

RNTPC Paper No. A/YL-SK/322
For Consideration by
the Rural and New Town
Planning Committee
on 14.1.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/322

<u>Applicant</u>	: Miss WONG Yin Mia represented by Allgain Land Administrators (Hong Kong) Limited
<u>Site</u>	: Lot 361 S.B. RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories
<u>Site Area</u>	: About 531m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
<u>Zoning</u>	: "Agriculture" ("AGR")
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1**). According to the Notes of the OZP, 'Place of Recreation, Sports or Culture (Hobby Farm)' is a Column 2 use within the "AGR" zone, and planning permission from the Town Planning Board (the Board) is required. The Site is currently fenced, vacant, partly hard-paved and partly covered by weeds (**Plans A-2 to A-4**).
- 1.2 According to the applicant, about 273m² (or about 51% of the Site) will be used as farmland area whereas about 150m² (or about 28% of the Site) on existing soil ground will be used as circulation area. The remaining area will be occupied by two 2-storey structures with building heights of not more than 6m and a total non-domestic floor area of about 216m² for site office, reception, changing room, agricultural education room, storage of farm tools and washroom. The operation hours will be from 9:00am to 6:00pm daily (including public holidays). No parking space will be provided on-site. The Site is accessible via a local access road branching off from Shek Kong Airfield Road. The location plan and layout plan submitted by the applicant are at **Drawings A-1 and A-2**.

- 1.3 The Site is the subject of three previous applications, among which two applications (Nos. A/YL-SK/241 and 314) were submitted for the same proposed use for the periods of 3 and 5 years respectively (**Plan A-1**). The Application No. A/YL-SK/241 was approved on 21.12.2018 while Application No. A/YL-SK/314, which was submitted by the same applicant as the current application, was rejected by the Rural and New Town Planning Committee (the Committee) on 24.9.2021. Details of these two previous applications are given in paragraph 5 below.
- 1.4 Compared with the last application No. A/YL-SK/314, the current application is the same in terms of the use, site area, number of structures and building heights. However, there is a different site layout with slight increase in farmland area and floor area from about 250m² to 273m² and from 192m² to 216m² respectively, and no filling of land is proposed under the current application.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with Planning Statement received on 15.11.2021 (**Appendix I**)
 - (b) Further information (FI) received on 10.1.2022 (**Appendix Ia**)
(*exempted from publication*)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I and Ia**, and are briefly summarised as follows:

- (a) the application is on a temporary basis for a period of 3 years and the hobby farming activity is a Column 2 use on the “AGR” zone. The application will not jeopardise the long-term planning intention of the “AGR” zone and is also considered not incompatible with the surrounding land uses;
- (b) under the New Agriculture Policy (NAP) introduced by the government, hobby farms can help farmers to market their produce, promote sustainable hobby farming and encourage public to participate in greening activities and enhance their environmental awareness;
- (c) applications for the same hobby farm use in the surrounding area (e.g. Nos. A/YL-SK/241, 290 and 297) were previously approved by the Committee. Approving the current application is in line with the Committee’s previous considerations;
- (d) the applicant may submit the staff and visitors’ information to Security Bureau (SB) for their retention and/or verification, if necessary, before they are allowed to enter the Site;
- (e) the estimated maximum number of visitors per day would be about 10, and there would be around 2 staff members working on-site. No parking space will be provided on-site, and visitors are required to access the Site on foot from Kam Sheung Road. No adverse traffic impact is envisaged; and

- (f) no significant adverse environmental, air, noise, sewerage, drainage and landscape impacts are expected. The applicant would follow the relevant guidelines from the government departments in minimising the impacts of the proposed development. The applicant would reinstate the Site to an amenity area after the planning approval period.

3. **Compliance with the ‘Owner’s Consent/Notification’ Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is not subject to any active planning enforcement action.

5. **Previous Applications**

- 5.1 The Site is the subject of three previous applications, namely No. A/YL-SK/215 for proposed temporary shop and services (real estate agency) and Nos. A/YL-SK/241 and 314 for proposed temporary place of recreation, sports or culture (hobby farm) uses. Details of the applications are summarised in **Appendix II** and the locations are shown on **Plan A-1**.

Two rejected applications

- 5.2 Application No. A/YL-SK/215 for proposed temporary shop and services (real estate agency) was rejected by the Committee on 26.8.2016 on the considerations that the application site was only accessible via a vehicular track leading from Shek Kong Airfield Road to the north across a nullah at the northern fringe of Shek Kong Area, and therefore considered not easily accessible for provision of shop and services use to serve the needs of nearby villagers, and no similar temporary use and other shop and services use were found in the vicinity.
- 5.3 Application No. A/YL-SK/314 for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land was rejected by the Committee on 24.9.2021 mainly on the grounds that the application site was in close proximity to the Shek Kong Barracks and approval of the application might result in security concerns.

One approved application

- 5.4 Application No. A/YL-SK/241 for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years was approved with conditions by the Committee on 21.12.2018 mainly on the considerations that approval of the application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone; it was considered not incompatible with the surrounding areas and would unlikely generate significant adverse impacts; relevant government departments had no adverse comment on the application; and the technical concerns/requirements of the relevant government departments

could be addressed by the approval conditions. However, the planning approval was revoked in 2021 due to non-compliance with approval conditions in relation to the implementation of landscape and drainage proposals, and the submission and implementation of fire service installations (FSIs) proposal.

