

This document is received on 9 DEC 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-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
A/YL-TYST/1136 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A170-7457/1136
	Date Received 收到日期	- 9 DEC 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	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
TING Wai Keung (丁偉強)	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.
(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 1,280 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 110 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Green Belt' ('GB')
(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」[#]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
3/11/2021 (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 11/11/2021 (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 Excavation 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	1,170	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	110	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 110	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 110	sq.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: Storage of farm tools and necessities (Not exceeding 4m, 1 storey),		
Structure 2: Rain shelter and toilet (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	2 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 5:00p.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 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)) Vehicular access leading from Kung Um Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(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 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 55.125 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.225 m 米 <input checked="" type="checkbox"/> About 約																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. The proposed development is a 'Column Two' use in 'Green Belt' zone.
2. The proposed development conforms to the planning intention of the 'Green Belt' zone because it is intended to provide passive recreational outlets. The proposed development is exactly a passive recreational outlet by providing an opportunity for the urban dwellers to experience the interest of farming.
3. The proposed development is compatible with the surrounding environment because the site is surrounded by vacant land.
4. The proposed development conforms to the Town Planning Board Guidelines for application for development within green belt zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) because proposed development is a passive recreational use which is compatible with the character of surrounding areas may be given sympathetic consideration. Also, the access and parking would not adversely affect any trees.
5. 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.
6. Similar planning application has been approved by the Town Planning Board in 'Green Belt' in the same Outline zoning plan such as TPB Ref. A/YL-TYST/1026.
7. Minimal traffic impact.
8. Minimal noise and environmental impact because no public announcement system is proposed and no operation during sensitive hours.
9. Minimal drainage impact because a drainage proposal is submitted to support his application.
10. The proposed hobby farm will be opened for at most 8 persons at the same time so that they could be accommodated by 2 private cars. The proposed development will serve not exceeding 8 persons a day.
11. Except the two structures, 2 parking spaces, circulation path and surface channel, all the remaining land will be reserved for hobby farm use. As such, around 79% (i.e. 1.015m²) of the application site would be reserved for cultivation use.
12. No site formation is proposed at the application site. The application site is now covered by soil.
13. The proposed excavation of land is intended for the provision of surface U-channel for dissipation of stormwater.

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

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

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

on behalf of 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

12/11/2021

(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 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.
Site area 地盤面積	1,280 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Green Belt' ('GB')
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 & Excavation 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	110 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.086 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	8.59 % <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		2
	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) NA		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0 0

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land
at
Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.**

Annex 1 Drainage Assessment

1. Existing Situation

A. Site particulars

- 1.1 The subject site possesses an area of about 1,280m².
- 1.2 The surrounding land is vacant. The adjoining land is unpaved so that infiltration is expected.
- 1.3 The proposed development is a hobby farm which conforms to the planning intention of the 'Green Belt' zone. No site formation will be carried out and the application site is paved with soil. The application site will be covered by soil which allows infiltration of stormwater. Excavation of land is proposed for the provision of surface u-channel to dissipate the stormwater.

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

- 1.4 The application site is gentle in gradient and sloping from west to east from about +39.2 mPD to +32.3mPD.
- 1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 225mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

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

- 1.6 Although the land to the west of the site is higher than the application site, it is a knoll covered with vegetation and soil. Infiltration is expected. As such, no external catchment has been identified.

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

- 1.7 According to recent site inspection, there is an existing stream to the north of the application site (**Figure 4**).

2.1 Runoff Estimation for Drainage Channel

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

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

Assuming that:

- i. The area of the entire catchment is approximately 1,280m²; (**Figure 4**)
- ii. The catchment is unpaved, it is assumed that the value of run-off co-efficient (k) is taken as 0.5.

$$\text{Difference in Land Datum} = 39.2\text{m} - 32.2\text{m} = 6.9\text{m}$$

$$L = 72\text{m}$$

$$\therefore \text{Average fall} = 6.9\text{m in } 72\text{m} \text{ or } 1\text{m in } 10.43\text{m}$$

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

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

$$t_c = 0.14465 [72 / (9.58^{0.2} \times 1,280^{0.1})]$$

$$t_c = 3.24 \text{ minutes}$$

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 305 mm/hr

$$\text{By Rational Method, } Q_1 = 0.5 \times 305 \times 1,280 / 3,600$$

$$\therefore Q_1 = 54.22 \text{ l/s} = 3,253.33 \text{ l/min}$$

2.1.2 In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:10 to 1:24, the proposed 225mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site and adjacent external catchment.

