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The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401295

23.5.2024

By Hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|----------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-TYST/1274 |
| | Date Received 收到日期 | 2024-06-18 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Easylink Solar Energy Limited
順匯太陽能有限公司

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)

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

3. Application Site 申請地點

| | |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用) | Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and 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 2,809 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,226.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | 177 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 Tong Yan San Tsuen Outline Zoning Plan 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 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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
30/04/2024 (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 02/05/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

| (i) For Type (i) application 供第(i)類申請 | | | |
|---|--|------------------------------------|----------------------|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 □About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 □About 約 |
| | Total 總計 | | sq.m 平方米 □About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |
| | | | |

| (ii) For Type (ii) application 供第(ii)類申請 | | | |
|--|---|----------|----------------------------------|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 | | |
| | <input type="checkbox"/> Filling of pond 填塘 | | |
| | Area of filling 填塘面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填塘深度 | m 米 | <input type="checkbox"/> About 約 |
| | <input type="checkbox"/> Filling of land 填土 | | |
| (a) Operation involved 涉及工程 | Area of filling 填土面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of filling 填土厚度 | m 米 | <input type="checkbox"/> About 約 |
| | <input type="checkbox"/> Excavation of land 挖土 | | |
| | Area of excavation 挖土面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| | Depth of excavation 挖土深度 | m 米 | <input type="checkbox"/> About 約 |
| (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)) | | | |
| (b) Intended use/development 有意進行的用途/發展 | | | |

| (iii) For Type (iii) application 供第(iii)類申請 | | | | | | | | | | | | | | |
|--|---|--------------------------------------|---|---|--|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 | | | | | | | | | | | | | |
| | <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 | | | | | | | | | | | | | |
| | Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | |
| | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局) | | | | | | | | | | | | | | |

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

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

☐ Plot ratio restriction 地積比率限制 From 由 to 至

☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米

☐ Site coverage restriction 上蓋面積限制 From 由% to 至

☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層

☐ Non-building area restriction 非建築用地限制 From 由m to 至

☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

| | | | |
|---|--------------------------------------|--------------------------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 1,226.2 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.44 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 44 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 23 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 | storeys 層 | |
| | <input type="checkbox"/> include 包括 | storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 | storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | 5 | m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

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

☐ Government, institution or community facilities
 政府、機構或社區設施 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

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

Refer to Plan 3

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|-----------------------------|
| | | Refer to Plan 3 |
| | | |
| | | |
| | | |
| | | |

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

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Mid-2024

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

| | | |
|--|--------------------------|--|
| <p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p> | <p>Yes 是</p> <p>No 否</p> | <p><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))</p> <p>Fui Sha Wai South Road</p> <p><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)</p> <p><input type="checkbox"/></p> |
| <p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>1</u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> |
| <p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p> |

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p> | | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

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

Refer to Appendix I

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


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

LAU Tak Francis

Planning Manager

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

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 MRTPI, FRICS, RPS(GP)

on behalf of

代表

Goldrich Planners and Surveyors Limited

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

Date 日期

21/05/2024 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|--|---|---|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories | | |
| Site area 地盤面積 | 2,809 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | 177 | sq. m 平方米 <input checked="" 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") | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,226.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.44 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 23 | |
| | Composite 綜合用途 | | |

| | | | |
|--|--|---|---|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 5 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | 44 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of units 單位數目 | | | |
| (vi) Open space 休憩用地 | Private 私人 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 | |
| | Public 公眾 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 | |

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

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

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

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

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

金 潤 規 劃 測 量 師 行 有 限 公 司

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Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Executive Summary

1. The application site (the Site) is on Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 2,809 m², including about 177 m² of Government Land.
3. The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 23 single-storey temporary structures with building height of 3-5 m are proposed for plant showrooms and workshops, plant nursery, aquaponic farming venue, area for agricultural produce processing, temperature-controlled facilities, and other ancillary uses. The gross floor area is about 1,226.2 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

行政摘要

1. 申請地點位於新界元朗丈量約份第 121 約地段第 330 號餘段(部份)、第 331 號餘段(部份)、第 332 號餘段(部份)、第 333 號餘段(部份)及第 334 號餘段(部份)和毗連政府土地。
2. 申請地點的面積為大約 2,809 平方米，包括大約 177 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「綠化地帶」。
4. 申請用途為「擬議臨時康體文娛場所(休閒農場)」(為期 5 年)。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 23 個單層臨時構築物(高度約 3-5 米)作植物陳列室及工場、植物苗圃、水耕場地、農作物處理區、恆溫設備和其他附屬用途，總樓面面積為大約 1,226.2 平方米。
6. 營運時間為每日上午 9 時至下午 6 時(包括星期日及公眾假期)。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展提供工作機會及作靜態康樂場地，並可促進地區農業活動。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board/TPB”) on behalf of Easylink Solar Energy Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ for a period of 5 years (“the Proposed Development”) at Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Fui Sha Wai South Road via a local track leading to the ingress to its north.
3. The site area is about 2,809 m², including Government Land of about 177 m².

Planning Context

4. The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14. The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.
5. According to the covering Notes of the OZP, the provision of plant nursery is always permitted within the boundary of the OZP. According to the Notes of the OZP, the applied use is a Column 2 use within the “GB” zone on the OZP which may be permitted with or without conditions by the Board.
6. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “GB” zone.

TPB Planning Guidelines

7. The TPB Guidelines for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) are relevant to this application. In view of the above, it is expected that the Proposed Development generally complies with TPB PG-No. 10 in that it is compatible with the surrounding areas; with appropriate scale of vehicular access and parking provision; not overstraining the capacity of existing infrastructures; and not itself be the source of pollution.

Development Parameters

8. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. About 12 nos. of visitors per day during weekends and public holidays are expected.
9. The following table summarises the details of the structures on site (**Plan 3**):

| No. | Use | | Floor Area (ab.) (m ²) | Covered Area (ab.) (m ²) | Height (ab.) (m) | No. of Storey | |
|-------|------------|---|---------------------------------------|---|---------------------|---------------|--|
| 1 | 1a | Open shed for plant nursery | 106.5 | 129 | 5 | 1 | |
| | 1b | Temperature-controlled germination rooms | 15 | 15 | 3 | | |
| | 1c | | 15 | 7.5 (partially under 1a) | | | |
| | 1d | | 15 | (under 1a) | | | |
| 2 | 2a | Open shed for plant nursery | 100 | 115 | 5 | | |
| | 2b | Temperature-controlled storage of seeds & flowers | 15 | 15 | 3 | | |
| | 2c | | 20 | 20 | | | |
| | 2d | | 15 | (under 2a) | | | |
| 3 | 3a | Open shed for aquaponic farming | 186 | 216 | 5 | | |
| | 3b | Meter room | 15 | (under 3a) | 3 | | |
| | 3c | | 15 | (under 3a) | | | |
| 4 | 4a | Agricultural produce workshop | 93.7 | 93.7 | 5 | | |
| | 4b | Storage of agricultural tools | 15 | 15 | 3 | | |
| 5 | 5a | Plant showroom & workshop | 90 | 90 | 5 | | |
| | 5b | | 90 | 90 | | | |
| | 5c | Storage of agricultural tools | 15 | 15 | 3 | | |
| 6 | 6a | Plant showroom & workshop | 90 | 90 | 5 | | |
| | 6b | | 90 | 90 | | | |
| | 6c | Storage of agricultural tools | 15 | 15 | 3 | | |
| 7 | 7a | Plant showroom & workshop | 90 | 90 | 5 | | |
| | 7b | | 90 | 90 | | | |
| | 7c | Ancillary office | 15 | 15 | 3 | | |
| 8 | Meter room | | 15 | 15 | 3 | | |
| Total | | | <u>1,226.2</u> | <u>1,226.2</u> | | | |
| | | | Plot Ratio | Site Coverage | | | |
| | | | 0.44 | 44% | | | |

10. The plant nursery (structures 1-2) allows space for the cultivation of agricultural produce such as ginger, orchids and other houseplants. An aquaponic farming system (structure 3) of agricultural produce, such as tomato and lettuce, is also provided. The Applicant proposes an agricultural processing area (structure 4) for simple procedures such as pre-washing of edible vegetable and drying/grinding of ginger powder. The flowers, houseplants, edible vegetable and ginger powder will be sold to interested customers.

11. The proposed plant showrooms and workshops (structures 5-7) serve to display and give rooms for storage of the agricultural produce and plants cultivated in the plant nursery. Visitors could participate regular classes organised by local farmers and select and place order at the Site.
12. To echo government's policy in promoting local electronic commerce (e-commerce), the Applicant will launch an electronic platform which allows customers to reserve and purchase agricultural produce and plants online. Orders could be delivered to customers' designated locations without the need for them to visit the Site.
13. The Applicant also operates a plant rental business by means of e-commerce. Potential customers include offices, schools, private residences, etc. Houseplants will be cultivated at the plant nursery for customers' rental purpose. Regular replacement of unhealthy/wilted houseplants will be carried out for subscribed customers. Retrieved houseplants will be properly taken care of in the plant nursery for the next rental recycle.
14. Solar photovoltaic panels ancillary to the agricultural use are proposed to be installed above the proposed structures to generate electricity for agricultural use only.
15. The Site is currently unpaved and partly grassed. No filling of land is proposed at the Site. No vegetation clearance and tree felling will be carried out at the Site.
16. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 4 to 5 nos. of staff will station at the Site to maintain the agricultural works.
17. 1 no. of light goods vehicle (LGV) parking space is proposed for daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
18. Visitors are required to make prior appointment before visiting the Site. Public transport services are available in the vicinity of the Site (**Plan 5**). No visitor parking space will be provided.