6. Similar Applications

- 6.1 There are six similar applications (Nos. A/YL-SK/235, 244, 291, 294, 299 and 306) for temporary place of recreation, sports or culture (hobby farm) use (with animal hospice services establishment for Application No. A/YL-SK/291) within the same “AGR” zone on the OZP. The former three applications are for a period of 3 years without filling of land while the last three are for a period of 5 years with filling of land. Details of these applications are summarised at **Appendix III** and the locations are shown on **Plan A-1**.
- 6.2 Among the six similar applications, five applications (Nos. A/YL-SK/235, 244, 294, 299 and 306) were approved by the Committee from 2018 to 2021 on similar considerations as stated in paragraph 5.4 above. The remaining application for temporary hobby farm with animal hospice services establishment use (No. A/YL-SK/291) was rejected by the Committee in November 2020 mainly on the grounds that the animal hospice services establishment use was not in line with the planning intention of the “AGR” zone and was incompatible with the surrounding environment.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photo on Plan A-3, and site photos on Plan A-4)

- 7.1 The Site is:
- (a) currently fenced, vacant, partly hard-paved and partly covered by weeds; and
 - (b) accessible via a local access road branching off from Shek Kong Airfield Road.
- 7.2 The surrounding areas are predominantly rural in character with active/fallow farmland, domestic dwellings/structures, open storage yard and vacant land:
- (a) to its immediate north are a local access branching off from Shek Kong Airfield Road and a nullah, and to its further north is the Airfield of Shek Kong Barracks;
 - (b) to its east, south and west are mainly pieces of active/fallow farmland intermixed with scattered domestic dwellings/structures and vacant land; and
 - (c) to its west and southwest are an open storage yard and Pat Heung Central Primary School respectively.

8. **Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9. **Comments from Relevant Government Departments**

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

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

- (a) the Site comprises an Old Schedule Agricultural Lot 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; and
- (b) should planning approval be given to the planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

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

- (a) having regard to the FI (**Appendix Ia**), he has no comment on the application from traffic engineering perspective; and
- (b) the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

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

- (a) HyD shall not be responsible for the maintenance for any access connecting the Site and Shek Kong Airfield Road; and
- (b) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the application;
- (b) the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance; (ii) no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period by the applicant; (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; and
- (c) there is no environmental complaint in relation to the Site received in the past three years.

Landscape

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

- (a) she has no objection to the application from the landscape planning perspective;
- (b) based on aerial photo of 2021, the Site is located in an area of rural inland plains landscape character surrounded by vegetated areas, farmlands and village houses within an area zoned “Village Type Development” to the west of the Site. According to the layout plan provided by the applicant, the proposed

development only involves two 2-storey structures and the majority of the Site is proposed as farmland area. The proposed use is considered not incompatible with the landscape setting in proximity; and

- (c) with reference to the site photos taken in November 2021, the Site is vacant and covered by wild grass. Significant adverse landscape impact within the Site arising from the proposed development is not anticipated.

Agriculture and Nature Conservation

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

- (a) having regard to the FI (**Appendix Ia**), he has no comment from agricultural point of view; and
- (b) he noted that the Site is a cemented vacant land. As such, he has no comment from nature conservation perspective.

Building Matters

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

- (a) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- (b) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
- (c) his detailed comments are at **Appendix V**.

Drainage

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

- (a) he has no objection in-principle to the proposed development; and

- (b) should the Board consider that the application is acceptable from planning point of view, conditions should be stipulated in the approval letter requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

Fire Safety

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

- (a) he has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction;
- (b) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (c) the applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Security

9.1.10 Comments of the Secretary for Security (S for S):

the Site is in close proximity to the Shek Kong Barracks. Due to the security concerns, the application is not supported.

District Officer's Comments

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

he has not received any comments from locals upon close of consultation and he has no comments on the application.