3. Proposed Drainage Facilities

- 3.1 The proposed development is a hobby farm. No site formation will be carried out. The application site will be covered by soil which allows infiltration of stormwater. The proposed development would neither change or divert the flow of stormwater.
- 3.2 Subject to the above calculations, it is determined that 225mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (**Figure 4**).
- 3.3 The intercepted stormwater will be discharged to the existing stream to the north of the application site. (**Figure 4**)
- 3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 3.5 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 3.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitable for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular access leading from Kung Um Road. The delivery of the seeds and necessities will be carried out by private car.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

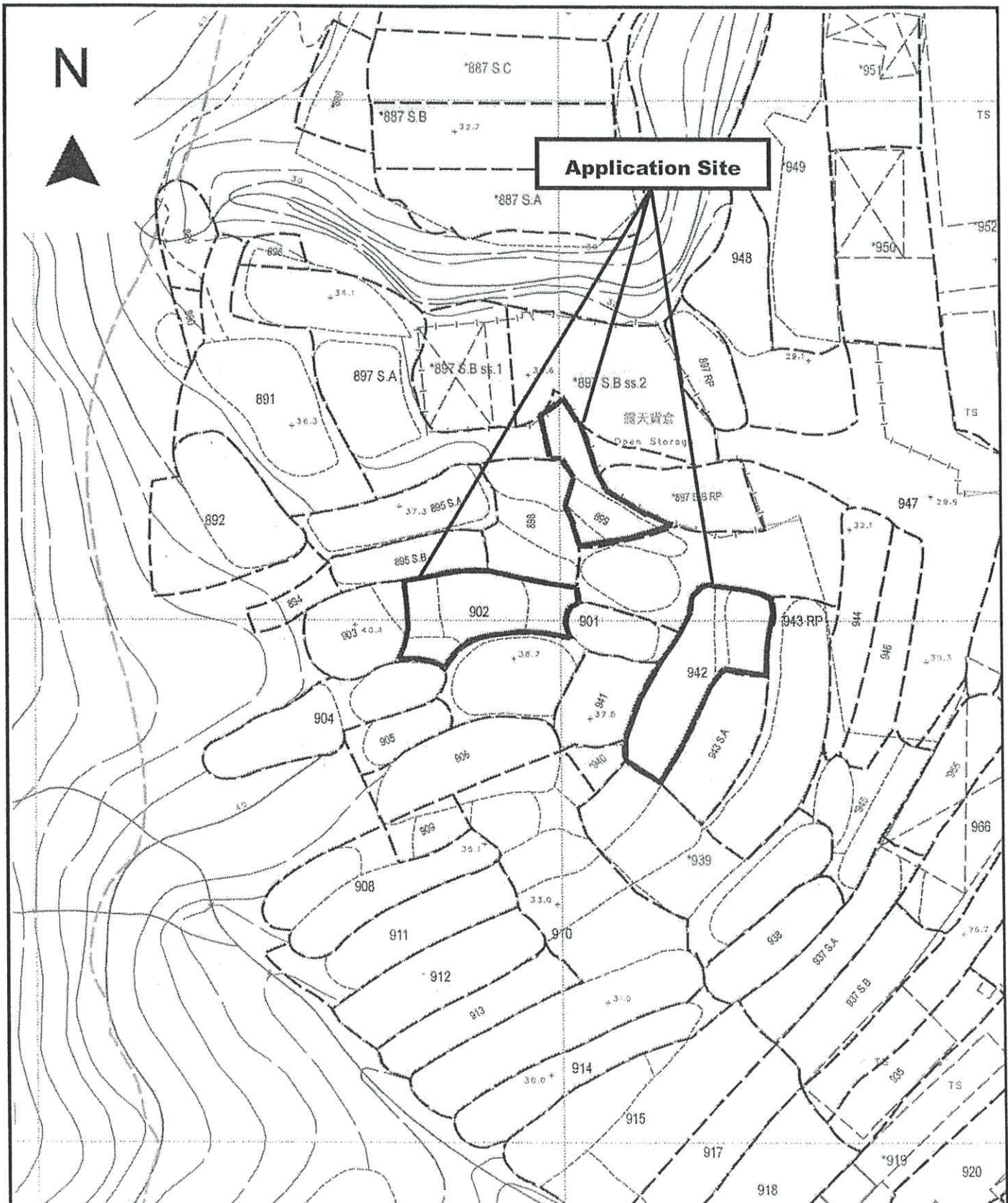
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.25	0.25	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 5:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is taken as 1; &

