

This document is received on 12 JUL 2022.
The Town Planning Board 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
A/YL-TT/564 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

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

2201443 2/6 邱阿蘭

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/42-TT/1564
	Date Received 收到日期	12 JUL 2022

- 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)

Fung Shing Properties Development Limited (豐盛置業發展有限公司)

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

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,220 sq.m 平方米	<input checked="" type="checkbox"/> About 約 Not more than 100 sq.m 平方米
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 424 sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant site (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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- posted notice in a prominent position on or near application site/premises on
6/7/2022 (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 7/7/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- others (please specify)
其他 (請指明)
- _____
- _____
- _____

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 Filling of Land (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	1,120sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	100sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 100sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 100sq.m <input 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)	
Structure 1: Site office, toilet, rain shelter and storage of farm tools and fertilizer (Not exceeding 4m, 1 storey)	
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	4 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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))	Vehicular access leading from Tai Shu Ha Road East <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)
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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、填土及挖土的細節及/或範圍)	
	No 否	<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	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"/>

	<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>
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(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

<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	<p>.....</p>
<p>(e) Approval conditions 附帶條件</p>	<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>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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

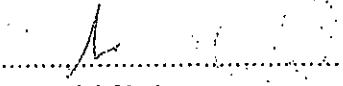
1. The proposed development is a 'Column Two' use in 'Agriculture' zone.
2. The proposed development is compatible with the surrounding environment.
3. The existing trees next to the ingress/egress at the application site will be retained.
4. minimal traffic impact as shown in the estimated traffic generation in Annex 2.
5. Minimal drainage impact because drainage proposal is submitted to support the current application.
6. The application site could be revitalize and managed with the support of commercial operation and yet such operation would fulfill the planning intention and would not affect the others. The applicant trusts that his proposal would allow a better management of the land resources which is now being idle.
7. Similar planning application has been approved by the Town Planning Board within the same 'Agriculture' zone (TPB Ref. A/YL-TT/505 & 515).
8. Vegetable such as pak-choi will be grown at the proposed hobby farm. They will be consumed by the visitors at their home.
9. Minimal noise and environmental impact because no public announcement system is proposed and no operation during sensitive hours.
10. The proposed hobby farm will be opened for at most 12 persons at the same time so that they could be accommodated by 3 private cars. The proposed development will serve not exceeding 12 persons a day.
- 11 Except structure 1, 4 parking spaces and manoeuvring space for vehicle, all the remaining land will be reserved for hobby farm use. As such, around 60% (i.e. 732m²) of the application site would be reserved for cultivation use.
12. The proposed concrete paving will only cover the structure 1, parking space and space for vehicular manoeuvring. The proposed concrete paving will significantly reduce the dusty materials due to the parking and manoeuvring of vehicle.

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


.....
Patrick Tsui

Applicant 申請人 / Authorised Agent 獲授權代理人

Name in Block Letters
姓名 (請以正楷填寫)

Consultant
.....
Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

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

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

2/6/2022

(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：
(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。
- 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 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yueh Long, New Territories
Site area 地盤面積	1,220 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 424 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
Zoning 地帶	'Agriculture' ("AGR")
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 <u>3</u> <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 (Hobby Farm) for a Period of 3 Years and Filling of Land

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	100 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.082 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		8.2 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	Private Car Parking Spaces 私家車車位		4
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0	
Others (Please Specify) 其他 (請列明)			
NA			
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		0	
Taxi Spaces 的士車位		0	
Coach Spaces 旅遊巴車位		0	
Light Goods Vehicle Spaces 輕型貨車車位		0	
Medium Goods Vehicle Spaces 中型貨車車位		0	
Heavy Goods Vehicle Spaces 重型貨車車位		0	
Others (Please Specify) 其他 (請列明)			
NA			

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land
at
Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land,
Yuen Long, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 1,220m².
- 1.1.2 The site is serviced by a vehicular access leading from Tai Shu Ha Road East. The area adjacent to the proposed development is mainly rural in nature.

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

- 1.1.3 It has a gradient sloping from southeast to northwest from about +24.2mPD to +21.8mPD. (Figure 4)

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

- 1.1.4 The land to the east, north and south is found lower in level than the application site. There is a river to the east of the application site. The land to the west is higher than the application site but there are a good number of structures to the west of the application site which blocks the surface runoff from the land to the further west of the application site. As such, an external catchment is identified in Figure 4.