9.2 The following Government departments have no objection to/adverse comment on the application:

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

10. Public Comments Received During Statutory Publication Period

On 19.11.2021, the application was published for public inspection. During the first three-week statutory publication period, a total of 25 public comments were received. There are 22 objecting comments, 20 of which are in the form of standard letter from Indigenous Inhabitant Representatives, Resident Representative of Shui Lau Tin Tsuen as well as local residents (**Appendix IV-a**), 1 comment is from a Yuen Long District Council Member (**Appendix IV-b**), and 1 comment is from an individual (**Appendix IV-c**). They object to the application mainly on the grounds that the application would worsen the traffic condition and increase the risk of traffic accident at the local access road; and the proposed development would damage the local ecology and cause environmental impact. The remaining 3 comments from individuals (**Appendix IV-d**) support the application mainly on the considerations that the proposed development would provide leisure facilities to the neighborhood and would be a better use of the land resources.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) at the Site zoned "AGR" for a period of 3 years. According to the applicant, about 273m² (or about 51% of the Site) is proposed as farming area and the remaining area would be used for circulation space and the proposed structures. The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The proposed hobby farm use is generally not in conflict with the planning intention of the "AGR" zone. AFCD has no comment on the application from agricultural point of view.
- 11.2 The proposed temporary hobby farm with two 2-storey structures with a total floor area of 216m² is considered not incompatible with the surrounding environment where is predominantly rural in character intermixed with active/fallow farmland and domestic dwellings/structures (**Plan A-2**). C for T, DEP, CE/MN of DSD and CTP/UD&L of PlanD have no objection to/no adverse comment on the application from traffic, environmental, drainage and landscape aspects. However, S for S considers that the Site is in close proximity to the Shek Kong Barracks and therefore does not support the application due to the security concerns.
- 11.3 The Site is the subject of three previous applications (**Plan A-1**), one of which (No. A/YL-SK/215) for a different proposed use of temporary shop and services (real estate agency) is irrelevant to the current application. The other two applications (Nos. A/YL-SK/241 and 314) are for the same proposed hobby farm use with farming area occupying about 50% of their site areas. Application No. A/YL-SK/241 was approved with conditions by the Committee, whereas the Application No. A/YL-SK/314 was rejected on the considerations that the application site was in close proximity to the Shek Kong Barracks and approval of the application might result in security concerns.
- 11.4 For the six similar applications for hobby farm use within the same "AGR" zone (**Plan A-1**), five of them with farming area occupying about 54% to 73% of their site areas were approved with conditions by the Committee mainly on the

considerations as mentioned in paragraph 6 above. The remaining one similar application for temporary hobby farm with animal hospice services establishment rejected by the Committee is subject to different circumstances and is irrelevant to the current application.

- 11.5 Regarding the 25 public comments received during the statutory publication period, the departmental comments and the planning considerations and assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10, the Planning Department does not support the application for the following reason(s):

the application site is in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns.

- 12.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 14.1.2025. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 6:00p.m. and 9:00a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 14.7.2022;
- (c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 14.10.2022;
- (d) in relation to (c) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.7.2022;
- (f) in relation to (e) above, the implementation of the fire service installation proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.10.2022;
- (g) if any of the above planning conditions (a) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (h) if any of the above planning conditions (b), (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (i) upon the expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

14. Attachments

Appendix I	Application Form with Planning Statement received on 15.11.2021
Appendix Ia	FI received on 10.1.2022
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendices IV-a to IV-d	Public Comments
Appendix V	Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

2021年 11月 1 5日

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

Appendix I of RNTPC
Paper No. A/YL-SK/322

15 NOV 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

" "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

⚙ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AML-SK/322
	Date Received 收到日期	15 NOV 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpp/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1-Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpp/>), 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 樓及新界沙田上禾輋路 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)

WONG YIN MIA

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)

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 361 S.B RP(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories 新界元朗石崗丈量約份第112約地段第361號B分段餘段(部份)
(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 531 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 216 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	石崗分區計劃大綱核准圖編號 S/YL-SK/9 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" 「農業」
(f) Current use(s) 現時用途	現時是空置的 (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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

擬議臨時康體文娛場所 (休閒農場)

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

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	423	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	108	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	216	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	216	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物 1: 辦公室、接待處及更衣室

2層高，每層54平方米，總面積不多於108平方米，高度不多於6米。

構築物 2: 農業教育室、儲存室及洗手間

2層高，每層54平方米，總面積不多於108平方米，高度不多於6米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

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)

N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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)

N/A

Proposed operating hours 擬議營運時間			
每天上午九時正至下午六時正，包括星期日及公眾假期			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從石崗機場路經由一條小路前往	
	No 否	<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) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input 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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

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

7. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

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

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

Signature
簽署



Ms Hermose Chong

Name in Block Letters
姓名（請以正楷填寫）

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

Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

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

Date 日期

12/10/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 361 S.B RP(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories 新界元朗石崗丈量約份第112約地段第361號B分段餘段(部份)	
Site area 地盤面積	531	sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9	
Zoning 地帶	"Agriculture" 「農業」	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) 擬議臨時康體文娛場所(休閒農場)	

(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	216 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.407 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		N/A
	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) _____ _____		N/A

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"/>
Site Plan 地盤平面圖		
Location plan 位置圖		
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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)

擬議臨時康體文娛場所 (休閒農場)

(為期三年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)的規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所(休閒農場)。
2. 申請地點位於石崗水流田，在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「農業」用途。
3. 申請地盤面積為約 531 平方米，上蓋總面積為 108 平方米，露天地方面積為約 423 平方米，上蓋覆蓋率為 20.3%。
4. 申請地點將設有兩個構築物，每個構築物 2 層高，總高度不超過 6 米；每層不多於 54 平方米，每個構築物不超過 108 平方米，總樓面面積合共約 216 平方米。構築物 1 的主要用途為辦公室、接待處及更衣室；而構築物 2 的主要用途為農業教育室、農具儲存室及洗手間。
5. 擬議發展的農場預計每天最多 2 名職員及 10 名訪客。
6. 申請地點可從石崗機場路經由一條小路前往，場內將不會提供泊車位。
7. 擬議發展的營運時間為每天上午九時正至下午六時正，包括星期日及公眾假期。

