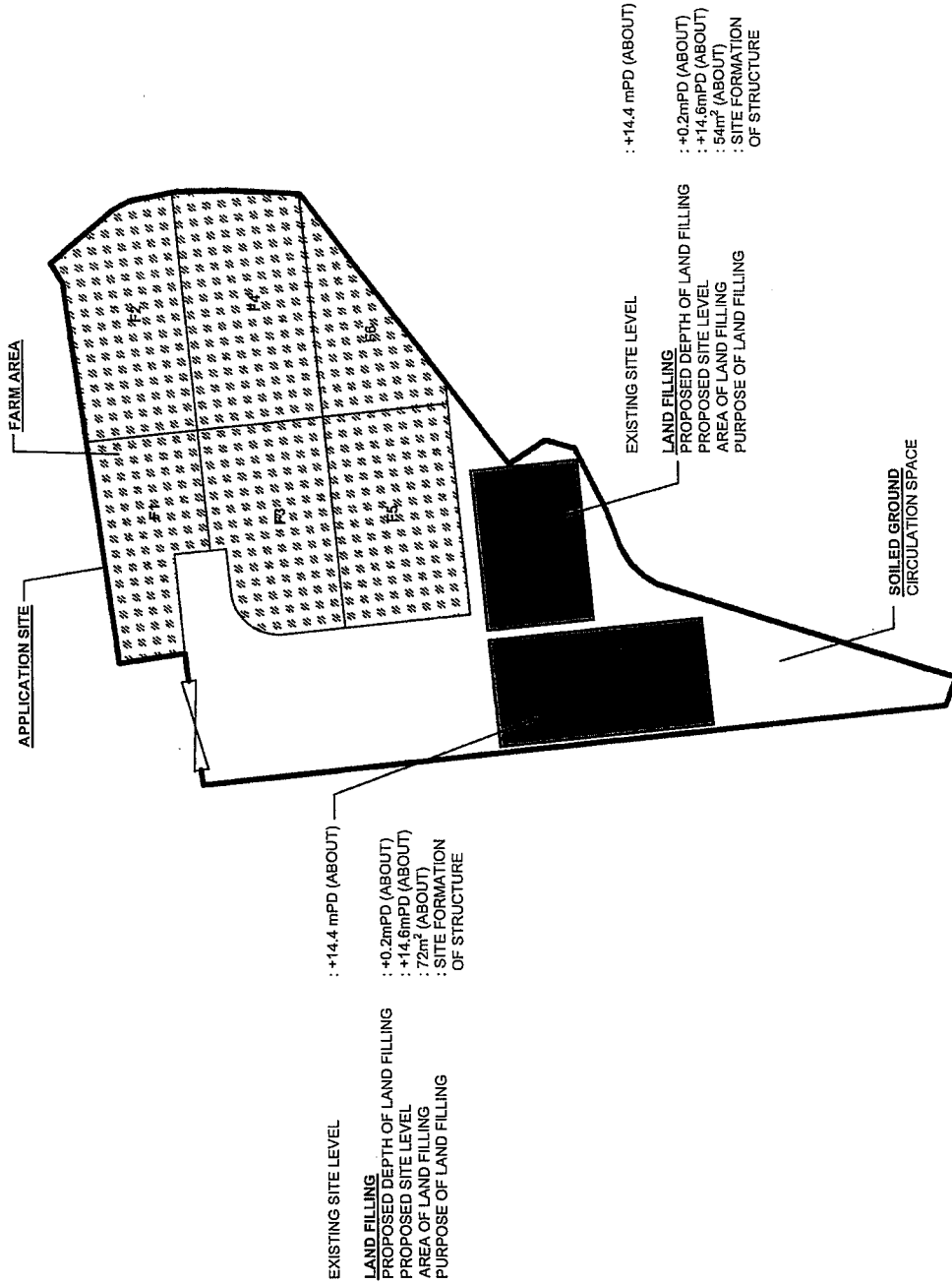
Drawing No.	Ver.
P04	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING
LOTS	1339 S.H SS.1 AND 1339 S.G IN D.D. 117, TAI TONG, YUEN LONG, NEW TERRITORIES