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

- 1.1.5 As shown in Figure 4, a river is found to the east of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said river.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the catchment is approximately 3,780m²; (Figure 4)
- ii. The application site and adjacent land are zoned for 'Agriculture' and almost all of them are unpaved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 26.8\text{m} - 21.8\text{m} = 5\text{m}$$

$$L = 100\text{m}$$

$$\therefore \text{Average fall} = 5\text{m in } 100\text{m} \text{ or } 1\text{m in } 20\text{m}$$

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

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

$$t_c = 0.14465 [100 / 5^{0.2} \times 3,780^{0.1}]$$

$$t_c = 4.6 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 280 mm/hr

By Rational Method,

$$Q_1 = 1 \times 280 \times 3,780 / 3,600$$

$$\therefore Q_1 = 294 \text{ l/s} = 17,640 \text{ l/min} = 0.294\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:20 and 1:32 in order to follow the gradient of the application site, 375mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the immediate east of the application site as shown in Figure 4.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel and landscaping. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

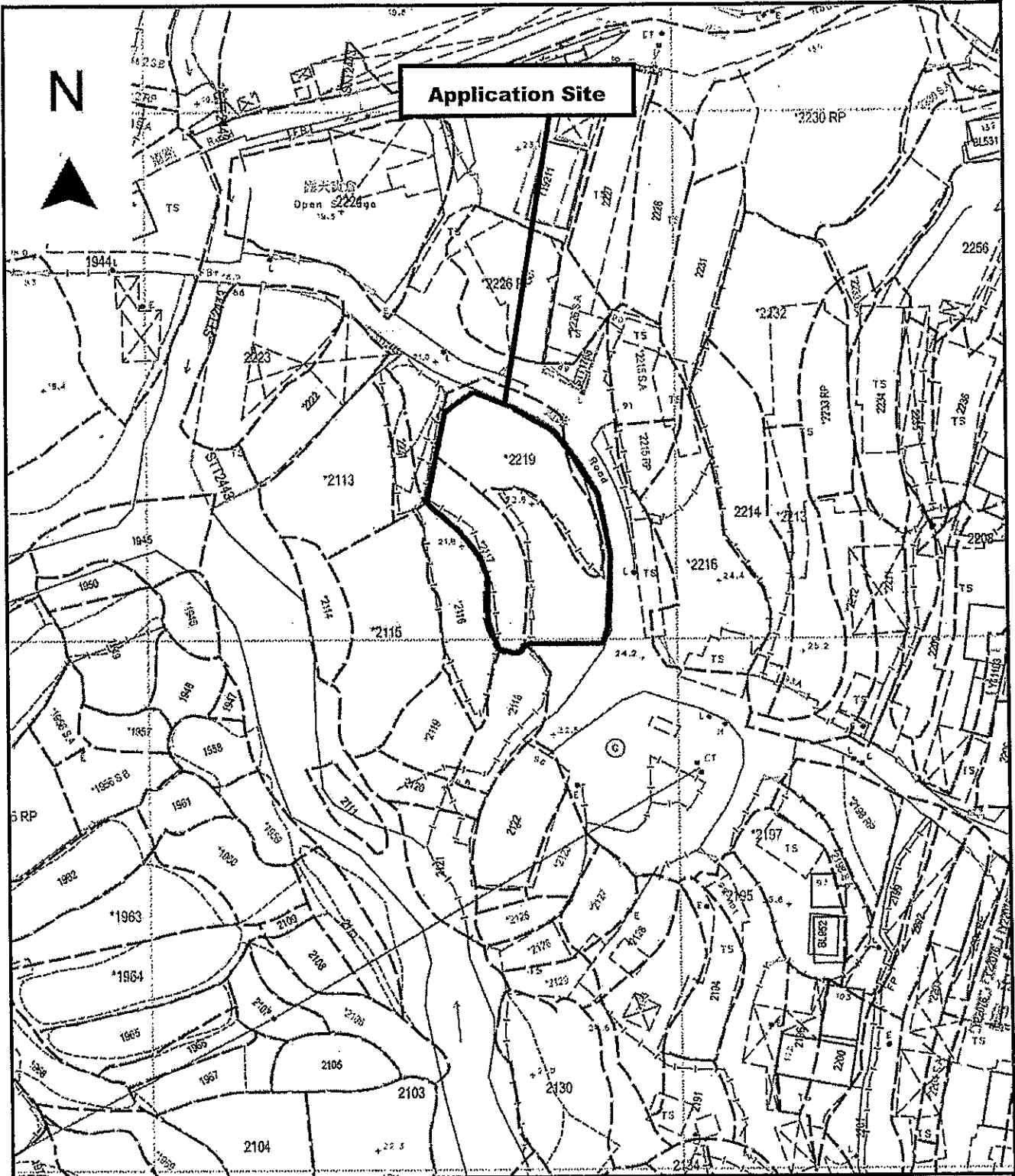
Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Tai Shu Ha Road East. Having mentioned that the site is intended for hobby farm, traffic generated by the proposed development is not significant.
- 2.2 The proposed development would be opened to 12 customers at most. The applicant will reserve one parking space for staff so that the other 3 parking spaces proposed at the application site would be adequate for the visitors.
- 2.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 There will be 4 parking spaces of 5m x 2.5m for private cars. The estimated traffic generation/attraction rate is shown below:

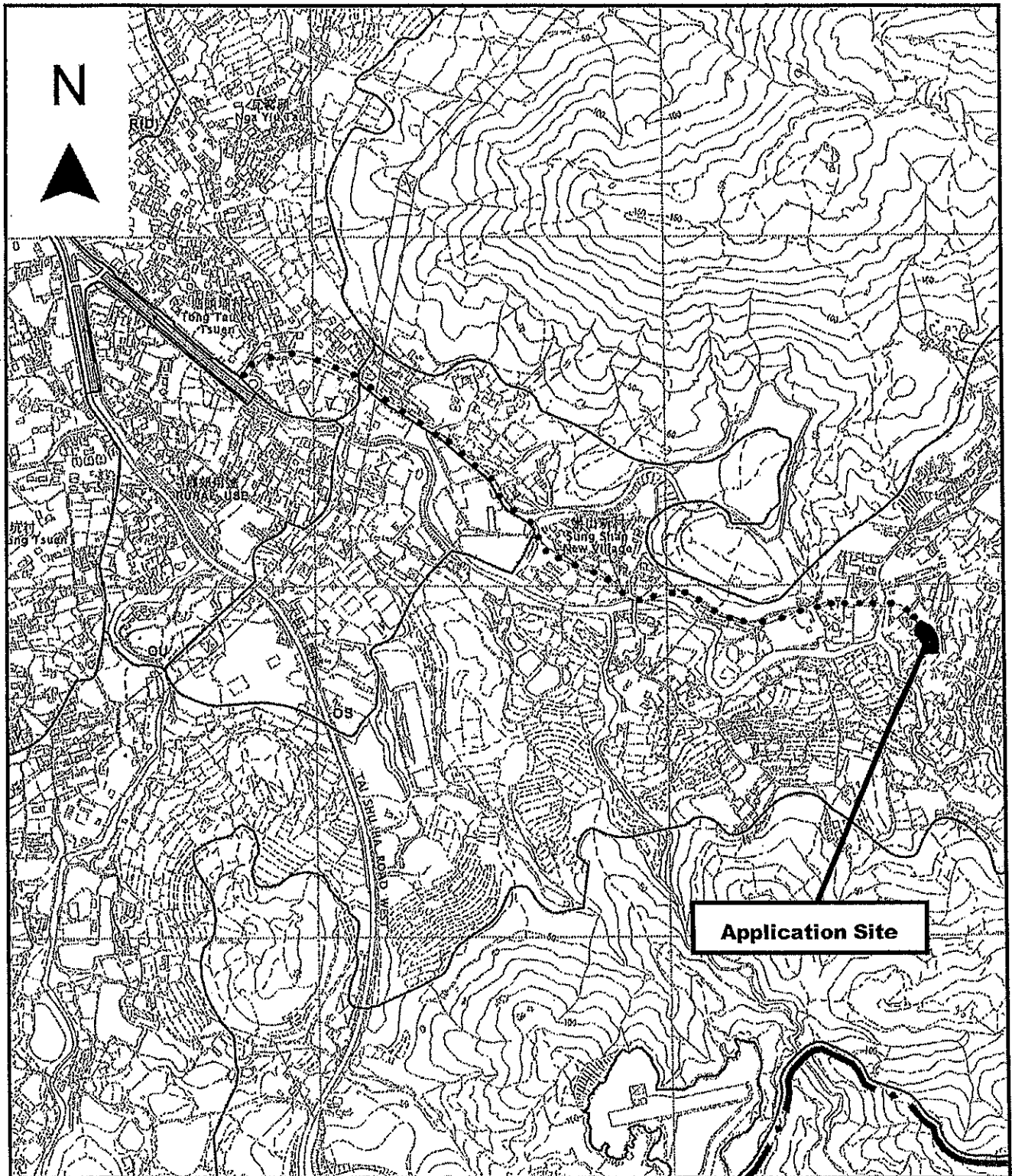
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private cars	0.44	0.44	4	0