Similar Applications

19. There are 3 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within or straddling the "GB" zone on the OZP:

| Application No. | Applied Use | Date of Approval |
|-----------------|--|------------------|
| A/YL-TYST/782 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | 27.5.2016 |
| A/YL-TYST/921 | Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | 19.10.2018 |
| A/YL-TYST/999 | Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | 15.5.2020 |

20. No undesirable precedent will be set as there are similar applications approved by the Committee within the same "GB" zone on the OZP.

No Adverse Impacts to the Surroundings

Traffic

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

| | Daily Trip Attractions | Daily Trip Generations |
|--------------------|------------------------|------------------------|
| 09:00 – 10:00 | 0 | 0 |
| 10:00 – 11:00 | 1 | 0 |
| 11:00 – 12:00 | 0 | 0 |
| 12:00 – 13:00 | 0 | 1 |
| 13:00 – 14:00 | 0 | 0 |
| 14:00 – 15:00 | 1 | 0 |
| 15:00 – 16:00 | 0 | 1 |
| 16:00 – 17:00 | 0 | 0 |
| 17:00 – 18:00 | 0 | 0 |
| Total Trips | <u>2</u> | <u>2</u> |

22. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
23. A vehicular access (8 m in width) is provided at the northern part of the Site. A parking space for LGV is proposed within the Site for daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering, and leaving the Site. No parking, reversing, or turning of vehicles on public road is expected (**Plan 4**).
24. Prior booking will be required for visitors coming to the Site. Given that no visitor parking spaces will be provided at the Site, visitors are expected to get access to the Site by public transport services. Light Rail (LR), franchised bus and Green Minibus (GMB) services are available within walking distance from the Site. The walking time to the nearest franchised bus/GMB stop (Uptown) is about 4 minutes, whilst that to the nearest LR stop (Hung Shui Kiu) is about 9 minutes (**Plan 5**).

Visual and Landscape

25. Apart from the proposed plant showrooms, portion of the Site will be used as a plant nursery. According to the Definition of Terms promulgated by the Board, ‘Plant Nursery’ use is subsumed under ‘Agricultural Use’, which is in line with the planning intention of the “GB” zone.
26. The proposed plant showrooms, which only involve single-storey temporary structures, are directly related to the plant nursery use and are not incompatible with surrounding land uses comprising vehicle parks, open storage yards, fallow agricultural land, temporary residential structures, and private residential development.
27. The Site is currently unpaved and partly grassed. No filling of land, vegetation clearance and tree felling will be carried out at the Site.
28. In the immediate east of the Site is Yuen Long Highway, across which is an area zoned “Open Storage” and “Other Specified Uses” annotated “Storage and Workshop Use”.

29. According to the definition of tree provided in LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level. Under the definition, 1 no. of tree located at the western edge of the Site, namely *Leucaena leucocephala*, is identified and will be preserved in situ. It is also proposed to plant 14 nos. of *Bauhinia x blakeana* along the southern and western site boundary to mitigate the potential visual and landscape impacts arising from the Proposed Development (**Plan 6**).
30. By adopting the above mitigation measures, it is expected that adverse landscape and visual impacts to the public realm are not anticipated.

Drainage

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

Fire Safety

32. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.




Environment

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

Planning Gain

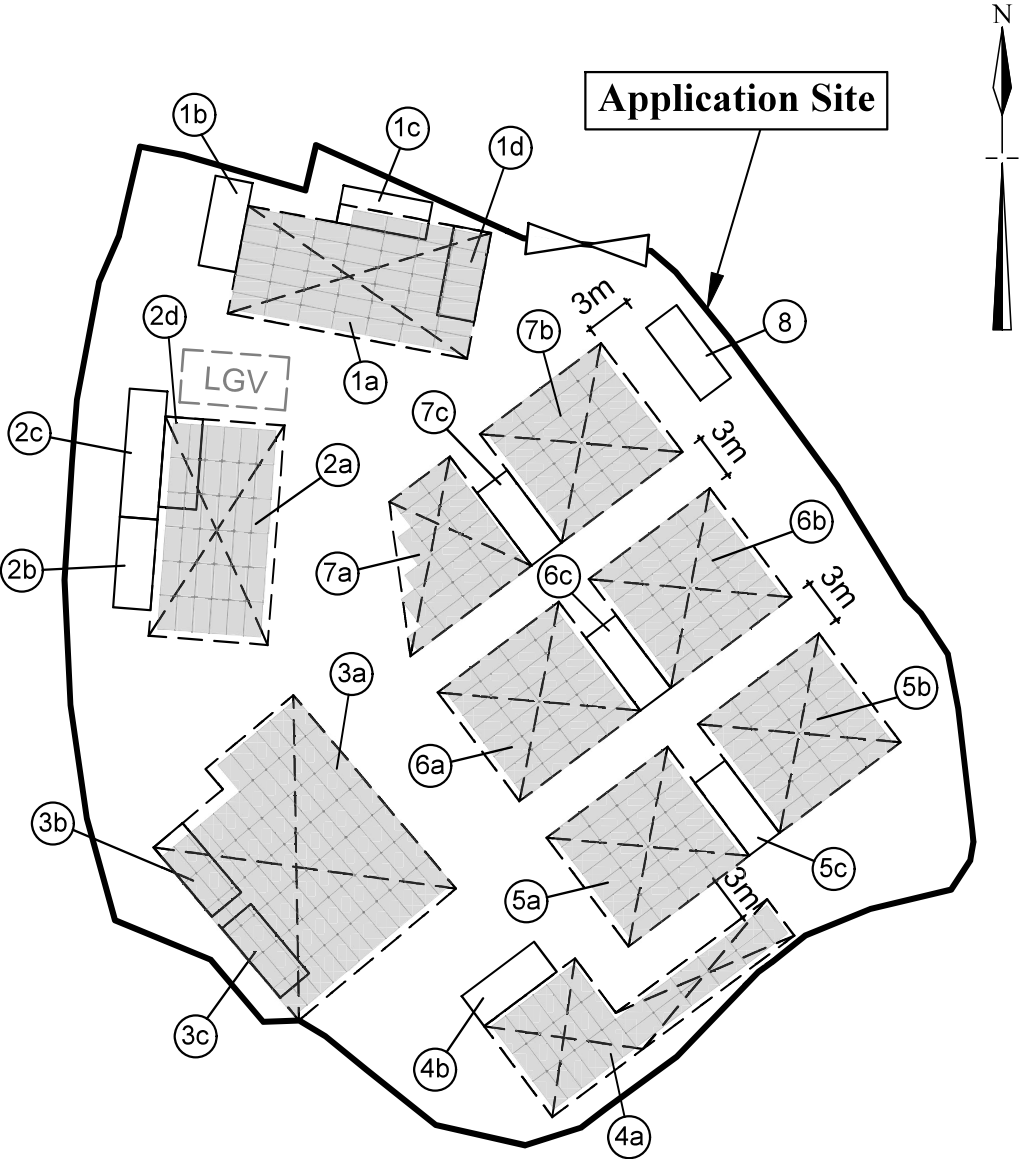
35. The Proposed Development provides career opportunities and passive recreational outlets and promotes the revitalisation of agricultural activities in the area.
36. The Proposed Development echoes the Chief Executive's 2023 Policy Address in helping small and medium enterprises to tap into e-commerce business to expand their markets.
37. The Proposed Development is in line with government commitment with the Hong Kong's Climate Action Plan 2050 in optimising the favourable conditions of premises and developing renewable energy in Hong Kong.

Legend

-  Vehicular Ingress / Egress
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Solar Ray Panel
(2,278mm(L) x 1,134mm(W) x 35mm(H))

Site Area (about) : 2,809m²

| No. | Structure / Use | | Floor Area (about) | Covered Area (about) | Height | Storeys |
|-------|-----------------|---|----------------------|---|--------|---------|
| 1 | 1a | Open shed for plant nursery | 106.5m ² | 129m ² | 5m | 1 |
| | 1b | Temperature-controlled germination rooms | 15m ² | 15m ² | 3m | |
| | 1c | | 15m ² | 7.5m ² (Partially under 1a) | | |
| | 1d | | 15m ² | (under 1a) | | |
| 2 | 2a | Open shed for plant nursery | 100m ² | 115m ² | 5m | |
| | 2b | Temperature-controlled storage of seeds & flowers | 15m ² | 15m ² | 3m | |
| | 2c | | 20m ² | 20m ² | | |
| | 2d | | 15m ² | (under 2a) | | |
| 3 | 3a | Open shed for aquaponic farming | 186m ² | 216m ² | 5m | |
| | 3b | Meter room | 15m ² | (under 3a) | 3m | |
| | 3c | | 15m ² | (under 3a) | | |
| 4 | 4a | Agricultural produce workshop | 93.7m ² | 93.7m ² | 5m | |
| | 4b | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 5 | 5a | Plant showroom & workshop | 90m ² | 90m ² | 5m | |
| | 5b | | 90m ² | 90m ² | | |
| | 5c | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 6 | 6a | Plant showroom & workshop | 90m ² | 90m ² | 5m | |
| | 6b | | 90m ² | 90m ² | | |
| | 6c | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 7 | 7a | Plant showroom & workshop | 90m ² | 90m ² | 5m | |
| | 7b | | 90m ² | 90m ² | | |
| | 7c | Ancillary Office | 15m ² | 15m ² | 3m | |
| 8 | Meter room | | 15m ² | 15m ² | 3m | |
| Total | | | 1226.2m ² | 1226.2m ² | | |