Drawing Title	LAYOUT PLAN
Scale of A1	1 : 400
Drawn	Date 16.12.2020
Reviewed	Date



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 833m ² (ABOUT)
FARM AREA	: 449m ² (54%)(ABOUT)
SOILED GROUND AREA	: 258m ² (31%)(ABOUT)
EXISTING SITE LEVEL	: +14.4mPD (ABOUT)
LAND FILLING AREA	: 128m ² (15%)(ABOUT)
PROPOSED DEPTH OF LAND FILLING	: +0.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +14.6mPD (ABOUT)
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES



EXISTING SITE LEVEL
: +14.4 mPD (ABOUT)

LAND FILLING
PROPOSED DEPTH OF LAND FILLING
: +0.2mPD (ABOUT)
PROPOSED SITE LEVEL
: +14.6mPD (ABOUT)
AREA OF LAND FILLING
: 72m² (ABOUT)
PURPOSE OF LAND FILLING
: SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL
: +14.4 mPD (ABOUT)

LAND FILLING
PROPOSED DEPTH OF LAND FILLING
: +0.2mPD (ABOUT)
PROPOSED SITE LEVEL
: +14.6mPD (ABOUT)
AREA OF LAND FILLING
: 54m² (ABOUT)
PURPOSE OF LAND FILLING
: SITE FORMATION OF STRUCTURE

LEGEND

	APPLICATION SITE
	LAND FILLING AREA
	SOILED GROUND AREA
	FARM AREA

Drawing Title	PAVED RATIO
Scale of A1	1 : 400
Drawn	
Checked	
Date	21.12.2020
Revised	

Drawing No.	P05
Ver.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING
Location	LOTS 1339 S.H. SS.1 AND 1339 S.G. IN D.D. 117, TAI TONG, YUEN LONG, NEW TERRITORIES

Our Ref.: DD117 Lot 1339 S.G & S.H ss.1
Your ref.: TPB/A/YL-TT/515

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

By Email

25 February 2021

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" and "Green Belt" Zones,
Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/515)

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/TMYLW, PlanD

(Attn.: Ms. Hilary WONG

email: hhlwong@pland.gov.hk)



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



matthewng@r-riches.com.hk

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" and "Green Belt" Zones, Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/515)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (Contact Person: Ms. Grace FOK; Tel: 2399 2565)		
(a)	The applicant provide hourly trip generation and trip attraction of the proposed development with reference to the nearby developments of similar nature;	The breakdown of the estimated vehicular trips generated by the proposed development is provided for your consideration (Annex I).
(b)	The applicant should specify the type and size of vehicles going to/from the proposed development;	Only private car and light goods vehicle will access the application site (the Site). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site (Plan 1). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers is allowed to access the Site at any time during the planning approval period.
(c)	The applicant should demonstrate that the proposed parking arrangement could satisfy the parking need of the proposed development, including the parking need of the staff;	One private car parking space and one loading/unloading (L/UL) space for light goods vehicle are provided for staff only. Visitor is required to make appointment in advance to access the Site. This could help to regulate the number of visitor at the Site. Majority of staff and visitor

S.16 Planning Application No. A/YL-TT/515

		are required to make good use of nearby public transport services at Tai Tong Road then walk to the Site (Plan 2).
(d)	The layout plan showing the connection between the proposed development and Tai Tong Road is unclear. Please re-provide.	The Site is accessible from Tai Tong Road via a local access (Annex II and Plan 3).

Vehicular Trips Generated by the Proposed Development

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" and "Green Belt" Zones,
Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/515)

- (i) The operation hours of the proposed development are 09:00 to 18:00 daily (including public holiday).
- (ii) One private car parking space and one loading/unloading space for light goods vehicle are provided for staff.
- (iii) The breakdown of the estimated vehicular trips generated by the proposed development are as follows:

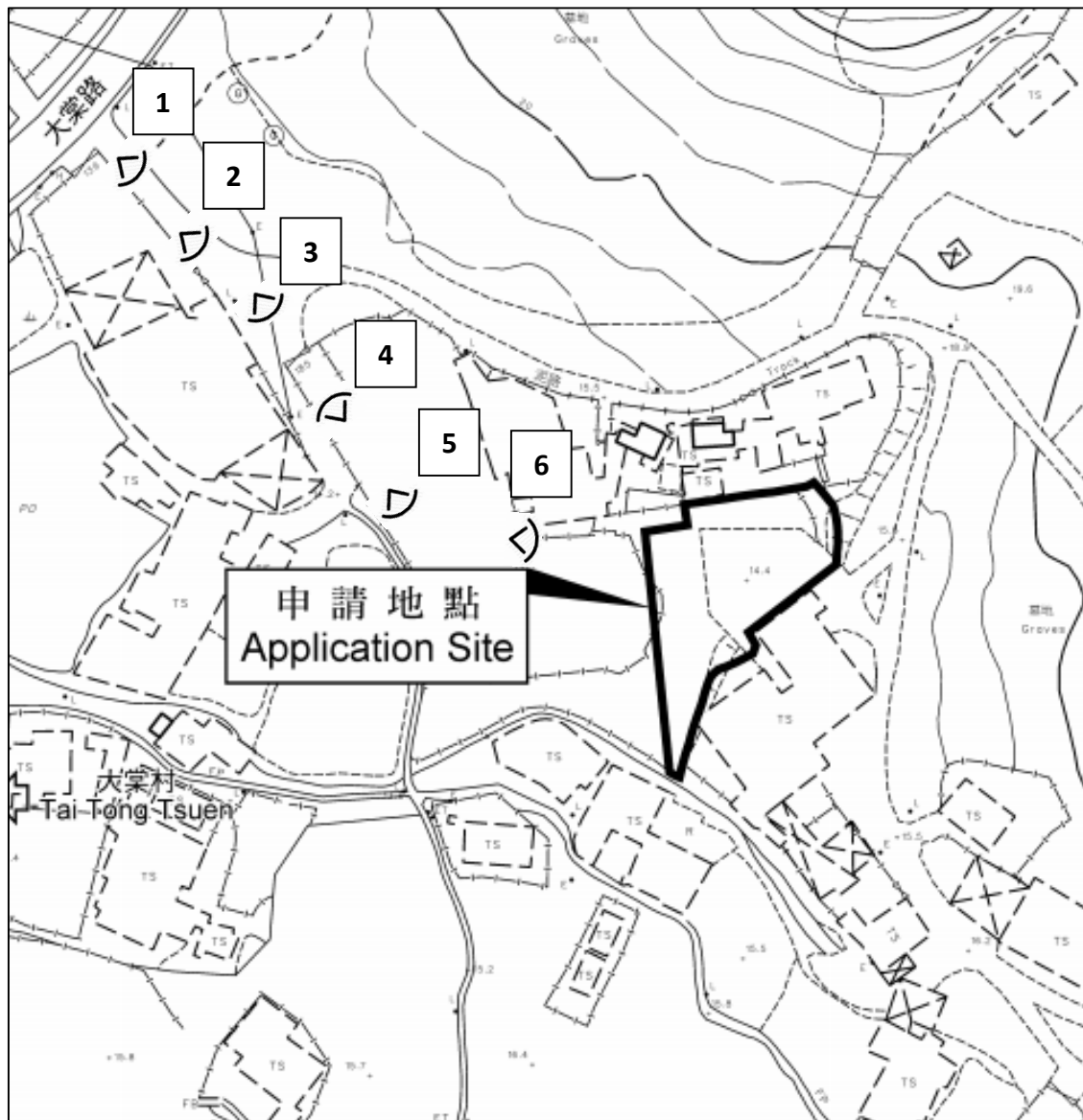
Time Period		Trip Generation (Weekend and Public Holiday)				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1	1	0	0	2
	10:00 – 11:00	0	0	1	1	2
	11:00 – 12:00	0	0	0	0	0
	12:00 – 13:00	0	0	1	1	2
	13:00 – 14:00	1	1	0	0	2
	14:00 – 15:00	0	0	1	1	2
	15:00 – 16:00	0	0	0	0	0
	16:00 – 17:00	0	0	1	1	2
PM Peak	17:00 – 18:00	1	1	0	0	2