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Sundays and public holidays;
 2. The pcu of private car are taken as 1; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



<p>Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories</p>	<p>Drawing Title 圖目: Site Plan</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號: Figure 1</p>	<p>Scale 比例: 1:1000</p>



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

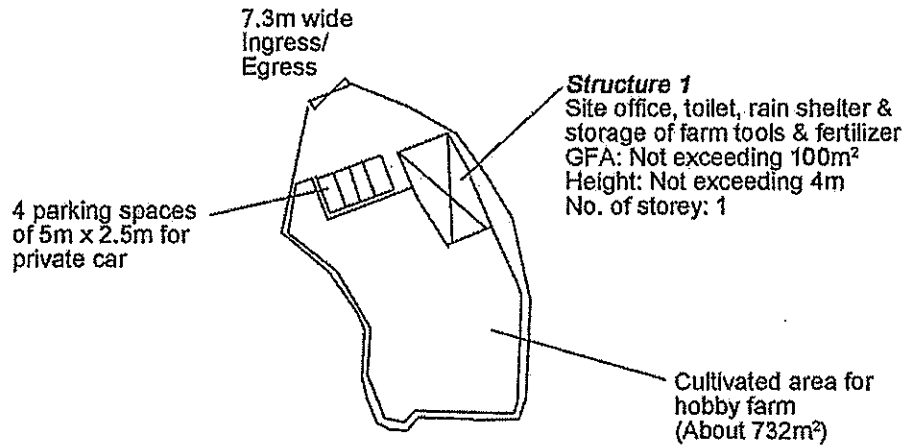
Figure 2

Remarks 備註:

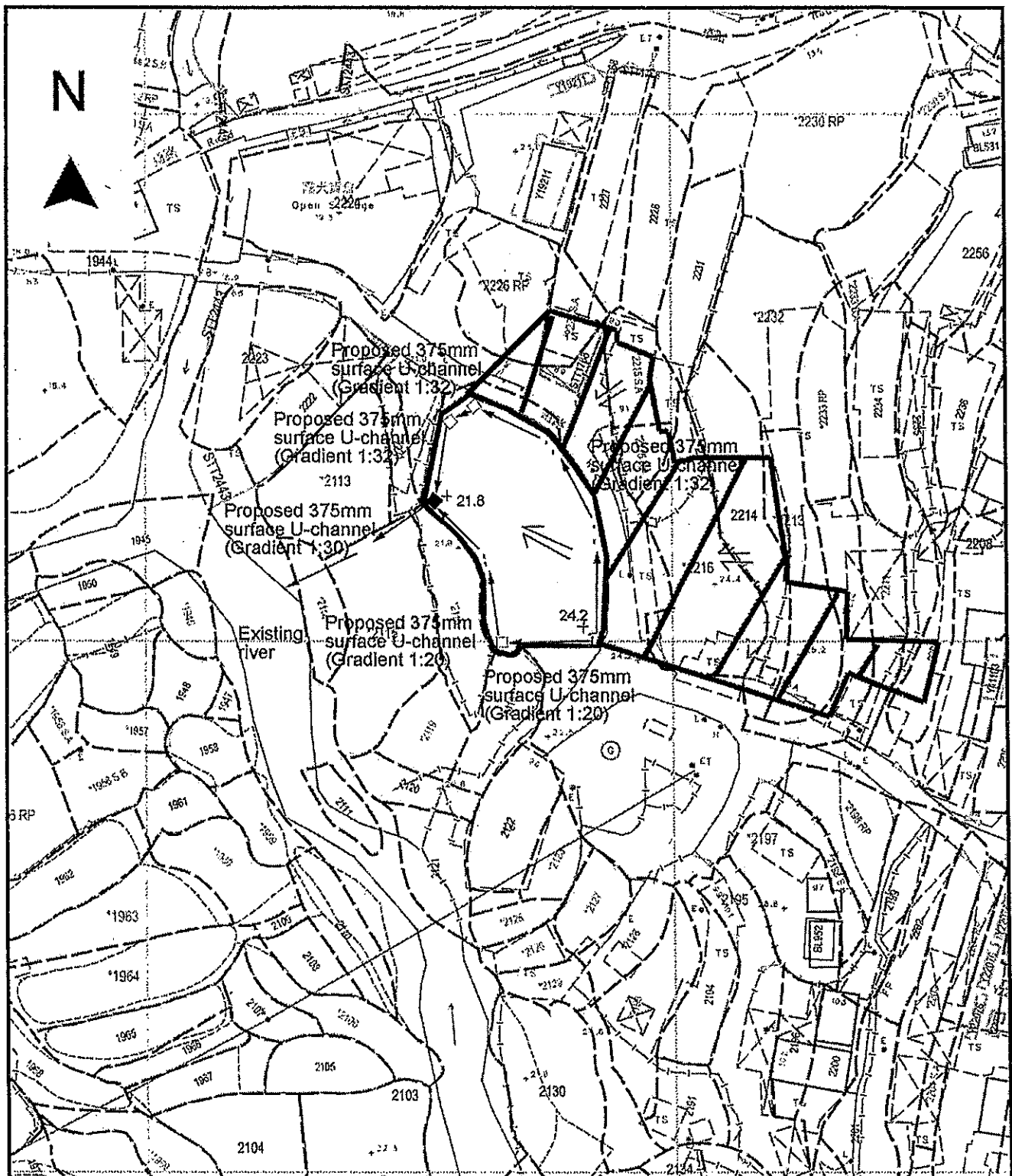
● ● ● Vehicular access leading from Tai Shu Ha Road East

Scale 比例:

1:7500



<p>Project 項目名稱:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories</p>	<p>Drawing Title 圖名:</p> <p>Proposed Layout Plan</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Scale 比例:</p> <p>1:1000</p>

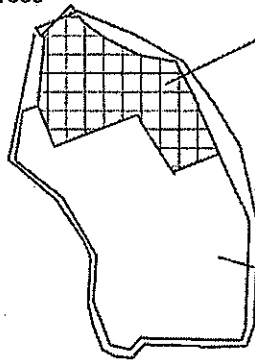


<p>Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories</p>	<p>Drawing Title 圖目: Proposed Drainage Plan</p> <p>Drawing No. 圖號: Figure 4</p>	<p>Remarks 備註:</p> <ul style="list-style-type: none"> □ Proposed catchpit ■ Proposed catchpit with Sand trap ← Flow of surface runoff + 21.2 Level (in mPD) ▨ External catchment <p>Scale 比例: 1:1000</p>
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N



7.3m wide
Ingress/
Egress



Proposed concrete
paving for structure 1 &
manoeuvring and parking
of private car (About 318m²
and 0.2m deep)

Cultivated area for
hobby farm
(About 732m²)

Project 項目名稱:

Proposed Temporary Place of
Recreation, Sports or Culture (Hobby
Farm) for a Period of 3 Years and
Filling of Land at Lots 2117 & 2219
(Part) in D.D. 118 & Adjoining
Government Land, Yuen Long, New
Territories

Drawing Title 圖目:

Proposed Site Paving Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000

Total: 3 pages

Date: 19 August 2022

TPB Ref.: A/YL-TT/564

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories

This letter intends to supersede our letter dated 17.8.2022. Our response to the comments of the CTP/UD&L, Planning Department is as follows:

CTP/UD&L, Planning Department comments	Applicant's response
According to the submitted planning statement, the proposed cultivated area for hobby farm is about 732m ² (60% of the Site) and proposed concrete paved area for structure, manoeuvring and parking spaces is about 318m ² (35% of the Site). For the proposed site paving plan, a large portion at the northern corner of the Site is proposed to be hard paved without reasonable justification and the proposed setting of the development containing inadequate information on the proposed layout for farming. The Applicant should provide the proposed landscape layout for hobby farm.	The northern part of the application site is proposed to be hard paved for parking of 4 private car and manoeuvring of private car and the erection of Structure 1. The proposed site paving at the northern part of the application site is already minimized and no extra portion is used for purpose other than parking of private car, manoeuvring of private car and erection of Structure 1. The remaining land will be allocated for hobby farming practice. A proposed landscape layout is proposed for the consideration of the CTP/UD&L, Planning Department in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



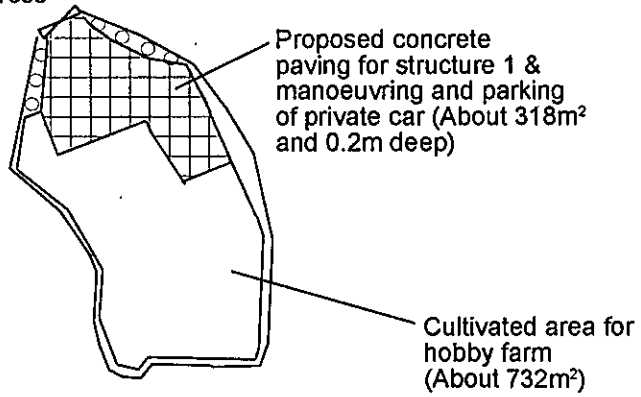
Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Ophelia WONG) – By Email



Tree	Approximate Height	Spacing
○ Proposed <i>Bauhinia blakeana</i> / <i>Cassia surattensis</i>	2.75m	4m

7.3m wide
Ingress/
Egress



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:1000

Date: 23 August 2022

TPB Ref.: A/YL-TT/564

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land at Lots 2117 & 2219 (Part) in D.D. 118 & Adjoining Government Land, Yuen Long, New Territories

Our response to the comments of the Director of Environmental Protection is as follows:

Director of Environmental Protection's comments	Applicant's response
(i) assess the water quality impact during construction phase and proposed respective mitigation measures as appropriate;	The source of waste water during construction phase include the human waste generated by the workers at the Site. A mobile toilet will be rented and cleaned regularly by professional sewage treatment company so that no waste water will pollute the Site and adjoining land.
(ii) clarify whether all waste water generated on the site would be treated and disposed of at the Septic Tank System (STS) on site. If affirmative, the applicant should ensure that the design, construction, operation and maintenance of the STS comply with the requirements under ProPECC PN 5/93, which should be duly certified by an Authorized Person. The applicant's attention is particularly drawn to the percolation test and minimum clearance distance requirements, and no overflow should be allowed.	All waste water generated on the site would be treated and disposed of at the Septic Tank System (STS) on site. The design, construction, operation and maintenance of the STS will comply with the requirements under ProPECC PN 5/93, which should be duly certified by an Authorized Person. The applicant note the percolation test and minimum clearance distance requirements, and no overflow would be allowed. The applicant also note the capacity of the STS should be sufficient for the waste water generated on site,

Please also note that the capacity of the STS should be sufficient for the waste water generated on site, including the effluent from toilet and activities in the hobby farm, etc.

including the effluent from toilet and activities in the hobby farm, etc.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Aaron LEUNG) – By Email

Similar Applications within the subject “AGR” Zone
on the Tai Tong OZP

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/202	Temporary Place of Recreation, Sports or Culture (Barbecue Area, Hobby Farm and Mini-motorcycle Playing Ground) for a Period of 3 Years	9.3.2007	(1), (2), (3)
2	A/YL-TT/441	Filling of Land for Permitted Agricultural Use and Ancillary Footpath and Drain	21.9.2018	(2), (4)

Rejection Reasons:

- (1) the development was not in line with the planning intention of the “AGR” zone. No strong justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) there was insufficient information in the submission to demonstrate that the development would not generate adverse environmental and traffic impacts (for A/YL-TT/202 only) / drainage impact (for A/YL-TT/441 only) on the surrounding areas.
- (3) approval of the application would set an undesirable precedent for other similar uses to proliferate into this “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (4) there is no strong justification to demonstrate the need for land filling for the proposed agricultural purpose.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application; and
- the local track leading to the application site (the Site) is not under her purview.