1:500

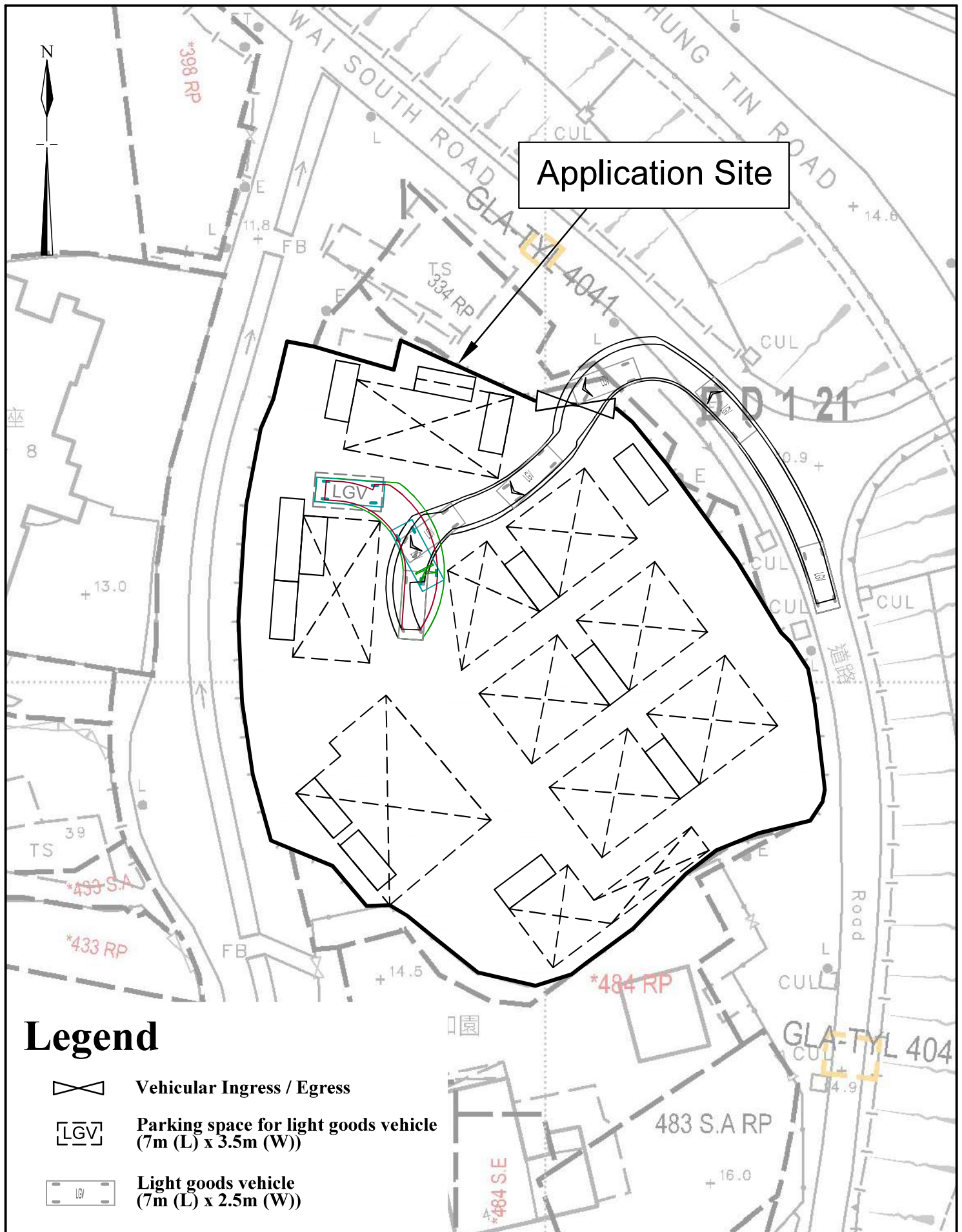
March 2024

Layout Plan

Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part)
and 334RP (part) in D.D.121 and Adjoining Government Land
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 23040)



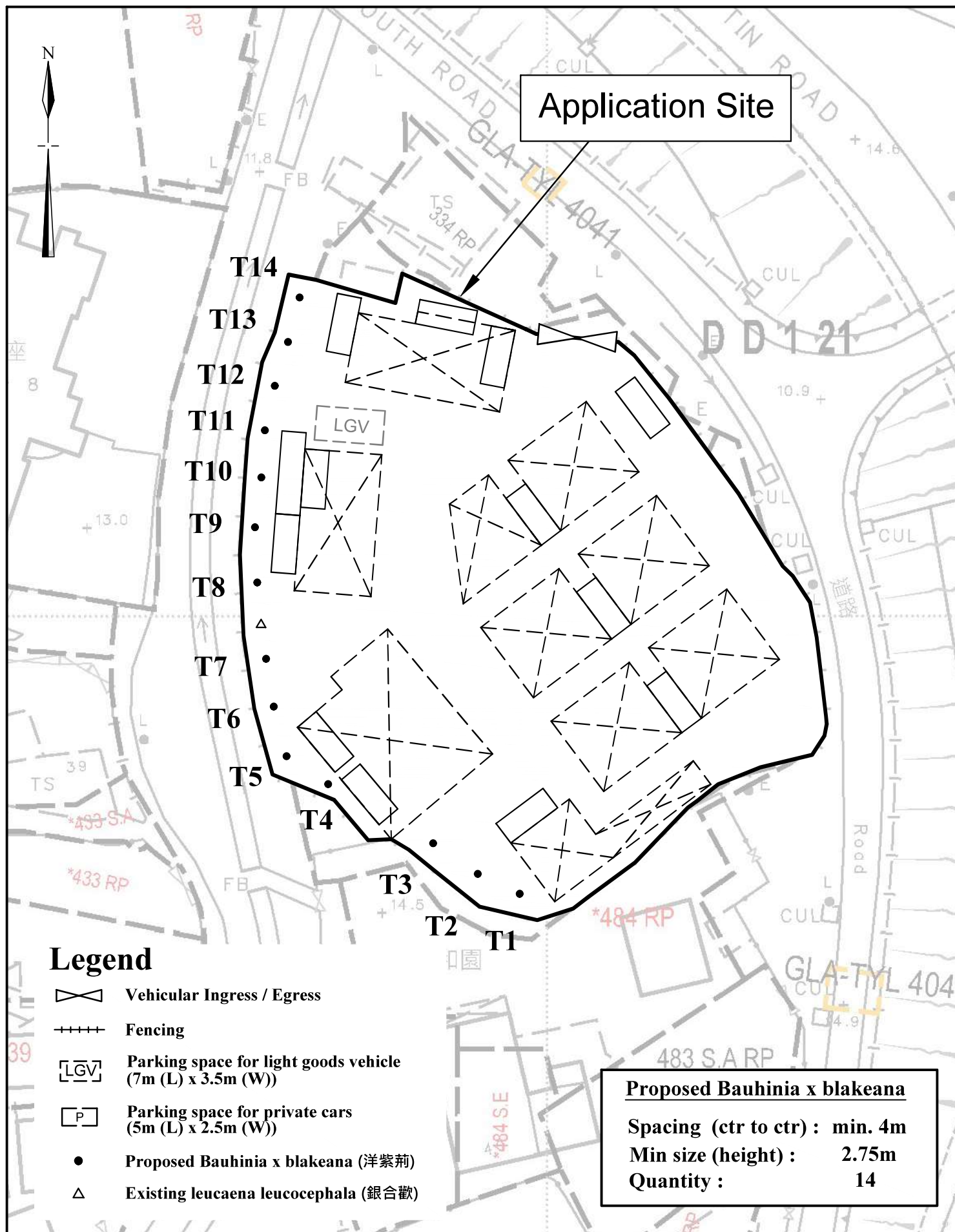
| | | |
|-------------------|--|---|
| 1:500 | Swept Path Analysis | Goldrich Planners & Surveyors Ltd. |
| March 2024 | Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part) and 334RP (part) in D.D.121 and Adjoining Government Land Yuen Long, New Territories | Plan 4 (P 23040) |



| | | |
|-------------------|--|---|
| N.T.S | Nearest Public Transportation Services | Goldrich Planners & Surveyors Ltd. |
| April 2024 | Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part) and 334RP (part) in D.D.121 and Adjoining Government Land Yuen Long, New Territories | Plan 5.1 (P 23040) |



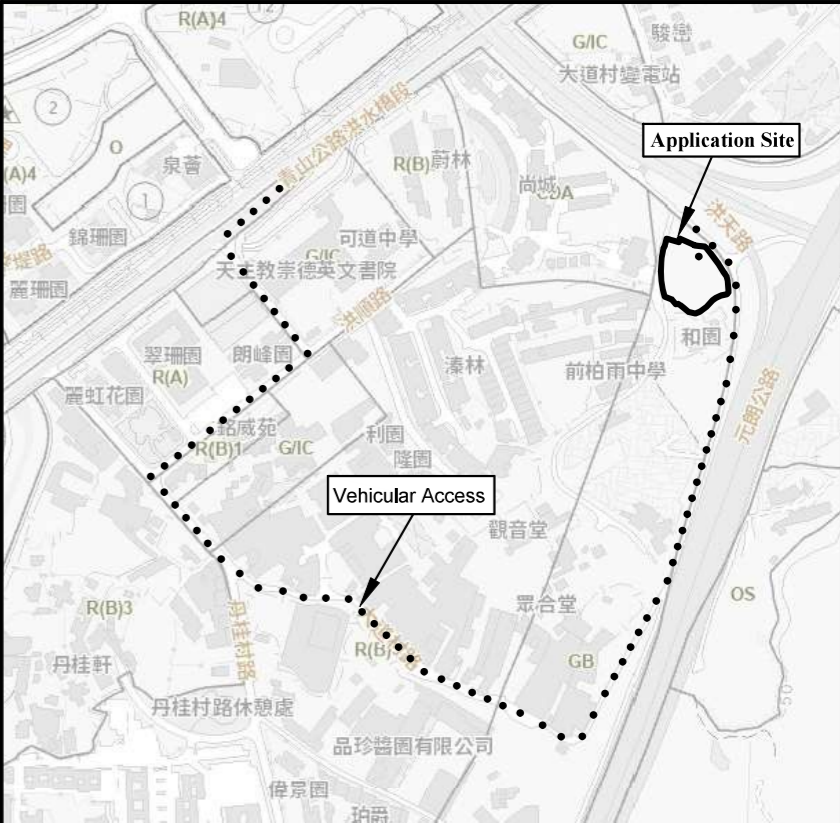
| | | |
|------------|---|------------------------------------|
| N.T.S | Nearest Public Transportation Services Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part) and 334RP (part) in D.D.121 and Adjoining Government Land Yuen Long, New Territories | Goldrich Planners & Surveyors Ltd. |
| April 2024 | | Plan 5.2 (P 23040) |



| | | |
|-------------------|--|---|
| 1:500 | Landscape Proposal | Goldrich Planners & Surveyors Ltd. |
| March 2024 | Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part) and 334RP (part) in D.D.121 and Adjoining Government Land Yuen Long, New Territories | Plan 6 (P 23040) |