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「農業」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 城市規劃委員會曾批准申請地點毗鄰的地段作相同用途(請參考城規會編號：A/YL-SK/241、A/YL-SK/290、A/YL-SK/297 等)，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
4. 申請地點鄰近石崗軍營，但石崗軍營附近其實有大量規劃申請，很多都獲批准。申請人考慮到石崗軍營的安全問題，有以下的措施：申請人可以將所有職員的資料上繳給保安局存檔，以便不時之需；申請人亦可繳交訪客的資料給保安局作初部審批，待保安局審批同意後，才容許訪客進入休閒農場，申請人誠意懇請保安局認真考慮申請人提出的安全措施，同意是次申請。
5. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
6. 擬議發展不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城規會寬大批准新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)作為期不超過三年的臨時康體文娛場所 (休閒農場)。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。擬議農場涉及兩個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的農場入口

申請地點可從石崗機場路經由一條小路前往，地區道路的闊度約 3 米，足夠讓職員/訪客從錦上路公共巴士站下車後，慢慢步行到農場，步行時間約 6-8 分鐘。

3. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

4. 空氣方面

申請地點是一個休閒農場，不會導致任何空氣污染。

5. 噪音方面

申請地點是一個休閒農場，提供一個地點給市民享受田園樂趣，主要都

是市民說話的聲音，不會導致噪音污染。

6. 排污方面

申請用途涉及一個洗手間，主要供職員及訪客使用，不會對外開放。申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

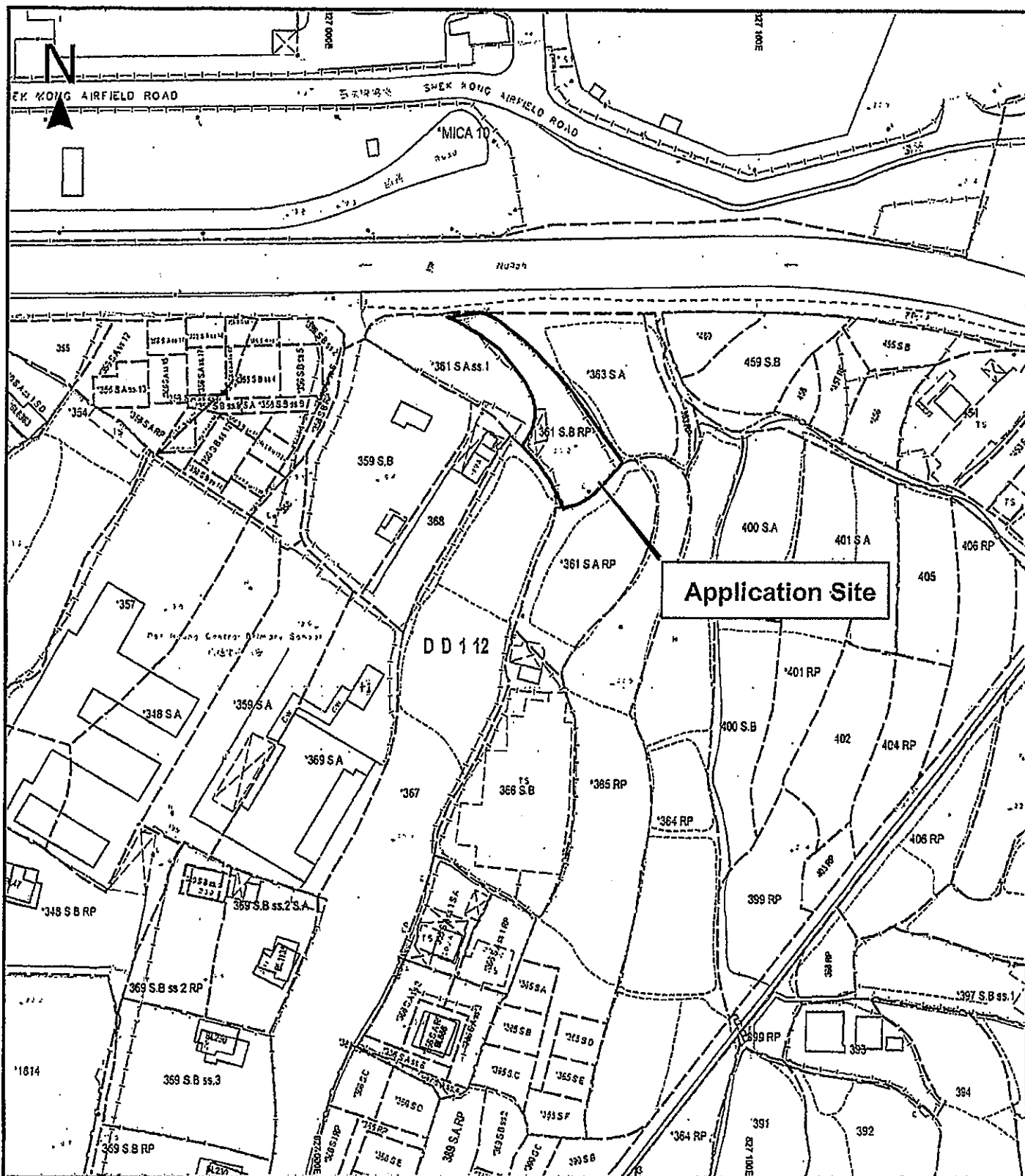
8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

9. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，亦會嚴格執行對保安局的安全考慮措施，懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)作為期不超過三年的臨時康體文娛場所（休閒農場）。



Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture(Hobby Farm) for a Period
of 3 Years at Lot 361 S.B RP(Part) in
D.D. 112, Shek Kong, Yuen Long,
New Territories

Drawing No. **2432**



5m wide
Ingress/Egress

Circulation Area

Application Site

FARMLAND
AREA

Structure 1
Site Office, Reception,
& Changing Room
Covered Area: 54m² (ABOUT)
GFA: Not exceeding 108m² (ABOUT)
No. of storey: 2
Height: Not exceeding 6m (ABOUT)

Structure 2
Agricultural Education Room,
Storage & Washroom
Covered Area: 54m² (ABOUT)
GFA: Not exceeding 108m² (ABOUT)
No. of storey: 2
Height: Not exceeding 6m (ABOUT)

Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture(Hobby Farm) for a Period
of 3 Years at Lot 361 S.B RP(Part) in
D.D. 112, Shek Kong, Yuen Long,
New Territories

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:



轉寄: A/YL-SK/322 - Departmental Comments 10/01/2022 09:58

From: Chong Hermose

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

Cc: "lhwcheung@pland.gov.hk" <lhwcheung@pland.gov.hk>

5 Attachments



步行距離.jpeg



附件1: 假日農莊_Walking_Path.pdf



bus stop.png



2.png



1.png

Dear Town Planning Board,

This email will replace the email I sent on 9 Jan 2022.

We would like to clarify:

According to the Layout Plan,

The area of Farmland Area is around 273m².

The area of the Circulation Area (excluding the two structures) is around 150m².

(1) There will NOT have any land filling on the application site.

(2) The two proposed structures will be erected on the existing soil/sand ground as they are only simple Containers.

(Please see attached photos for reference)

For the comments from Transport Department, here is our reply:

(1) There is no parking and loading/unloading for staff or visitors as we stated in the application documents.

(2) Please see the attachment (walking path) and the bus stop photo.

(3) The applicant noted the local pathway is not managed by TD, thanks.

回應漁護處的意見，申請人作出以下回覆：

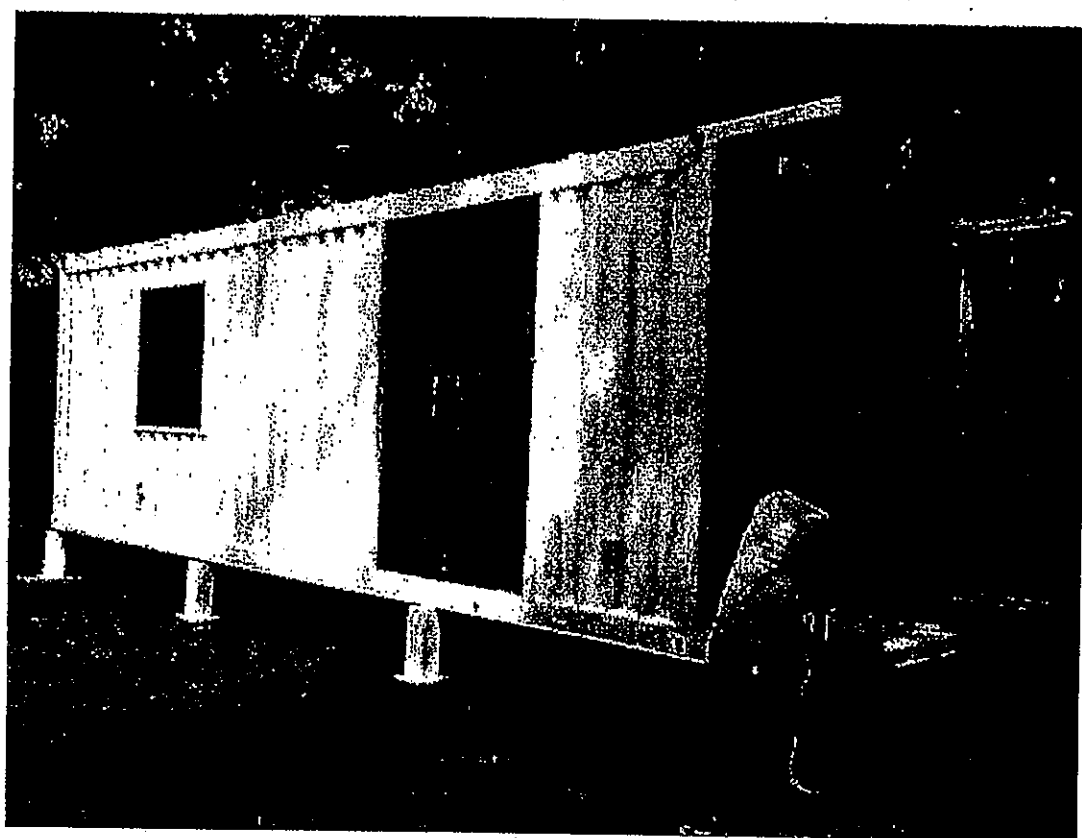
1. 申請人希望透過本休閒農場讓更多人接觸及體驗農耕樂趣為主，令參與者更了解農耕的過程及運作，擬議種植一些合適香港氣候的農作物（如白菜、生菜、芥菜、薺菜、粟米、蕃茄等）。