Maneuvering Space at the Local Access

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" and "Green Belt" Zones,
Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/515)

- (i) The Site is accessible from Tai Tong Road via a local access. Sufficient space is provided for vehicle to smoothly maneuver along the local access to Tai Tong Road, details are as follows:



1



2



3



4



5



6

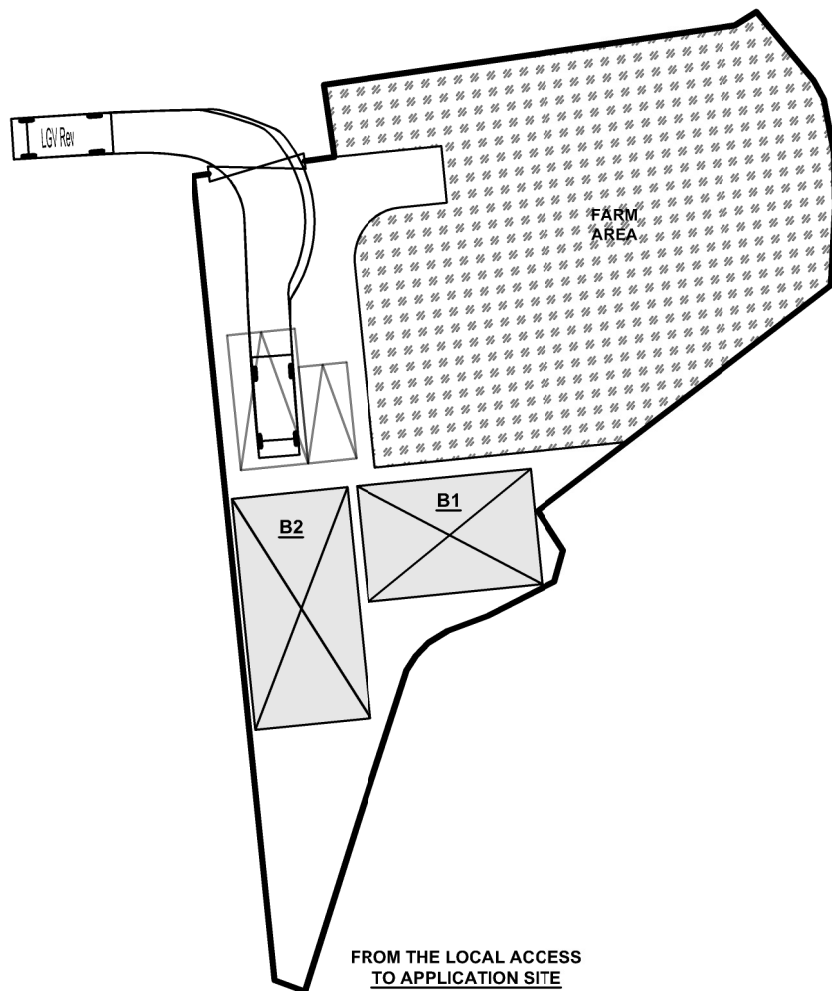


SWEPT PATH ANALYSIS

APPLICATION SITE AREA : 833m² (ABOUT)