The diagram illustrates the layout of an application site, showing a collection of buildings and parking spaces. Buildings are represented by rectangles and labeled with circled numbers: 1a, 1b, 1c, 1d, 2a, 2b, 2c, 3a, 3b, 3c, 4a, 4b, 4c, 5a, 5b, 5c, 6a, 6b, 6c, 7a, 7b, 7c, and 8. Parking spaces are indicated by dashed lines and labeled with circled numbers: 1a, 1b, 1c, 1d, 2a, 2b, 2c, 3a, 3b, 3c, 4a, 4b, 4c, 5a, 5b, 5c, 6a, 6b, 6c, 7a, 7b, 7c, and 8. A legend in the top right corner defines the symbols: 'FE' for 'Furnishing Element' and 'LGV' for 'Large Vehicle'. A scale bar indicates 3m. An arrow points to the 'Application Site'.






Location Plan (N.T.S)

FS NOTES:

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend

- | | |
|---|--|
|  | Vehicular Ingress / Egress |
|  | Parking space for light goods vehicle (7m (L) x 3.5m (W)) |
|  | 5.0kg CO2 Gas type Fire Extinguisher x 23 |

金 潤 規 劃 測 量 師 行 有 限 公 司

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Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1274

Our Ref.: P23040/TL24407

2 August 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years in "Green Belt" zone,
Lot Nos 330RP(Part), 331RP(Part), 332RP(Part) 333RP(Part) and 334RP(Part)
in D.D. 121 and Adjoining Government Land, Yuen Long, New Territories**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submission under our reference P23040/TL24404 dated 2.8.2024.

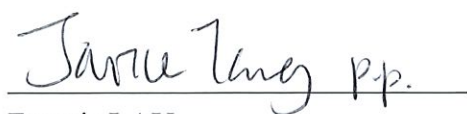
In view of the amendments made in the FI, we enclosed the following revised pages for your perusal:

1. Pages 2, 7, 14 & 15 of Form No. S16-I;
2. Executive Summary;
3. Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3**), Landscape Proposal (**Plan 6**) and FSI Proposal (**Plan 7**).

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Edwin YEUNG)

By E-mail only

Further Information for Planning Application No. A/YL-TYST/1274**Response-to-Comment****Comments from Lands Department**

Contact person: Ms. S. L. CHENG (Tel.: 2443 1072)

| I. | Comments | Responses |
|-----------|--|---|
| 1. | LandsD has reservation on the planning application since there are unauthorized structure(s) and/or uses on the private lot(s) which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. | Noted. The applicant will apply for a Short Term Waiver for the structures in the private lot(s). |

Comments from the Urban Design and Landscape Section, Planning Department

Contact person: Mr. Brian LAM (Tel.: 3565 3949)

| II. | Comments | Responses |
|------------|---|--|
| 1. | According to the Landscape Proposal (Plan 6) and the planning statement, the applicant proposed to retain 1 existing <i>Leucaena leucocephala</i> . However, according to our site inspection on 23.7.2024, existing trees at the periphery within the site boundary were recorded. The applicant is required to clarify if any existing trees are located within the Site shown in the landscape plan. Moreover, noting the applicant proposed the 14 nos. new trees (<i>Bauhinia x blakeana</i>) at the western portion of the Site. As the existing tree groups is located in the vicinity within the “GB” zone, the applicant should consider providing new trees of native species along the eastern periphery of the Site to mitigate the landscape impact arising from the proposed development. | There is only 1 existing tree located within the Site. Other existing trees are on a location outside of the Site. Except the proposed 14 nos. new trees (<i>Bauhinia x blakeana</i>) at the western portion of the Site, 7 nos. of new trees (<i>Michelia x alba</i>) are also proposed by the applicant at the eastern portion of the Site to mitigate the landscape impact arising from the Proposed Development. Please refer to the revised landscape proposal (Plan 6) for details. |

| | | |
|----|---|---|
| 2. | According to the Layout Plan (Plan 3) and the planning statement, no information of proposed designated farming area without covers/covered by structures are provided to demonstrate the proposed use of temporary hobby farm as a large portion of area covered by structures is observed in the proposed layout plan. The applicant should clearly indicate on the Layout Plan with proper annotations to show the assigned estimated area for the designated farming area without covers/covered by structures. | About 61% of the Site will be used for agricultural area, including areas with and without covers. The Layout Plan (Plan 3) and the planning statement (Appendix I) have been updated. For illustration of the greenhouse and open shed for plant nursery, please refer to the photos attached. |
|----|---|---|

The Applicant would also like to provide further information for the current application in response to comments from PlanD. Details are as follows:

Scale of solar panel

- The solar panels are proposed within the Site to generate electricity for agricultural use only. Large amounts of electricity are required for the daily operation of the Proposed Development, including the use of artificial lighting to provide suitable indoor growing environment for plants; the use of ventilation fan to maintain proper ventilation of the indoor growing process; the use of aeroponic system to nourish plants with nutrient-laden mist, the use of temperature-controlled facilities for seed germination and storage of seeds and flowers etc. Species of crops and flowers to be cultivated in the Proposed Development include orchid, tulip, lily, zamioculcas zamiifolia, Chinese ixora, azalea, sprouts, ginger, herbs etc. Some of the species require specific growing conditions such as in controlled environment or greenhouses.
- The amount of energy produced depends on the amount of the panel's exposure to sunlight. There are high-rise residential buildings near the Site, which may slightly block the direct sunlight to the Proposed Development, reducing the energy that could be generated from the solar panels. As such, the Proposed Development requires a larger scale of solar panels in order to generate sufficient energy for agricultural use.

- END -

| | | |
|---------------------------------|-------------------------|--|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | |
| | Date Received 收到日期 | |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Easylink Solar Energy Limited
順匯太陽能有限公司

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)

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

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and 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 2,809 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,203.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 177 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

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

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

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

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years

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

(b) Development Schedule 發展細節表

| | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 1,203.7 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.43 | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 43 % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 23 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1 storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) <input type="checkbox"/> About 約 | |
| | 5 m 米 <input checked="" type="checkbox"/> About 約 | |

| Gist of Application 申請摘要 | | | |
|--|---|---|--|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | | | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置／地址 | Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories | | |
| Site area 地盤面積 | 2,809 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 177 sq. m 平方米 <input checked="" 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") | | |
| Applied use/ development 申請用途／發展 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,203.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.43 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 23 | |
| | Composite 綜合用途 | | |

| | | | |
|--|---------------------|----|--|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 5 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | | 43 | % <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | | |
| (vi) Open space 休憩用地 | Private 私人 | | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

Executive Summary

1. The application site (the Site) is on Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 2,809 m², including about 177 m² of Government Land.
3. The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 23 single-storey temporary structures with building height of 3-5 m are proposed for greenhouses for plant nursery and plant showroom, plant nursery, aquaponic farming venue, area for agricultural produce processing, temperature-controlled facilities, and other ancillary uses. The gross floor area is about 1,203.7 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.
8. The proposed development provides job opportunities and passive recreational outlet and promotes agricultural activities in the area.

行政摘要

1. 申請地點位於新界元朗丈量約份第 121 約地段第 330 號餘段(部份)、第 331 號餘段(部份)、第 332 號餘段(部份)、第 333 號餘段(部份)及第 334 號餘段(部份)和毗連政府土地。
2. 申請地點的面積為大約 2,809 平方米，包括大約 177 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「綠化地帶」。
4. 申請用途為「擬議臨時康體文娛場所(休閒農場)」(為期 5 年)。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 23 個單層臨時構築物(高度約 3-5 米)作植物苗圃之溫室及植物陳列室、植物苗圃、水耕場地、農作物處理區、恆溫設備和其他附屬用途，總樓面面積為大約 1,203.7 平方米。
6. 營運時間為每日上午 9 時至下午 6 時(包括星期日及公眾假期)。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。
8. 擬議發展提供工作機會及作靜態康樂場地，並可促進地區農業活動。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board/TPB”) on behalf of Easylink Solar Energy Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ for a period of 5 years (“the Proposed Development”) at Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories. The Site is accessible from Fui Sha Wai South Road via a local track leading to the ingress to its north.
3. The site area is about 2,809 m², including Government Land of about 177 m².