Note 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.

- 2.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kung Um Road especially that the traffic generated and attracted by the proposed development is not within peak hours and only 2 parking spaces are provided at the application site. The negligible increase in traffic would not aggravate the traffic condition of Kung Um Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land at Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

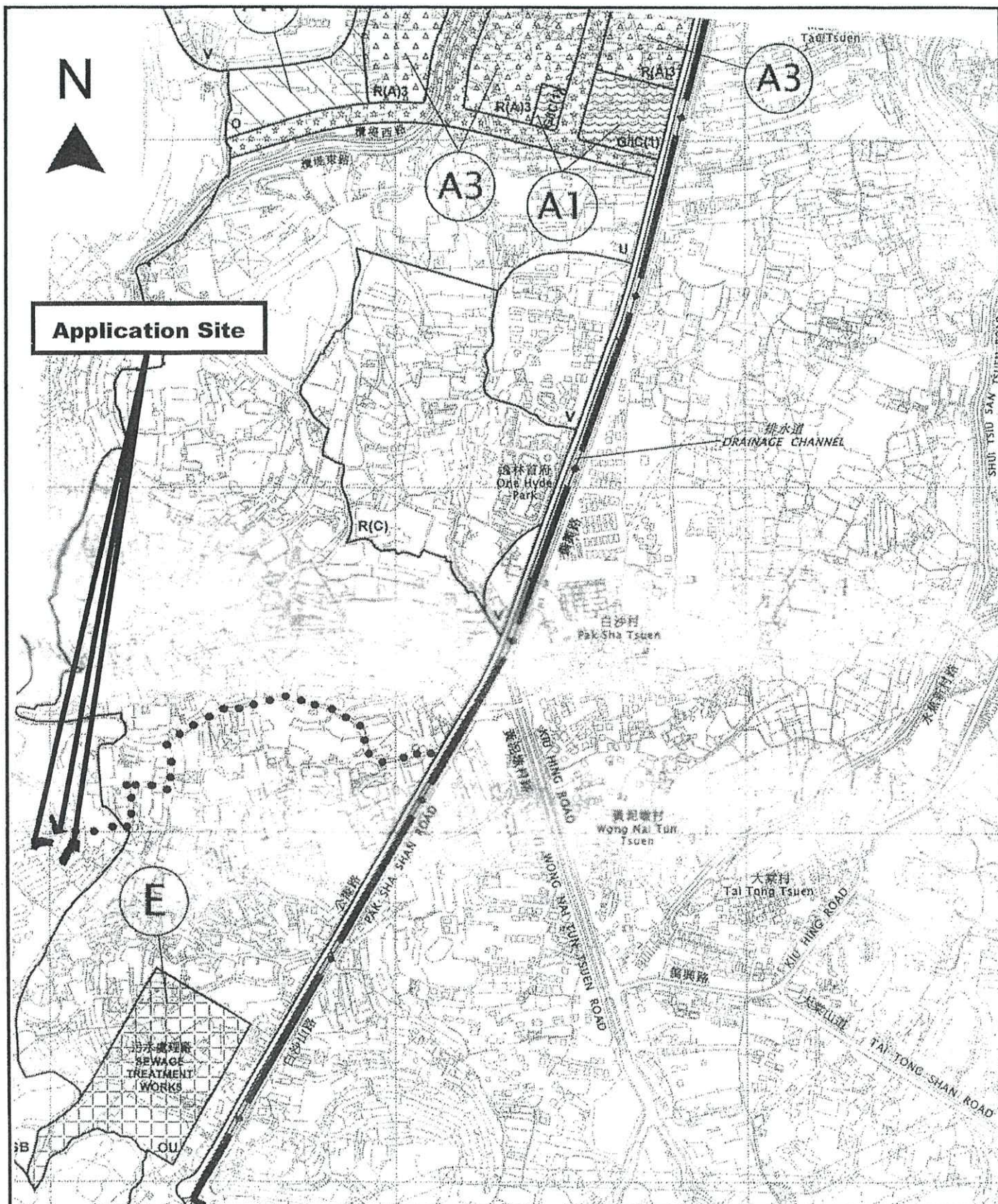
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land at Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