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

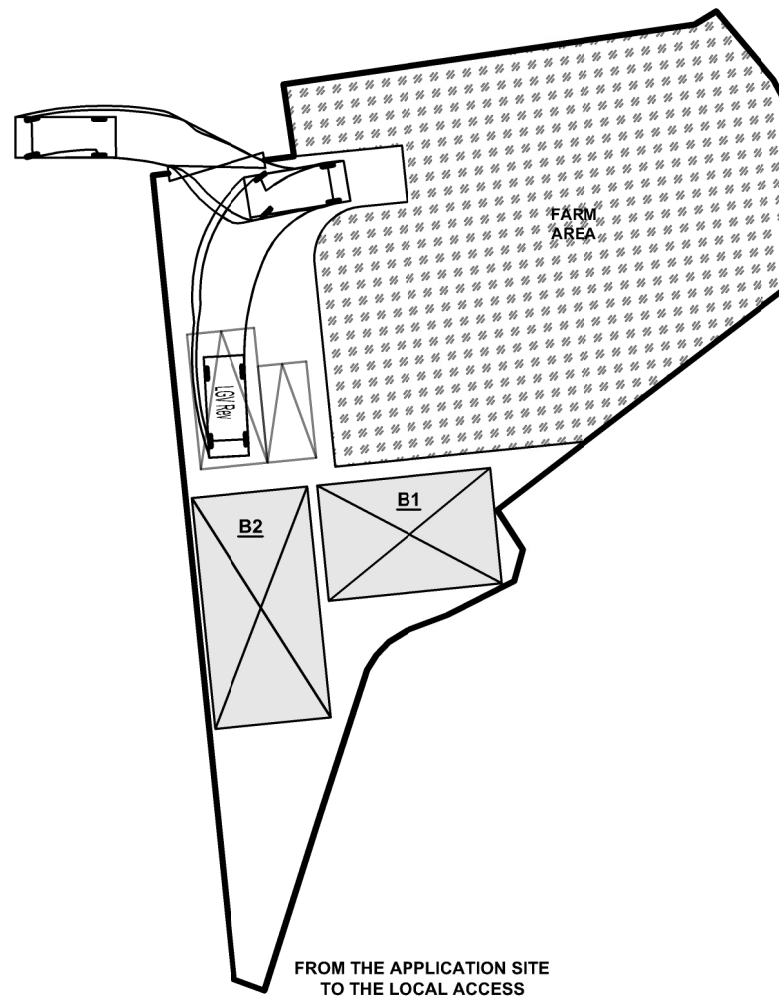
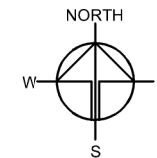


PARKING & LOADING/UNLOADING PROVISIONS






NO. OF PRIVATE CAR PARKING SPACE : 1
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

Plan 1



LEGEND

-  APPLICATION SITE
-  ENCLOSED STRUCTURE
-  PARKING / L/UL SPACE
-  LGV / PC
-  SWEEP PATH OF VEHICLE

Drawing No.	Ver.
	01

Project
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOTS 1339 S.H SS.1 AND 1339 S.G IN D.D. 117, TAI TONG, YUEN LONG, NEW TERRITORIES

Drawing Title
 SWEPT PATH (LGV)

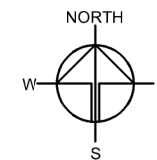
Scale of A4
 1 : 400

Drawn	Date
	25.2.2021
Revised	Date

PUBLIC TRANSPORT SERVICES AT TAI TONG ROAD

FRANCHISED BUS ROUTE NO. : K66

Plan 2



Choi Chee Ming
Luen Kwong
Scout Centre

BUS STOP

NEAREST BUS STOP
(SHEUNG SHUI BOUND)

APPLICATION SITE

250M (RADIUS)
FROM THE
APPLICATION SITE

LEGEND

 APPLICATION SITE

Drawing No.	Ver.
	01

Project
PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

LOTS 1339 S.H SS.1 AND
1339 S.G IN D.D. 117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

Drawing Title
PUBLIC TRANSPORT

Scale of A4
1 : 2500

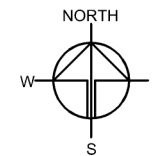
Drawn	Date
	25.2.2021
Revised	Date

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 833m² (ABOUT)

ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

Plan 3



ACCESSIBLE FROM TAI TONG ROAD
VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

Drawing No. P01	Ver. 01
---------------------------	-------------------

Project
PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

LOTS 1339 S.H SS.1 AND
1339 S.G IN D.D. 117, TAI
TONG, YUEN LONG, NEW
TERRITORIES

Drawing Title
LOCATION PLAN

Scale of A4
1 : 4000

Drawn	Date 21.12.2020
Revised	Date

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

The relevant assessment criteria are as follows:

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

adverse visual impact on the surrounding environment.