Planning Context

4. The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14. The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.
5. According to the covering Notes of the OZP, the provision of plant nursery is always permitted within the boundary of the OZP. According to the Notes of the OZP, the applied use is a Column 2 use within the “GB” zone on the OZP which may be permitted with or without conditions by the Board.
6. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “GB” zone.

TPB Planning Guidelines

7. The TPB Guidelines for ‘Application for Development within “GB” zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) are relevant to this application. In view of the above, it is expected that the Proposed Development generally complies with TPB PG-No. 10 in that it is compatible with the surrounding areas; with appropriate scale of vehicular access and parking provision; not overstraining the capacity of existing infrastructures; and not itself be the source of pollution.

Development Parameters

8. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. About 2 nos. of visitors per day during weekdays and about 12 nos. of visitors per day during weekends and public holidays are expected. They could gain nature conservation knowledge and farming experiences through the agricultural activities in the Proposed Development.
9. The following table summarises the details of the structures on site (**Plan 3**):

| No. | Use | | Floor Area (ab.) (m ²) | Covered Area (ab.) (m ²) | Height (ab.) (m) | No. of Storey | |
|-------|------------|---|---------------------------------------|---|---------------------|---------------|--|
| 1 | 1a | Open shed for plant nursery | 106.5 | 129 | 5 | 1 | |
| | 1b | Temperature-controlled germination rooms | 15 | 15 | 3 | | |
| | 1c | | 15 | 7.5 (partially under 1a) | | | |
| | 1d | | 15 | (under 1a) | | | |
| 2 | 2a | Open shed for plant nursery | 100 | 115 | 5 | | |
| | 2b | Temperature-controlled storage of seeds & flowers | 15 | 15 | 3 | | |
| | 2c | | 20 | 20 | | | |
| | 2d | | 15 | (under 2a) | | | |
| 3 | 3a | Open shed for aquaponic farming | 186 | 216 | 5 | | |
| | 3b | Meter room | 15 | (under 3a) | 3 | | |
| | 3c | | 15 | (under 3a) | | | |
| 4 | 4a | Agricultural produce workshop | 93.7 | 93.7 | 5 | | |
| | 4b | Storage of agricultural tools | 15 | 15 | 3 | | |
| 5 | 5a | Greenhouse for plant nursery and plant showroom | 90 | 90 | 5 | | |
| | 5b | | 90 | 90 | | | |
| | 5c | Storage of agricultural tools | 15 | 15 | 3 | | |
| 6 | 6a | Greenhouse for plant nursery and plant showroom | 90 | 90 | 5 | | |
| | 6b | | 90 | 90 | | | |
| | 6c | Storage of agricultural tools | 15 | 15 | 3 | | |
| 7 | 7a | Greenhouse for plant nursery and plant showroom | 67.5 | 67.5 | 5 | | |
| | 7b | | 90 | 90 | | | |
| | 7c | Ancillary office | 15 | 15 | 3 | | |
| 8 | Meter room | | 15 | 15 | 3 | | |
| Total | | | <u>1,203.7</u> | <u>1,203.7</u> | | | |
| | | | Plot Ratio | Site Coverage | | | |
| | | | 0.43 | 43% | | | |

10. The plant nursery (structures 1-2) allows space for the cultivation of agricultural produce such as ginger, orchids and other houseplants. An aquaponic farming system (structure 3) of agricultural produce, such as tomato and lettuce, is also provided. The Applicant proposes an agricultural processing area (structure 4) for simple procedures such as pre-washing of edible vegetable and

drying/grinding of ginger powder. The flowers, houseplants, edible vegetable and ginger powder will be sold to interested customers.

11. The proposed greenhouses for plant nursery and plant showrooms (structures 5-7) allows space for the indoor cultivation of agricultural produce to optimize the growing process and display of the agricultural produce and plants.
12. The Proposed Development is mainly for agricultural activities. It is a passive recreational outlet providing an opportunity for people to experience the interest of farming, which is in line with the planning intention of the “GB” zone.
13. Solar photovoltaic panels ancillary to the agricultural use are proposed to be installed above the proposed structures to generate electricity for agricultural use only.
14. The Site is currently unpaved and partly grassed. No filling of land is proposed at the Site. No vegetation clearance and tree felling will be carried out at the Site.
15. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 4 to 5 nos. of staff will station at the Site to maintain the agricultural works.
16. 1 no. of light goods vehicle (LGV) parking space is proposed for daily operation of the Proposed Development. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).
17. Visitors are required to make prior appointment before visiting the Site. Public transport services are available in the vicinity of the Site (**Plan 5**). No visitor parking space will be provided.

Similar Applications

18. There are 3 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within or straddling the “GB” zone on the OZP:

| Application No. | Applied Use | Date of Approval |
|------------------------|--|-------------------------|
| A/YL-TYST/782 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | 27.5.2016 |
| A/YL-TYST/921 | Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | 19.10.2018 |
| A/YL-TYST/999 | Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years | 15.5.2020 |

19. No undesirable precedent will be set as there are similar applications approved by the Committee within the same “GB” zone on the OZP.

No Adverse Impacts to the Surroundings

Traffic

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

| | Daily Trip Attractions | Daily Trip Generations |
|--------------------|------------------------|------------------------|
| 09:00 – 10:00 | 0 | 0 |
| 10:00 – 11:00 | 1 | 0 |
| 11:00 – 12:00 | 0 | 0 |
| 12:00 – 13:00 | 0 | 1 |
| 13:00 – 14:00 | 0 | 0 |
| 14:00 – 15:00 | 1 | 0 |
| 15:00 – 16:00 | 0 | 1 |
| 16:00 – 17:00 | 0 | 0 |
| 17:00 – 18:00 | 0 | 0 |
| Total Trips | <u>2</u> | <u>2</u> |

21. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. A vehicular access (8 m in width) is provided at the northern part of the Site. A parking space for LGV is proposed within the Site for daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering, and leaving the Site. No parking, reversing, or turning of vehicles on public road is expected (**Plan 4**).
23. Prior booking will be required for visitors coming to the Site. Given that no visitor parking spaces will be provided at the Site, visitors are expected to get access to the Site by public transport services. Light Rail (LR), franchised bus and Green Minibus (GMB) services are available within walking distance from the Site. The walking time to the nearest franchised bus/GMB stop (Uptown) is about 4 minutes, whilst that to the nearest LR stop (Hung Shui Kiu) is about 9 minutes (**Plan 5**).

Visual and Landscape

24. Apart from the proposed plant showrooms, portion of the Site will be used as a plant nursery. According to the Definition of Terms promulgated by the Board, ‘Plant Nursery’ use is subsumed under ‘Agricultural Use’, which is in line with the planning intention of the “GB” zone.
25. The proposed plant showrooms, which only involve single-storey temporary structures, are directly related to the plant nursery use and are not incompatible with surrounding land uses comprising vehicle parks, open storage yards, fallow agricultural land, temporary residential structures, and private residential development.
26. The Site is currently unpaved and partly grassed. No filling of land, vegetation clearance and tree felling will be carried out at the Site.
27. In the immediate east of the Site is Yuen Long Highway, across which is an area zoned “Open Storage” and “Other Specified Uses” annotated “Storage and Workshop Use”.

28. According to the definition of tree provided in LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level. Under the definition, 1 no. of tree located at the western edge of the Site, namely *Leucaena leucocephala*, is identified and will be preserved in situ. It is also proposed to plant 14 nos. of *Bauhinia x blakeana* along the southern and western site boundary to mitigate the potential visual and landscape impacts arising from the Proposed Development (**Plan 6**).
29. By adopting the above mitigation measures, it is expected that adverse landscape and visual impacts to the public realm are not anticipated.

Drainage

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

Fire Safety

31. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Environment

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

Planning Gain

34. The Proposed Development provides career opportunities and passive recreational outlets and promotes the revitalisation of agricultural activities in the area.
35. The Proposed Development is in line with government commitment with the Hong Kong's Climate Action Plan 2050 in optimising the favourable conditions of premises and developing renewable energy in Hong Kong.