2. 農作物的銷售途徑：訪客來現場購買 / 寄賣在新界蔬菜農墟 / 本地有機蔬果店舖 / 網上商店等等。

3. 擬議申請不會有任何填土的工程。

Best Regards,
Hermose Chong

Tel. [REDACTED]







石崗機場路

Shek Kong Airfield Rd

石崗

Application Site

8分
650公尺

6分
500公尺

財記花園

el - CC
arding &...

m. Sheung Rd

蓮花地村公所
Lin Fa Tei

蓮花地

蓮花地

3.0 (1)
公車站

64K 251A

植桂

Chik Kwai Stue

Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture(Hobby Farm) for a Period
of 5 Years and Filling of Land at Lot
361 S.B RP(Part) in D.D. 112, Shek Kong,
Yuen Long, New Territories

Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

... Walking path leading
from Kam Sheung Road

Scale 比例:

14:49

VoLTE 4G+ 73%

← ○ Shek Kong

○ Shek Kong

🚗 9 min

🚲 8 min

🚗 —

🚶 6 min

🚶 9 min

Shek Kong Airfield Rd

石崗

Pat Heung Central
Primary School
八鄉中心小學

國茂鄧公祠 (水流田村)

Gold Field Villa Block J
富豪花園J座

錦福豪園5座

錦福豪園1座

Wong Fai Court
廣輝苑

Lotus Hill
錦上華密

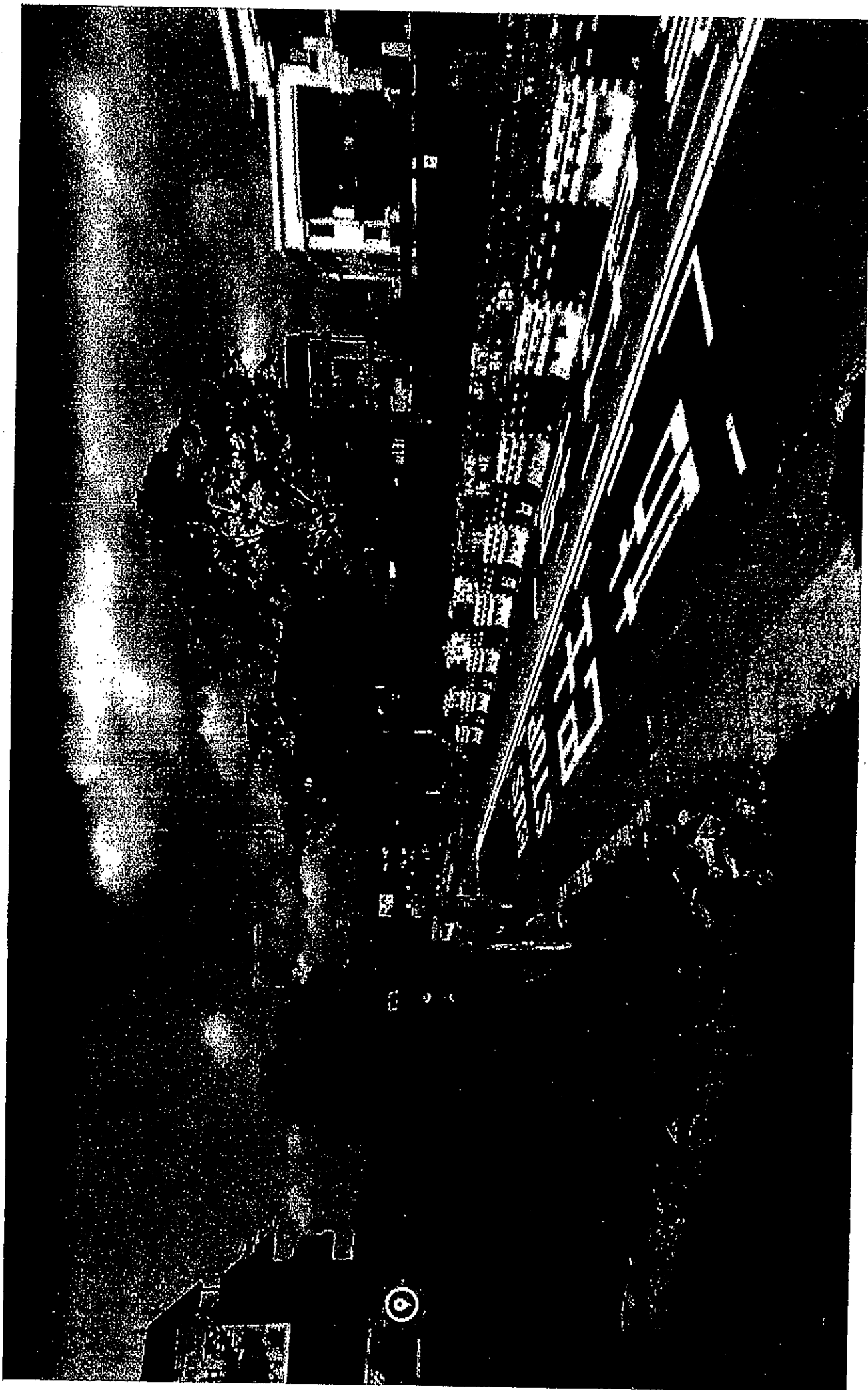
藝軒花園 蝴蝶蘭
Garden center

6 min

6 min (500 m)