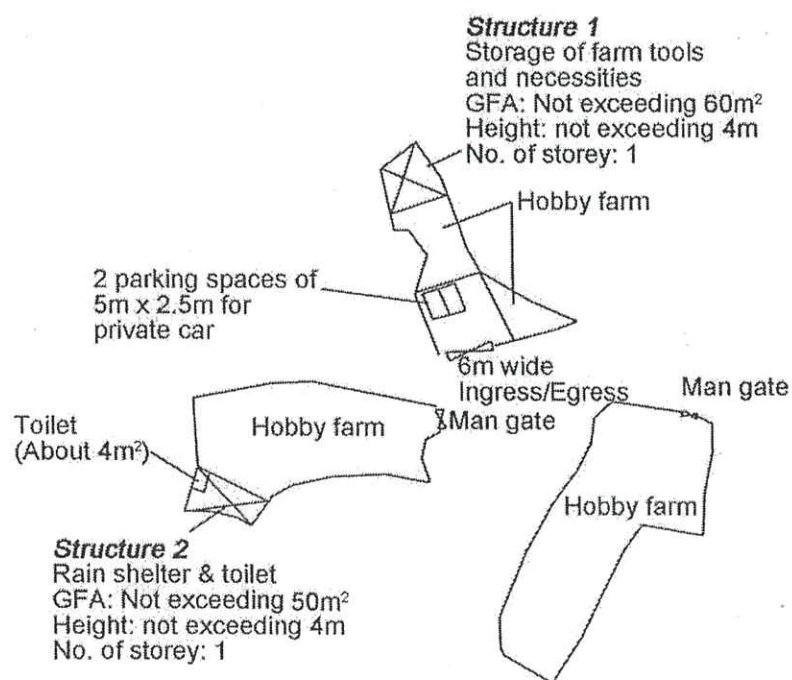
Remarks 備註:

●●● Vehicular access leading from Kung Um Road

Scale 比例:

1:7500

N



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land at Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