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

- no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application provided that the facilities will be properly designed and maintained to minimise any potential environmental nuisance; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, an approval condition prohibiting the use of public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system on the Site at any time during the planning approval period should be stipulated.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the proposed development from the public drainage point of view; and
- should the Board consider the application acceptable from the planning point of view, approval conditions requiring submission, implementation and maintenance of a revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- existing water mains (**Plan A-2** of this RNTPC paper) will be affected.

6. Agriculture

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

- the Site falls within the “Agriculture” zone and possesses potential for agricultural rehabilitation. Nevertheless, there are no strong views against the application for the proposed use from agricultural perspective as agricultural activities are involved; and
- the Site should be reinstated upon the expiry of the planning permission.

7. Fire Safety

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

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

8. Building Matters

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

- no objection to the application.

9. District Officer’s Comments

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

- the Site does not fall within any Indigenous/Composite Indigenous Villages of Shap Pat Heung. His office is unable to consult the village representatives in the vicinity.

10. Other Departments

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD), Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) 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;
 - (ii) no permission is given for occupation of GL (about 424 m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - (iii) the lot(s) owner(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the GL should be excluded from the Site or a formal approval should be applied for prior to the actual occupation of the GL. 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access road connecting the Site with Tai Shu Ha Road East is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road East; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:

the design, construction, operation and maintenance of the septic tank system shall comply with the requirements under his department's Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 5/93 and should be duly certified by an Authorised Person. The relevant pollution control ordinances, regulations, best practices and guidelines, including Water Pollution Control Ordinance (Cap. 358), Recommended Pollution Control Clauses for Construction Contracts, ProPECC PN 1/94 "Construction Site Drainage", etc., should be followed during construction phase. Good housekeeping measures should be adopted

to prevent adverse environmental impact. The relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
- (i) the existing watercourse, to which the stormwater to be discharged from the Site, as proposed by you, was not maintained by his office. Consent from the owner of the existing drainage facilities shall be sought prior to commencement of the proposed works. In the case that it is a local village drain, District Officer (Yuen Long) should be consulted;
 - (ii) the proposed surface U-channel connecting the existing watercourse and the proposed catchpit will pass through another lot boundary. DLO/YL should be consulted and consent from the relevant owners of any drainage works to be carried out outside your lot boundary shall be sought before commencement of the drainage works;
 - (iii) the cover levels and invert levels of the proposed U-channels, catchpits/sand traps should be shown on the drainage plan;
 - (iv) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (v) standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit/sand trap; and
 - (vi) the development should neither obstruct overland flow nor adversely affect existing natural drains, village drains, ditches and the adjacent areas, etc.;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected (**Plan A-2** of this RNTPC paper). The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to his department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of his department and his contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) 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;
 - (ii) 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; and

- (iii) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) 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 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;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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09 August 2022
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land (Application No. A/YL-TT/564)

Dear Chairman and Members,

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

- The proposed 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..
- From the Google Earth's aerial image, the proposed site has been cleared in the past without any 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.



December 2019

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- The only road connection to the proposed site is a **substandard road**. The increase of traffic flow may bring negative impact on the traffic and bring dangerous to other vehicles and pedestrian.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

Designing Hong Kong Limited

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A/YL-TT/564 DD 118 Sung Shan New Village, Yuen Long
09/08/2022 03:04

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-TT/564

Lots 2117 and 2219 (Part) in D.D. 118 and Adjoining Government Land, Sung Shan New Village, Yuen Long

Site area : About 1,220sq.m Includes Government Land of about 424sq.m

Zoning : "Agriculture"

Applied use: Hobby Farm/ **Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

This application and 562 should be appraised together as the sites are linked and both would incur extensive cementing over of land. In this instance around 500sq.m. In addition one third of the site is government land.

Members should request information with regard to recent activity on the sites and relationship between the applicants.

Animal Boarding and Hobby Farm are probably the most abused terms used to trash farmland.

Mary Mulvihill