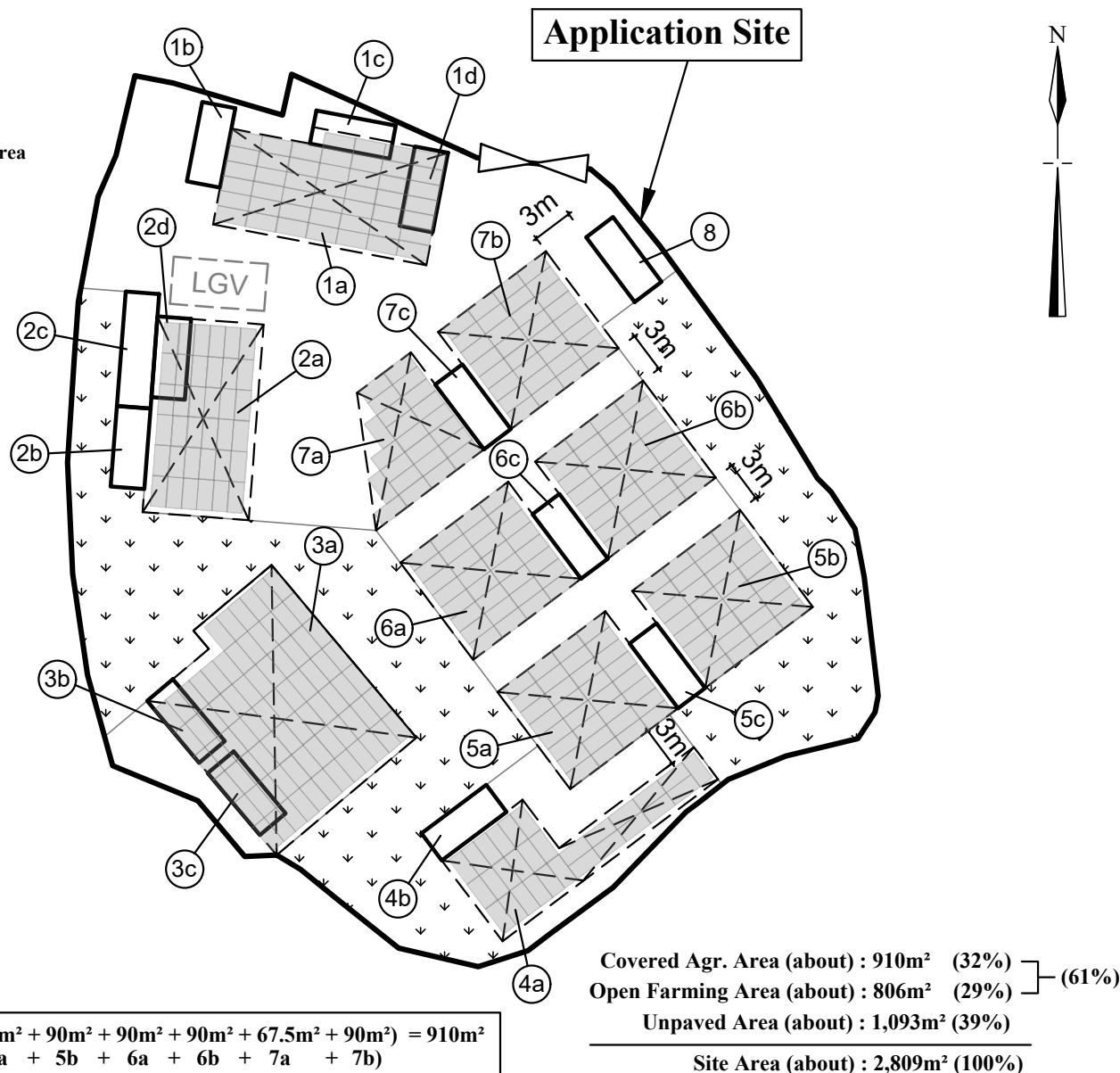
- END -

Legend

| | | | |
|--|--|--|-------------------|
| | Vehicular Ingress / Egress | | Open Shed |
| | Parking space for light goods vehicle (7m (L) x 3.5m (W)) | | Structure |
| | Solar Ray Panel (2,278mm(L) x 1,134mm(W) x 35mm(H)) | | Open Farming Area |
| | | | Unpaved Area |

| No. | Structure / Use | | Floor Area (about) | Covered Area (about) | Height | Storeys |
|-------|-----------------|---|-----------------------|---|--------|---------|
| 1 | 1a | Open shed for plant nursery | 106.5m ² | 129m ² | 5m | 1 |
| | 1b | Temperature-controlled germination rooms | 15m ² | 15m ² | 3m | |
| | 1c | | 15m ² | 7.5m ² (Partially under 1a) | | |
| | 1d | | 15m ² | (under 1a) | | |
| 2 | 2a | Open shed for plant nursery | 100m ² | 115m ² | 5m | |
| | 2b | Temperature-controlled storage of seeds & flowers | 15m ² | 15m ² | 3m | |
| | 2c | | 20m ² | 20m ² | | |
| | 2d | | 15m ² | (under 2a) | | |
| 3 | 3a | Open shed for aquaponic farming | 186m ² | 216m ² | 5m | |
| | 3b | Meter room | 15m ² | (under 3a) | 3m | |
| | 3c | | 15m ² | (under 3a) | | |
| 4 | 4a | Agricultural produce workshop | 93.7m ² | 93.7m ² | 5m | |
| | 4b | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 5 | 5a | Greenhouse for Plant Nursery and Plant Showroom | 90m ² | 90m ² | 5m | |
| | 5b | | 90m ² | 90m ² | | |
| | 5c | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 6 | 6a | Greenhouse for Plant Nursery and Plant Showroom | 90m ² | 90m ² | 5m | |
| | 6b | | 90m ² | 90m ² | | |
| | 6c | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 7 | 7a | Greenhouse for Plant Nursery and Plant Showroom | 67.5m ² | 67.5m ² | 5m | |
| | 7b | | 90m ² | 90m ² | | |
| | 7c | Ancillary Office | 15m ² | 15m ² | 3m | |
| 8 | Meter room | | 15m ² | 15m ² | 3m | |
| Total | | | 1203.7m ² | 1203.7m ² | | |

Covered Agriculture Area : $(106.5m^2 + 100m^2 + 186m^2 + 90m^2 + 90m^2 + 90m^2 + 90m^2 + 67.5m^2 + 90m^2) = 910m^2$
 Strcture (1a + 2a + 3a + 5a + 5b + 6a + 6b + 7a + 7b)



1:500

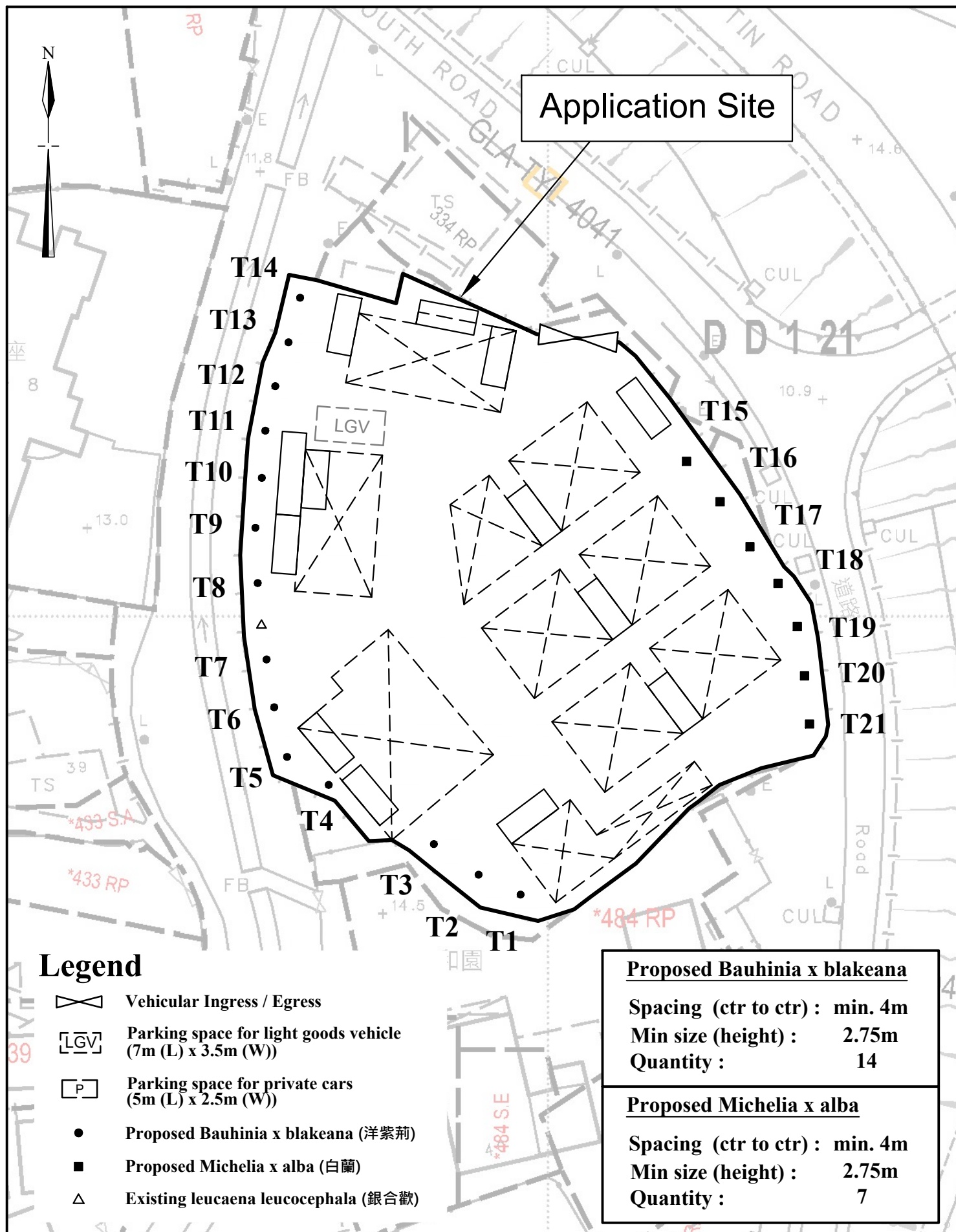
July 2024

Layout Plan

Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part)
 and 334RP (part) in D.D.121 and Adjoining Government Land
 Yuen Long, New Territories

Goldrich Planners &
 Surveyors Ltd.