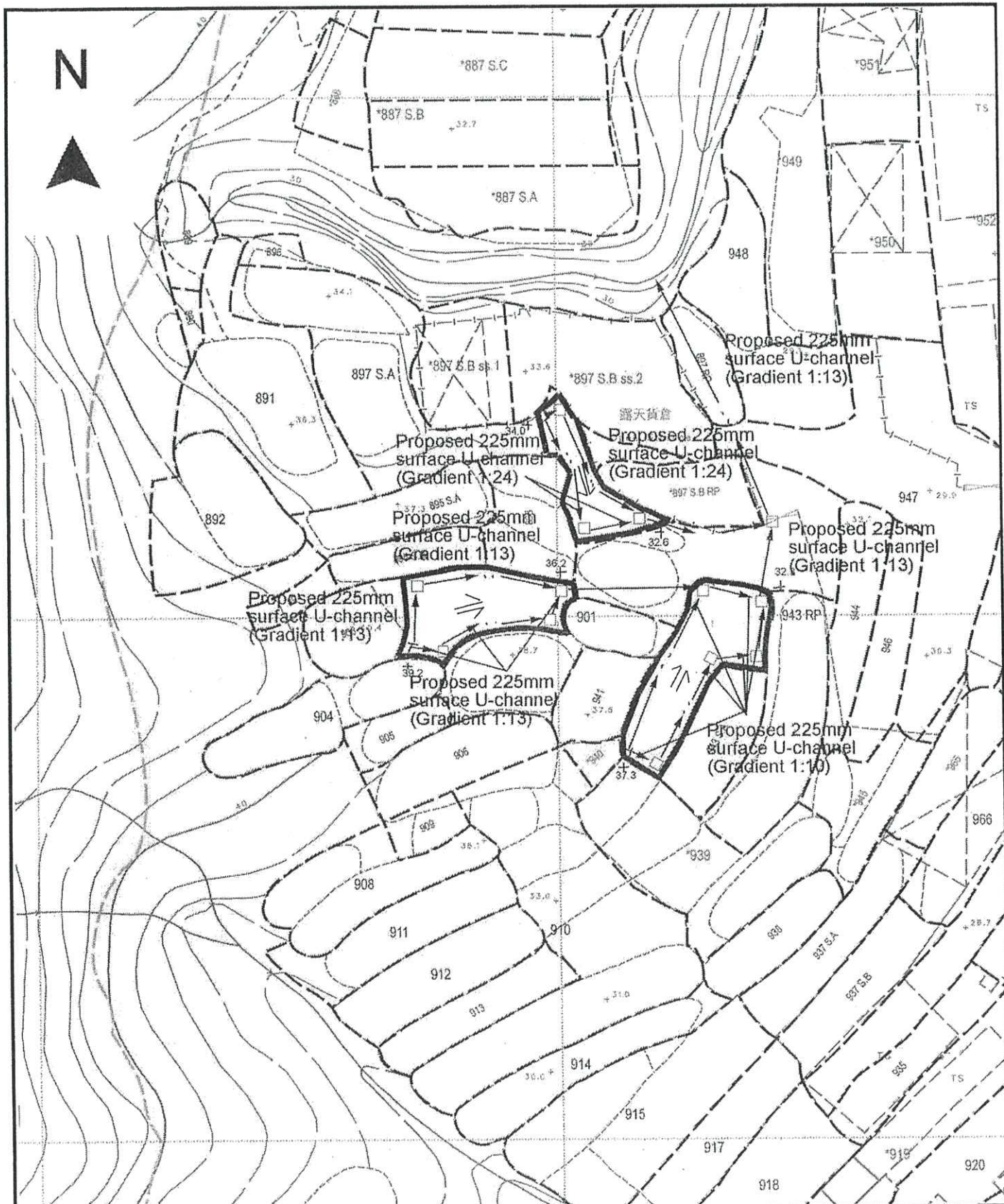
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land at Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

□ Proposed catchpit
+ 39.3 Level (in mPD)

⇐ Flow of surface runoff

Scale 比例:

1:1000

Date: 14 December 2021

TPB Ref.: A/YL-TYST/1136

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 Excavation of Land at Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.

We are glad to submit the updated Figure 5 to show the area to be excavated at the application sites.