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

Previous Application Covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/315	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	28.3.2014 (on review)	(1), (2), (3), (4)

Rejection Reason(s):

- (1) The 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, and 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 development under application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E). There is no previous planning approval has been granted to the site and there are adverse departmental comments and local objections against the application.
- (3) The applicant fails to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.
- (4) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

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

Approved Applications

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

Approval Conditions:

- (1) No vehicle is allowed to queue back to or reverse onto/from public road.
- (2) Provision of boundary fence on the site.
- (3) Submission and/or implementation of (the revised) landscape and/or tree preservation proposals.
- (4) Submission and/or implementation of (the revised) drainage proposal.
- (5) Revocation of planning approval if any of the conditions is not complied with at any time or by the specified date.
- (6) Reinstatement of the site to an amenity area upon expiry of the planning permission.
- (7) Submission and/or implementation of (the accepted) fire service installations proposal.
- (8) Maintenance of the implemented drainage facilities on the site at all times.
- (9) No night-time operation during specific time limit is allowed on the site.
- (10) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, is allowed to be parked/stored on or enter/exit the site.
- (11) Submission and/or implementation of (the accepted) run-in/out proposal.
- (12) No public announcement system, portable loudspeakers or any form of audio amplification system, is allowed on the site.

Rejected Applications

	<u>Application No.</u>	<u>Zoning(s)</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
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)
2	A/YL-TT/503	“GB”	Filling of Land for Permitted Agricultural Use (Apiary)	21.8.2020	(4), (5)

Rejection Reason(s)

- (1) The proposed development is not in line with the planning intention of the “Agriculture” (“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.
- (4) The filling of land is not in line with the planning intention of the “GB” zone, which is primarily to define the limits of urban development areas by natural features and to contain urban sprawl. There is no strong planning justification in the submission for a departure from such planning intention and the applicant also fails to justify the need for land filling.
- (5) Approval of the application would set an undesirable precedent for similar applications within the “GB” zone, the cumulative effect of which will result in a general degradation of the rural environment.



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



18 February 2021

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land at Tai Tong, Yuen Long (A/YL-TT/515)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) and "Green Belt" (GB) zoning

Part of the application site is located within the GB zone, where is intended "*to define 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.*" Meanwhile, most part of the site is located the AGR zone, where the planning intention is "*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, the proposed hobby farm development, which involves 384m² of non-farming area, is not in line with the above mentioned intention of GB zone and AGR zone, and therefore we urge the Town Planning Board (Board) to reject this application.

2 The Town Planning Board should not encourage "destroy first, build later"

Two Enforcement Notices (Case no. E/YL-TT/375, E/YL-TT/503) for the

1

香港觀鳥會 Hong Kong Bird Watching Society

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香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee



unauthorized development of storage uses and office uses were issued at the application site from 2014 to 2016. We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the GB zone and AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the GB zone and AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone and AGR zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, *“restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”*; (iii), the Board has the responsibility to *“control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”*. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Designing Hong Kong

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19 February 2021
Chairman and Members
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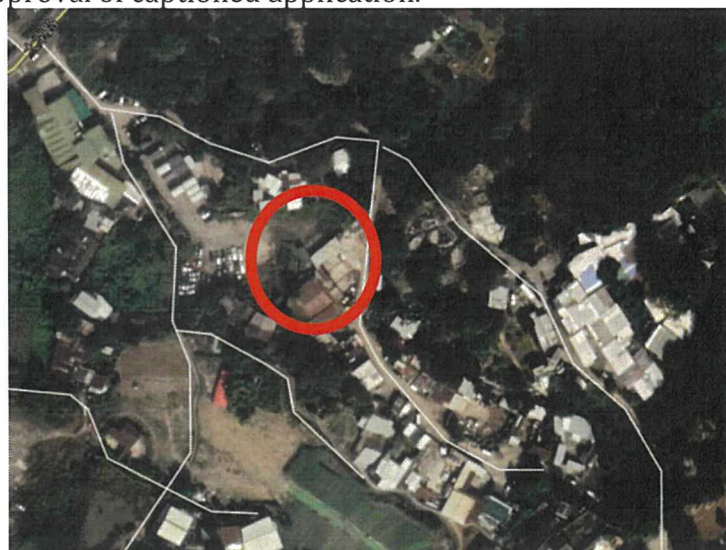