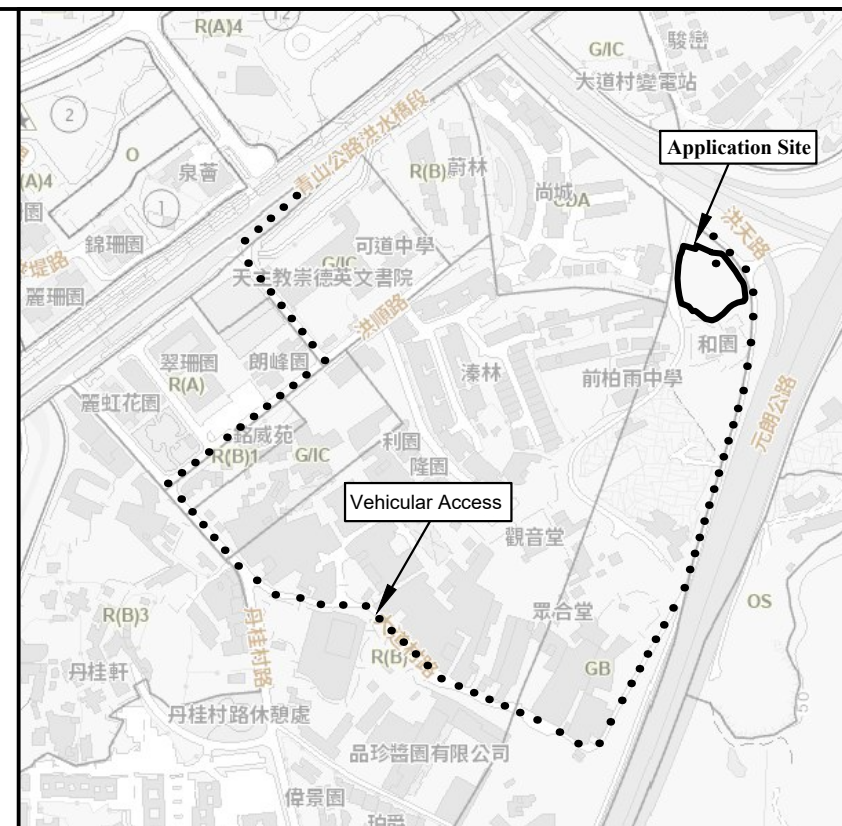
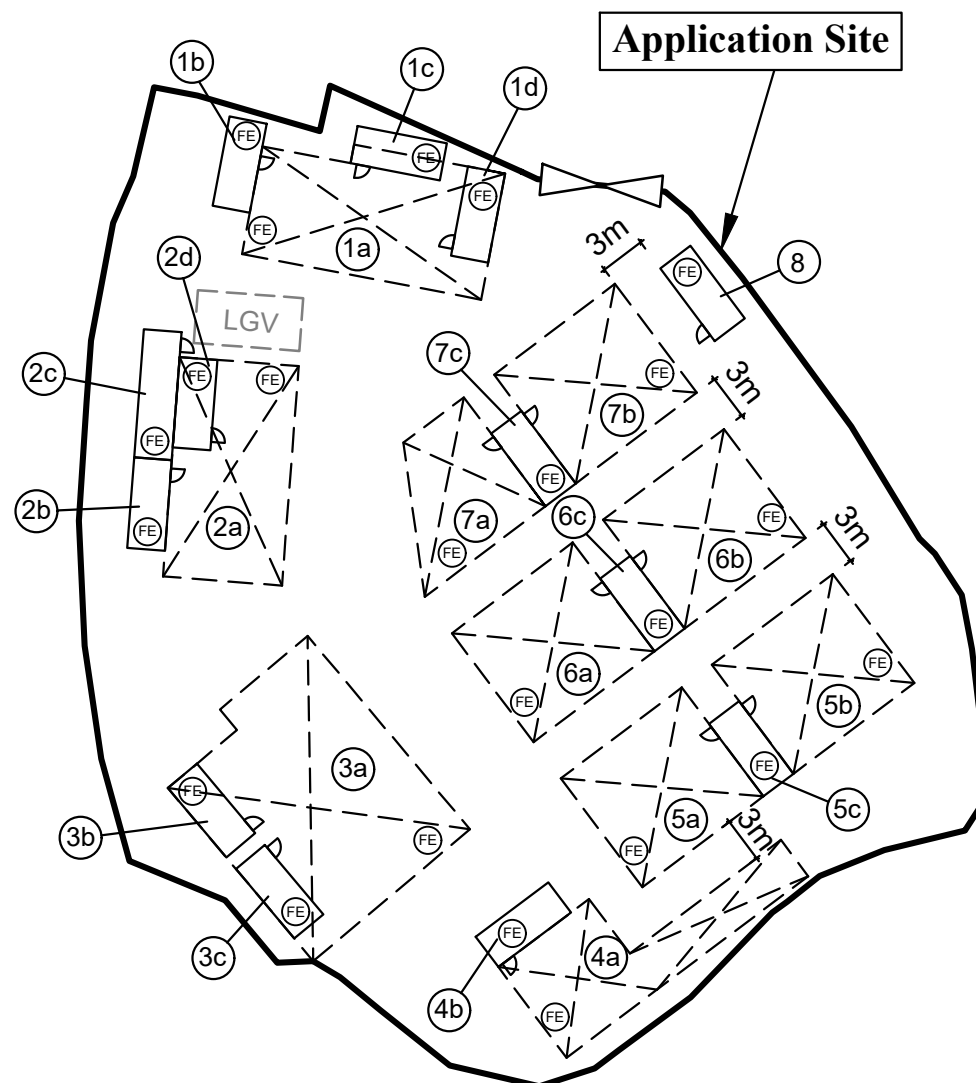
Plan 3
 (P 23040)



| | | |
|-----------|---|------------------------------------|
| 1:500 | Landscape Proposal Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part) and 334RP (part) in D.D.121 and Adjoining Government Land Yuen Long, New Territories | Goldrich Planners & Surveyors Ltd. |
| July 2024 | | Plan 6 (P 23040) |



| No. | Structure / Use | | Floor Area (about) | Covered Area (about) | Height | Storeys |
|-------|-----------------|---|----------------------------|---|--------|---------|
| 1 | 1a | Open shed for plant nursery | 106.5m ² | 129m ² | 5m | 1 |
| | 1b | Temperature-controlled germination rooms | 15m ² | 15m ² | 3m | |
| | 1c | | 15m ² | 7.5m ² (Partially under 1a) | | |
| | 1d | | 15m ² | (under 1a) | | |
| 2 | 2a | Open shed for plant nursery | 100m ² | 115m ² | 5m | |
| | 2b | Temperature-controlled storage of seeds & flowers | 15m ² | 15m ² | 3m | |
| | 2c | | 20m ² | 20m ² | | |
| | 2d | | 15m ² | (under 2a) | | |
| 3 | 3a | Open shed for aquaponic farming | 186m ² | 216m ² | 5m | |
| | 3b | Meter room | 15m ² | (under 3a) | 3m | |
| | 3c | | 15m ² | (under 3a) | | |
| 4 | 4a | Agricultural produce workshop | 93.7m ² | 93.7m ² | 5m | |
| | 4b | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 5 | 5a | Plant showroom & workshop | 90m ² | 90m ² | 5m | |
| | 5b | | 90m ² | 90m ² | | |
| | 5c | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 6 | 6a | Plant showroom & workshop | 90m ² | 90m ² | 5m | |
| | 6b | | 90m ² | 90m ² | | |
| | 6c | Storage of agricultural tools | 15m ² | 15m ² | 3m | |
| 7 | 7a | Plant showroom & workshop | 67.5m ² | 67.5m ² | 5m | |
| | 7b | | 90m ² | 90m ² | | |
| | 7c | Ancillary Office | 15m ² | 15m ² | 3m | |
| 8 | Meter room | | <u>15m²</u> | <u>15m²</u> | 3m | |
| Total | | | <u>1203.7m²</u> | <u>1203.7m²</u> | | |

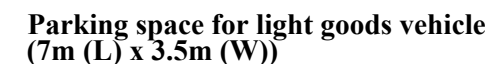


Location Plan

FS NOTES:

(i) Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend



1:500 (A3)

April 2024

Fire Service Installation Proposal

**Lots 330RP (part), 331RP (part), 332RP (part), 333RP (part)
and 334RP (part) in D.D.121 and Adjoining Government Land
Yuen Long, New Territories**

**Goldrich Planners &
Surveyors Ltd.**

Plan 7
(P 23040)

Illustration of greenhouse/open shed for plant nursery



金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1274

Our Ref.: P23040/TL24423

12 August 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years in "Green Belt" zone,
Lot Nos 330RP(Part), 331RP(Part), 332RP(Part) 333RP(Part) and 334RP(Part)
in D.D. 121 and Adjoining Government Land, Yuen Long, New Territories**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Edwin YEUNG)

By E-mail only

Further Information for Planning Application No. A/YL-TYST/1274**Response-to-Comment****Comments from the Electrical and Mechanical Services Department**

Contact person: Mr. Tony W. K. TSE (Tel.: 2808 3874)

| I. | Comments | Responses |
|-----------|---|--|
| 1. | Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary recreation facility. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population. | About 2 nos. of visitors per day during weekdays and about 12 nos. of visitors per day during weekends and public holidays are expected. The proposed hobby farm will not use town gas for operation. Risk Assessment may not be required. |
| 2. | The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of temporary recreation facility. | Noted. |
| 3. | The applicant is required to observe the requirements of the Electrical and Mechanical Services Department's Publications - 'Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong' and 'Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition'. | Noted. |

- END -

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

The relevant assessment criteria are as follows:

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

adverse visual impact on the surrounding environment.

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

Previous Application covering the Application Site

Rejected Application

| | <u>Application No.</u> | <u>Proposed Use(s)</u> | <u>Date of Consideration (RNTPC)</u> | <u>Rejection Reason(s)</u> |
|---|-------------------------------|--|---|---------------------------------------|
| 1 | A/YL-TYST/724 | Proposed Filling of Land (about 1m) for Permitted Agricultural Use | 17.4.2015 | (1), (2) |

Rejection Reason(s):

- (1) Not in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance'.
- (2) Approval of the application would set an undesirable precedent.

Government Departments' General Comments

1. Traffic

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

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath 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.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- no substantiated environmental complaint concerning the Site received in the past three years.