>> Preview

☰ Steps & more



Previous s.16 Applications

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/YL-SK/241	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 (Revoked on 21.3.2021)	(1) – (7)

Approval Conditions:

- (1) no operation between 6:00 p.m. to 9:00 a.m. is allowed on the site.
- (2) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site.
- (3) the submission/implementation of landscape proposal.
- (4) the submission/implementation of drainage proposal.
- (5) the implemented drainage facilities on the site shall be maintained at all times.
- (6) the submission of fire service installation proposal / the provision of fire service installation.
- (7) the reinstatement of the site to an amenity area upon expiry of the planning application.

Rejected Applications

	Application No.	Uses/Developments	Date of Consideration	Rejection Reason(s)
1	A/YL-SK/215	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	26.8.2016	(1) – (3)
2	A/YL-SK/314	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	24.9.2021	(4)

Rejection Reasons:

- (1) the proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is intended to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify for a departure from the planning intention, even on a temporary basis.
- (2) the proposed development is not compatible with the surroundings which are predominantly rural in character.
- (3) the approval of the application would set an undesirable precedent for similar applications within this part of the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- (4) the application site is located in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns.

Similar s.16 Applications

Approved Applications

	Application No.	Use(s)/Development(s)	Date of Consideration
1	A/YL-SK/235	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.5.2018 (revoked on 4.8.2020)
2	A/YL-SK/244	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.12.2018 (revoked on 7.5.2021)
3	A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	8.1.2021
4	A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
5	A/YL-SK/306	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	11.6.2021

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/YL-SK/291	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Animal Hospice Services Establishment for a Period of 3 Years	20.11.2020	(1) – (3)

Reasons for Rejection

- (1) The applied animal hospice services establishment use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There are no strong planning justifications in the submission to merit a departure from the planning intention of "AGR" zone, even on a temporary basis.
- (2) The applied animal hospice services establishment use with cremation of animal bodies is incompatible with the surrounding areas which are rural in character with clusters of residential structures/dwellings and active/fallow agricultural land.
- (3) Approval of the application would set an undesirable precedent for similar applications in the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment of the area.

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 2877 0245 及 郵遞)

反對新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段 (部分)

擬議臨時康體文娛場所 (休閒農場) (為期 3 年)

(申請編號: A/YL-SK/322)

執事先生/女士:

本人是八鄉水流田村原居民代表，接獲眾多村民投訴，就上標申請提出強烈反對。

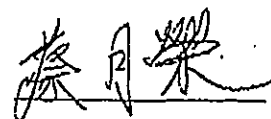
申請項目位於八鄉中心小學附近，毗連錦田河(石崗機場段)。交通依賴石崗機場路、水流田行車橋再接連錦田河河邊的一條鄉村道路到達申請地段。近年大量人口遷入水流田村，大多住戶都自駕汽車出入，這條狹窄的鄉村道路單線雙程行車，又缺乏避車處，經常出現阻塞及道路使用者的爭執情況。

相關發展地段位置偏遠，其「顧客」都需要駕車出入，定必增加該段鄉村道路交通的流量，加劇該段鄉村道路的阻塞及爭執情況。此外，相關發展項目不設停車位，其「顧客」的汽車定必停泊在鄉村道路的路邊，阻礙其他道路使用者，對他們造成意外的風險。

再者，相關發展項目涉及在「農業地帶」興建 2 幢樓高 2 層樓面面積達 216 平方米的建築物，而申請地毗鄰錦田河石崗機場段，大量罕有雀鳥在附近棲息覓食，吸引眾多觀鳥愛好者。相關申請項目定必嚴重破壞當地獨特的生態環境，帶來不可逆轉的「生態災難」！

本人懇請城市規劃委員會正視發展項目對我們水流田村帶來的交通問題、對當地生態環境造成的破壞，否決相關申請，造福水流田村的居民及維護自然生態的平衡！

八鄉水流田村原居民代表簽署：

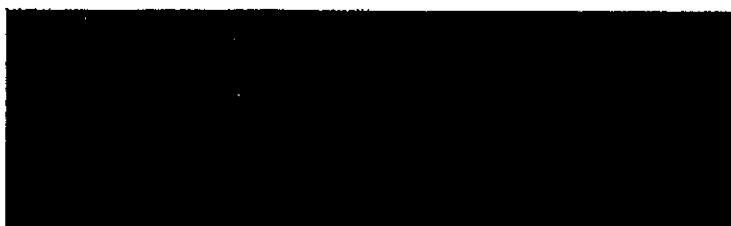


姓名： 蔡月榮

2021 年 11 月 30 日

通訊地址：

聯絡電話：



黎永添區議員辦事處

OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址: *

電話:

傳真:

Add: *

Tel: *

Fax: 2

N.T.