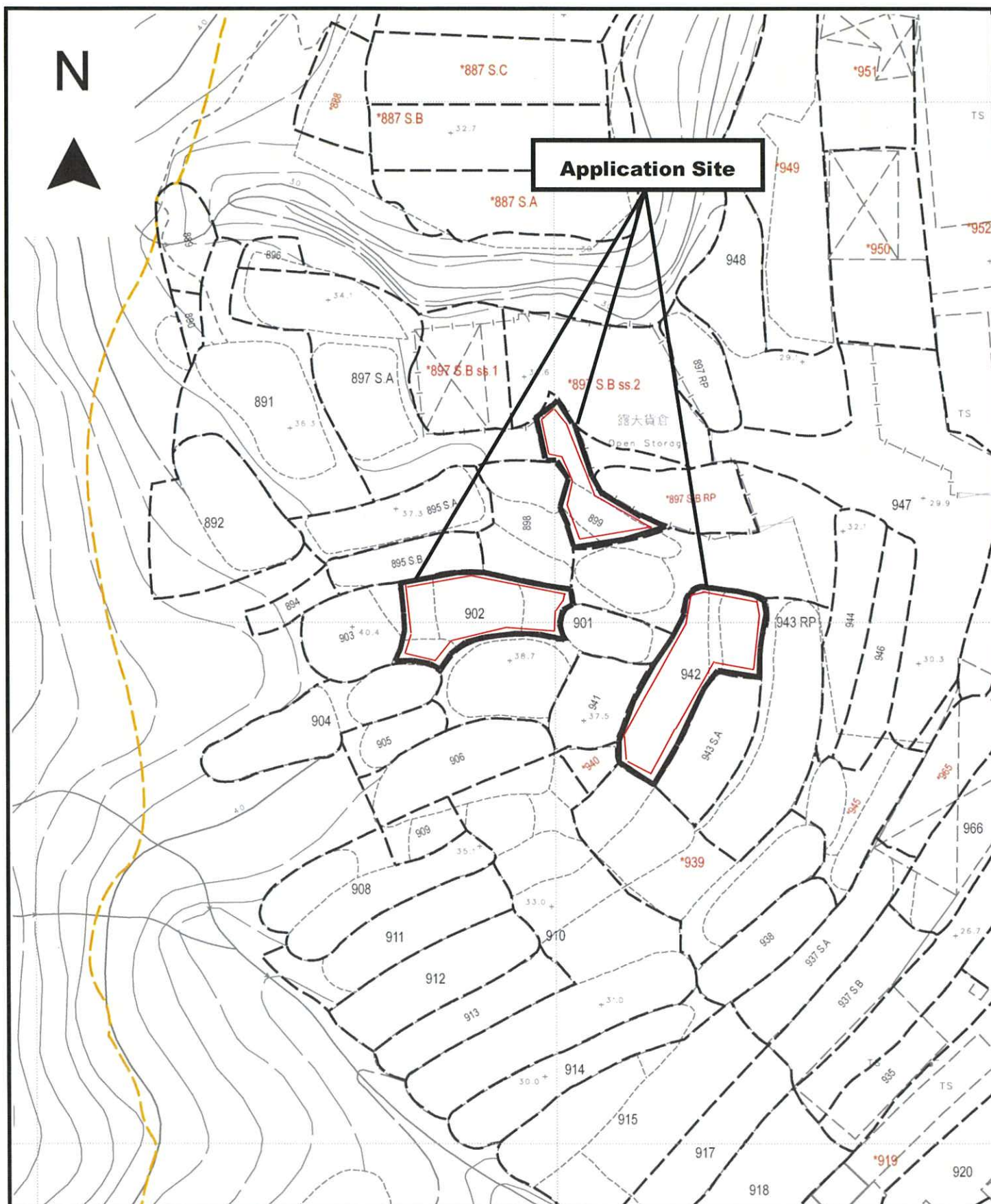
The applicant undertakes to obtain the consent from nearby land owners to access the application sites.

Yours faithfully,



Patrick Tsui

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



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land at Lots 899 (Part), 902 & 942 in D.D. 119, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Excavation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

— Area to be excavated for provision of 225mm surface channel

The remaining portion of the land will be covered with soil

Scale 比例:

1:1000

**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 (PR), site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses (NTEHs), a PR up to 0.4 for residential development may be permitted.
- (c) Applications for NTEHs 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 or community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The PR of the development site may exceed 0.4 so as to minimise 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.

Similar Applications Within/Straddling the Subject “Green Belt” (“GB”) Zone on the OZP

Approved Applications

	<u>Site Location / Current Status</u>	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1	A site located at the end of Lam Tai West Road / Currently in operation	A/YL-TYST/782	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	27.5.2016 <i>[Revoked on 27.4.2020]</i>	(1), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12)
2		A/YL-TYST/921		19.10.2018	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13)
3		A/YL-TYST/999		15.5.2020	(1), (3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (14)
4	A site abutting a public road leading from Long Hon Road / Not implemented	A/YL-TYST/1026	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	6.11.2020 <i>[Revoked on 6.5.2021]</i>	(1), (2), (3), (5), (6), (7), (8), (9), (10), (14), (15)