**Re: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land
(Application No. A/YL-TT/515)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- Majority of the area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding 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.
- The other part of the proposed area is zoned as "**Green Belt**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- From the Google Earth's aerial image, the proposed site has been developed as storage use without any previous planning approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



November 2020

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- It is noted that four **enforcement notices** (Case No. E/NE-TT/375, Case No. E/NE-TT/377, Case No. E/NE-TT/393 and Case No. E/NE-TT/503) have been issued for unauthorised storage, office and workshop use. The approval of the application will further legitimize unauthorized use of land set an undesirable precedent to regularize unlawful activities through planning application.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" and "Green Belt (GB)" zones, and lead to a general degradation of the rural landscape of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited



世界自然基金會
香港分會

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19 Feb 2021

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By E-mail ONLY

Dear Sir/Madam,

RE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" and "Green Belt" zones in Tai Tong (A/YL-TT/515)

We would like to show concern to the captioned.

Suspected "Destroy first, develop later" approach adopted

Comparing to the Google Earth's aerial images in Fig 1, the site was paved in Spring 2009 and likely had been used as an open storage in Winter 2013. While we cannot access any information if the site is now associated with unauthorized development from the Planning Department due to the Covid-19 pandemic, we would like to ask the Town Planning Board to request relevant departments to investigate if unlawful development has happened at the application site. If that were the case, we would like to remind the Town Planning Board to proactively deter "Destroy first, develop later" planning applications so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*¹.

We would be grateful if our comment could be considered by the Town Planning Board.

together possible™

¹ <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

Sincerely yours,

Tobi Lau

Tobi Lau (Mr.)

Manager, Conservation Policy

Fig 1 Aerial views of the application site in 2013 and 2020 with an open storage alike operating at the site



Image source: Google Earth. Access on 19 Feb 2021.

寄件日期: 2021年02月18日星期四 1:40
收件者: tpbpd
主旨: A/YL-TT/515 DD 117 Tai Tong GB

Dear TPB Members,

508 appears to have been withdrawn as record is not available on www.ozp So now its the more easily fly under radar of Hobby Farm.

Note that proposed building is 2-storeys, unusual for a hobby farm.

The applicant is looking for away to continue the unapproved storage operation rejected in 2014.

Members should request PlanD provide images of the current condition of the lots.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, November 22, 2020 3:41:02 AM
Subject: A/YL-TT/508 DD 117 Tai Tong

A/YL-TT/508
Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long
Site area : About 833sq.m
Zoning : "Agriculture" and "Green Belt"
Applied use : Animal Boarding Establishment / 5 Years / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Another No Names application for an animal boarding establishment.

For far too long these No Names applications with zero information on the applicants status and suitability with regard to caring for animals have been routinely rubber stamped.

Consequently the result is significant cruelty to animals. .

<https://www.scmp.com/news/hong-kong/law-and-crime/article/3008003/animal-shelter-nightmare-rescue-continues-new>

Animal shelter nightmare: inspectors discover 36 dead cats and dogs at decrepit New Territories facility as rescue mission continues

Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'
Inspector believes many died of thirst, starvation or disease

Is this a registered facility? Has it been approved? Is it a 'puppy mill'? No information on the number of animals to be housed there. Do Ag and Fish even know it exists? Moreover the site is zoned primarily for agriculture, the toxic waste has to go somewhere, obviously into the ground or nearby streams. This is poisoning land.

The community is very concerned about animal welfare. In recent weeks there have been reports of dead animals in cages washing up on beaches. Only legitimate and well managed facilities can be tolerated. There have been a number of similar applications for this district, Members should request data on supply and demand for such facilities.

Mary Mulvihill

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/uses under application. It does not condone any other development/use (i.e. open storage of construction materials) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. 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, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. 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;
- (d) to note the comments of the Commissioner for Transport that the land status of the road/path/track leading to the Site from Tai Tong 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that 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 Road;
- (f) 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. During construction, the Recommended Pollution Control Clauses for Construction Contracts should be followed;
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. 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. Any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.