3. 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 application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- the submitted FSIs proposal is considered acceptable.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department

(CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that 23 structures are proposed in the application. 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 BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. Nature Conservation and Agriculture

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

The surrounding area of the Site is disturbed and the Site is zoned “Green Belt”. No comment on the application from nature conservation and agricultural perspectives.

7. Landscape

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

- no comment on the application from landscape planning perspective; and
- according to the applicant’s response in R-to-C and the revised landscape proposal in the Further Information, the applicant proposed the 14 nos. new trees (*Bauhinia x blakeana*) at the western portion and 7 nos. new trees (*Michelia x alba*) at the eastern portion of the Site to mitigate the landscape impact arising from the proposed development. With reference to the proposed layout plan (**Drawing A-2**), noting “covered agricultural area (about): 910m² and open farming area (about): 806m²”, about 61% of the site area of the proposed designated farming area including with and without covers is indicated in the layout plan.

8. Town Gas Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no adverse comment on the application; and
- the number of working personnel in the hobby farm shall be minimized as far as reasonably practicable.

9. District Officer’s Comments

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

HAD):

His office did not receive any feedback from locals.

10. Other Departments

The following departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

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 330 RP, 331 RP, 332 RP, 333 RP and 334 RP in D.D. 121 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) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW and STT boundary and layout of structures to be built on site. All STWs and STTs affected will have to be terminated upon land resumption and the Site will be cleared in accordance with the Civil Engineering and Development Department's (CEDD) scheduled programme;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Fui Sha Wai South Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Fui Sha Wai South Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:

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 to minimise any potential environmental nuisances on the surrounding area;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and
 - (ii) 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) the Site abuts on a specified street (Fui Sha Wai South Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (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; and
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) the applicant should note that approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease; and
 - (ii) the applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240711-162837-79425

提交限期

Deadline for submission:

16/07/2024

提交日期及時間

Date and time of submission:

11/07/2024 16:28:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1274

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. KL WONG

意見詳情

Details of the Comment :

本辦事處收到UPTOWN居民對以上規劃申請有意見，詳情如下：

To the Planning Department c/o 黃紹聰議員(洪水橋),

11 July 2024

Dear Sirs, Madam,

Objection –

Planning Application (No. A/YL-TYST/1274) Temporary Recreation, Sports and Entertainment

Venue (Leisure Farm) (for a period of 5 years

Please consider to reject the captioned planning application due to the proposed leisure farm will incur inconvenient / nuisance to the nearby habitants including the Tower 8 of Uptown:

- a. Green belt illegally changed with E&M installation of solar panel and placing of construction plant without consultation to the public for a year since July 2023; Until the recent month in May/June 2024, the hard ground was covered with grassland. This is the behavior of "Destroy first, build later";
- b. The proposed leisure farm and/or the visitors will incur noise, especially the night time, Saturday, Sunday, and Holiday;
- c. The proposed leisure farm will incur hygiene issues by the visitors.
- d. The proposed leisure farm, if allows barbecue, will incur smelling, and barbecue smoking issues.

I hope that the Planning Department rejects the captioned proposal due to the social benefits of the nearby habitants.

Regards,

Mr. Wong

(A habitant of , Uptown, Hung Shui Kiu, Yuen Long)

P.S.

Information abstracted from Correspondence Exchanged with Relevant Departments:

1. The illegal structure at the aforesaid site has been set up and enlarged a year ago since 25 July 2023
2. Suspected unauthorized development were found at Lot Nos. 330RP, 331RP, 332RP, 333RP and 334RP in D.D. 121 and the adjoining Government Land. The site falls within an area zoned "Green Belt" on the approved Tong Yan San Tsuen Outline Zoning Plan No.

S/YL-TYST/14. The site inspection by CEPPD revealed that some structures (with solar panels on some of their rooftops), construction machinery and miscellaneous items were found within the site. Warning poster was posted on site during our site inspection in Aug 2023.

3. Mr. Cyrus Wong of Land Department (LE/LDE8(1), DLO/YL) advised that warning letters against Lot Nos. 330RP, 331RP, 332RP & 333RP all in D.D. 121 were sent to the Land Registry for registration on 9.4.2024.

4. Mr. Harris LIU of Planning Department (Chief Town Planner / CEPPD) advised that an Enforcement Notice was served to relevant land owners on 28.3.2024 requiring the discontinuance of the unauthorized development (i.e. use for place for solar panels installation and storage use) by 28.5.2024.

From:
Sent: 2024-07-16 星期二 03:26:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1274 DD 121 Tai Tao Tsuen GB

A/YL-TYST/1274

Lots 330 RP (Part), 331 RP (Part), 332 RP (Part), 333 RP (Part) and 334 RP (Part) in D.D. 121 and Adjoining Government Land, Yuen Long

Site area: 2,809sq.m Includes Government Land of 177sq.m

Zoning: "Green Belt"

Applied use: Hobby Farm / 2 Vehicle Parking / 5 Years

Dear TPB Members,

1243 withdrawn and back with a larger and more ambitious development.

While the gross floor area is about 1,226.2m² it is clear from the plan that no actual farming activities will take place despite the application for "Hobby Farm"

The applicant is Easylink Solar Energy Limited, so the objective is clearly to pave the way for a Solar Farm, currently not allowed under the guidelines re FiT applications that expressly exclude 'Green Belt' locations.

Previous objections relevant and applicable. The operation further encroaches on "GB" and does not include any remedial measures with regard to the removal of all the trees on the site.

Also application for 5 years is excessive, the regulations state 3 years, government land is included in the site, requiring an STT.

Members should reject the application as it is not in line with the zoning and a "Destroy to Build" application.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 7 January 2024 3:49 AM HKT
Subject: Re: A/YL-TYST/1243 DD 121 Tai Tao Tsuen GB

Dear TPB Members,

Response to Govt Depts shows that there are indeed unauthorized structures on the site and that an unknown number of trees were felled as there is now only one remaining.

"The Applicant will submit an application for Short Term Waiver to the Lands Department for the structures on the concerned lot."

This proves that the applicant is responsible for the damage.

Members should not reward operators who ignore the decision of the board (in this case back in 2015) and go ahead with unapproved brownfield activities.

Mary Mulvihill

From:

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

Date: Monday, 27 November 2023 3:48 AM HKT

Subject: AYL-TYST/1243 DD 121 Tai Tao Tsuen GB

AYL-TYST/1243

Lots 330 RP (Part), 331 RP (Part), 332 RP (Part) and 333 RP in D.D. 121 and Adjoining Government Land, Yuen Long

Site area: 1,888sq.m Includes Government Land of 138sq.m

Zoning: "Green Belt"

Applied use: Plant Showroom / 2 Vehicle Parking

Dear TPB Members,

Plant Showroom appears to be the latest cover up for destruction of Green Belt and farm land.

Strong objections. Although application 724 was rejected, it is clear from Google Maps that the proposed stripping of the land went ahead. All trees and vegetation have been removed.

Has any enforcement action been taken? The purpose of the GB is to mitigate the impact of the heavy and incessant traffic on Yuen Long Highway and connecting roads and provide a buffer for the many residential towers nearby. Trees are a defence to traffic noise and also help to absorb some of the pollution generated by the constant traffic.

Theis application is nothing more than an attempt to gain approval for trashing the site.

Members should not reward the abuser but instead advise govern depts to press ahead with enforcement for unapproved land use and replacement planting of trees.

Mary Mulvihill

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

27th August, 2024.

Dear Sir/ Madam,



By email only

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years (A/YL-TYST/1274)

1. We refer to the captioned.
2. There is a rejected application (A/YL-TYST/724; Proposed Filling of Land (about 1m) for Permitted Agricultural Use) covering the current application site and the reasons for rejection are reproduced below:

(a) the development does not comply with the Town Planning Board PG-No. 10 for 'Application for Development within "Green Belt" ("GB") zone under section 16 of the Town Planning Ordinance' in that the proposed development involves extensive vegetation clearance and affects the existing landscape character of the area. The applicant also fails to demonstrate that the proposed development would not have adverse landscape impacts on the surrounding areas; and

(b) the approval of the application will set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar applications would result in general degradation of the environment of the area.

3. The planning intention of the GB zone of concern is: *'primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*



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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

4. We urge the Board to consider whether the approval of this application would set an undesirable precedent for similar applications in this zone.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



30th August 2024

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

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



Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-TYST/1274

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Green Belt zone

According to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14, the planning intention of Green Belt zone “*e is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone*”.

From the figures in the application, nearly the entire site would be occupied by structures. We worry that the Green Belt site would no longer be vegetated and the landscape character would be affected after the temporary use. We do not think that such plan is in line with the planning intention.

2. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- Potential drainage impact: Potential drainage impacts are not evaluated in details. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent temporary uses.

- Potential air and noise nuisance: The application site is quite close to small house cluster. We worry that potential air and noise nuisance would affect adjacent residents.
- No plans on land recovery: Structures such as open shed for plant nursery, temperature-controlled germination rooms, greenhouse for plant nursery and plant showroom, etc., would be provided at the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.

3. Undesirable precedent for similar applications

According to aerial photos of Google Earth Pro, this site has been subject to land formation and vegetation clearance (Figure 1-3) again in May 2024. Worse still, more structures have been erected on the site. We suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

¹ Town Planning Board adopts approaches to deter “destroy first, build later” activities (2011).
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1-3 According to aerial photos of Google Earth Pro, this site (marked in red) has been subject to land formation and vegetation clearance again in May 2024. Worse still, more structures have been erected on the site. We suspected that this is a case of “destroy first, build later”





致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1 3

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TYST/1274 Received on 02/08/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

鍾就華 主席

日期 Date

14 AUG 2024

元朗市中心及鄉郊東分區委員會