Approval Conditions

- (1) No specified night time operation is allowed.
- (2) No new or further excavation of the existing ditches is allowed on the site.
- (3) Provision and/or maintenance of protective/boundary fence on the site.
- (4) Submission and/or implementation of landscape (and tree preservation) proposal and/or maintenance of existing landscape planting/trees on the site.
- (5) Submission and/or implementation of drainage proposal/drainage impact assessment and/or maintenance of the existing drainage facilities on the site.
- (6) Revocation of planning approval if any of the conditions is not complied with at any time or by the specified date.
- (7) Reinstatement of the application site to an amenity area upon expiry of the planning permission.
- (8) Submission and/or implementation of fire service installations (FSIs) proposal and/or maintenance of the existing FSIs on the site.
- (9) No land filling/site formation works is allowed on the site.
- (10) No vehicle is allowed to queue back to or reverse onto/from public road.
- (11) No medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site.
- (12) Submission and implementation of run-in/out proposal.
- (13) No loudspeakers, audio amplifier and/or public announcement systems will be used within the site.
- (14) No catering services, barbeque/camping activities and/or overnight stay of visitors are allowed within the site.
- (15) Only private cars are allowed to be parked/stored on the site.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/484#	Proposed Temporary Organic Farm cum Barbecue and Leisure Activity Area for a Period of 3 Years	30.7.2010	(1), (2), (3), (4), (5)
2	A/YL-TYST/858	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Picnic Area, Barbecue Spot and Tent Camping Ground for a Period of 3 Years	9.2.2018	(1), (6)

Straddled the adjacent “Residential (Group D)” (“R(D)”) zone.

Rejection Reason(s):

- (1) The proposed development was not in line with the planning intention of the “GB” (and “R(D)”, for A/YL-TYST/484 only) zone(s). There was no strong justification in the submission for a departure from the planning intention(s), even on a temporary basis.
- (2) Insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental and landscape impacts on the surrounding areas.
- (3) Approval of the application would set an undesirable precedent for similar applications within the “GB” and “R(D)” zones, the cumulative effects of which would result in a general degradation of the rural character of the area.
- (4) The proposed development which attracted visitors and group activities was incompatible with the rural and tranquil character of the surrounding areas.
- (5) The applicant failed to demonstrate in the submission how the proposed vehicular bridge connecting the application site with Long Hon Road, which was an essential component for the operation of the proposed development, would be constructed and used.
- (6) The proposed development did not comply with the Town Planning Board Guidelines No. 10 in that the proposed development would affect the existing natural landscape.



✓-1

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



By email only

31 December 2022

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land at Yuen
Long (A/YL-TYST/1136)**

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 “Green Belt” (GB) zoning

The application site is located on 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.” The Google Earth aerial photographs in 2017 and 2021 reveal that the application site and its surrounding are well-vegetated with trees and shrub, and are performing the function of GB zone to define the limit of sub-urban development (Figure 1). However, according to the layout plan of the proposed hobby farm, it would involve vegetation clearance, excavation and land filling for the parking and toilet facilities. We consider it is not in line with the planning intention to retain natural features. Therefore, we urge the Town Planning Board (Board) to reject this application.

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

From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between December 2017 and February 2021 (Figure 1). We suspected 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, 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.” We urge the Board to reject this rezoning application.

3 Set an undesirable precedent to the future development

As there are woodland and shrubland nearby, the approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB 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*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological¹ and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity², 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 to 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.

¹ AFCD Role of Department. Available at: http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

² AFCD Vision and Mission. Available at: http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html





Yours faithfully,

Suet Mei

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

香港觀鳥會 Hong Kong Bird Watching Society

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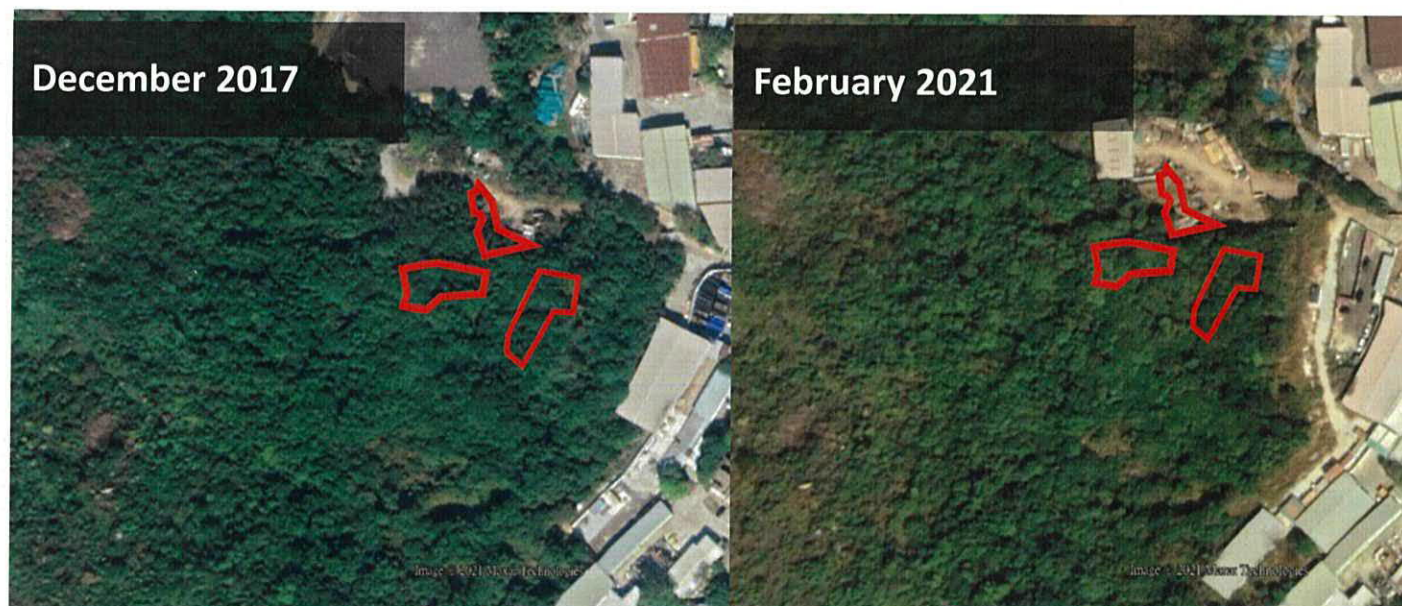
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Address

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



Figure 1. The Google Earth aerial photographs in 2017 and 2021 reveal that the application site (marked with red line) and its surrounding are well-vegetated with trees and shrub, and are performing the function of GB zone to define the limit of sub-urban development. However, landscape changes including vegetation clearance and land filling were seen and we suspected that this is “destroy first, build later”.



5-2

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



A/YL-TYST/1136 DD 119 Tong Yan San Tsuen GB
05/01/2022 02:22

From:

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

File Ref:

A/YL-TYST/1136

Lots 899 (Part), 902 and 942 in D.D. 119, Yuen Long

Site Area: About 1,280sq.m

Zoning : "Green Belt"

Applied use : Hobby Farm / **Excavation of Land** / 2 Vehicle Parking

Dear TPB Members,

Strong objections. These are 3 separated lots. The intention appears to be to extend Open Storage use further into GB.

This area will be subject to intense residential development in coming years. It is imperative that the GB be preserved to provide outlets for recreation and visual relief from the wall effect.

Mary Mulvihill

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the proposed works (i.e. excavation of land) on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) 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 local track leading to the Site is not under her department's purview. Consent of the owners/managing parties of the local track should be sought for using it as the vehicular access to the Site. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Kung Um Road is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Kung Um Road;
- (f) to note the comments of the Director of Environmental Protection that 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the submitted drainage proposal that the proposed 225 surface U-channels, which will pass through the lots outside the Site, would collect surface runoff from adjacent areas. The catchment area in the calculation should be reviewed to include respective catchment areas outside the Site. The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The owner of the existing drainage facilities to which the proposed connection will be made should be identified and consent from the owner should be obtained prior to the commencement of the proposed works. In the case that it is a local village drain, District Officer/Yuen Long, Home Affairs Department should be consulted. The location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan. Overland flow from the adjacent area should not be obstructed. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. DLO/YL, LandsD should be

consulted and consent from the relevant owners should be sought for any drainage works to be carried out outside your lot boundary before commencement of the drainage works;

- (h) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal and the distance of the Site from the nearest available street fire hydrant, water supply for firefighting (i.e. fire hydrant system with adequate flow and pressure at a location that is within 500m from the Site) and fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed water supply for firefighting and 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 water supply for firefighting and 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
- (i) 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 should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 BO. The Site shall be considered as three separate sites and 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 three sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters of 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.