致 : 城市規劃委員會秘書
傳真 : 2877 0245 / 2522 8426
電郵 : tpbpd@pland.gov.hk

本處檔號: LWT21-12-164

送遞方式: 傳真 及 電郵

反對新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段 (部分)
擬議臨時康體文娛場所 (休閒農場) (為期 3 年)
(申請編號: A/YL-SK/322)

執事先生/女士:

本人接獲八鄉水流田村村代表及眾多村民的投訴, 就上述申請作強烈反對。

申請項目位於八鄉中心小學附近, 毗連錦田河(石崗機場段)。交通依賴石崗機場路、水流田行車橋再接連錦田河河邊的一條鄉村道路到達申請地段。近年大量人口遷入水流田村, 大多住戶都自駕汽車出入, 這條狹窄的鄉村道路單線雙程行車, 又缺乏避車處, 經常出現阻塞及道路使用者的爭執情況。

相關發展地段位置偏遠, 其「顧客」都需要駕車出入, 定必增加該段鄉村道路交通的流量, 加劇該段鄉村道路的阻塞及爭執情況。此外, 相關發展項目不設停車位, 其「顧客」的汽車定必停泊在鄉村道路的路邊, 阻礙其他道路使用者, 對他們造成意外的風險。

再者, 相關發展項目涉及在「農業地帶」興建 2 幢樓高 2 層樓面面積達 216 平方米的建築物, 而申請地毗鄰錦田河石崗機場段, 大量罕有雀鳥在附近棲息覓食, 吸引眾多觀鳥愛好者。相關申請項目定必嚴重破壞當地獨特的生態環境, 帶來不可逆轉的「生態災難」!

本人懇請城市規劃委員會正視發展項目對水流田村的居民帶來的交通問題、對當地生態環境造成的破壞, 否決相關申請, 造福水流田村的居民及維護自然生態的平衡!



元朗區議員(八鄉南)黎永添 謹啓

2021 年 12 月 8 日

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月09日星期四 2:10
收件者: tpbpd
主旨: A/YL-SK/322 DD 112 Pat Heung

Dear TPB Members,

680th RNTPC MEETING ON 24.09.2021

After deliberation, the Committee decided to reject the application. The reason was:

"the application site is located in close proximity to the Shek Kong Barracks. **Approval of the application may result in security concerns.**"

How could this issue be resolved in a matter of months?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 August 2021 3:26 AM CST
Subject: A/YL-SK/314 DD 112 Pat Heung

A/YL-SK/314

Dear TPB Members,

Application 215 was rejected but the minutes of 241 revealed that

Ms Ivy C.W. Wong, STP/FSYLE, responded that the subject application was subject to planning enforcement action (No. E/YL-SK/195) involving storage use. Enforcement Notice (EN) was issued to the responsible person on 11.7.2017. Upon the discontinuation of the unauthorized development on site, Compliance Notice was issued on 19.4.2018. Reinstatement Notice (RN) was issued on 26.4.2018 requiring the notice recipients to remove the fill materials on-site and to grass the Site. According to the site inspection at RN expiry and recent site inspection, **it was noted that the RN requirements had not been met.** The Planning Authority would continue to monitor the progress of reinstatement of the Site to determine whether further enforcement/prosecution action had to be taken.

The Chair advised members not to dwell on such issues but merely on "the assessment mainly focussed on whether the applied use was acceptable from land use planning perspective"

So 241 was approved but after Eight Extensions of Time conditions were not fulfilled and approval was revoked more than two years later.

But mo man tai, applicant knows the tricks and is back again.

I would remind members that they have a duty to inquire into matters and this was underlined in a JR judgment some years ago.

This site has a history of non compliance. Members must take this into consideration.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, August 23, 2018 2:23:39 AM
Subject: A/YL-SK/241 DD 112 Pat Heung

Dear TPB Members,

RE Agency no longer 'in', now the buzz word is 'Hobby Farm'.

The term 'Hobby Farm' is the poster child for all sorts of activities that were previously called Open Storage. Now that this is synonymous with Brownfield, the hobby farm tag is being trotted out.

Last week a report was issued by The Hong Kong Bird Watching Society detailing the damage being done to agricultural land by fake hobby farms and clandestine camping ground.
<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 12, 2016 1:45:21 AM
Subject: A/YL-SK/215 Pat Heung Another RE Agency

A/YL-SK/215
Lot 361 S.B RP (Part) in D.D.112, Pat Heung, Yuen Long
Site area : 540m²
Zoning "Agriculture"
Applied Use : Real Estate Agency

Dear TPB Members,

Real Estate Agency is obviously the new buzz word.

500+sqmts, give over. Most agencies operate in shops of a few hundred square feet or less.

This is obviously a ploy to trash agriculture land..

TPB members should advise the realtor to find a shop on the ground floor of a village house, a permitted use.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong

planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address 126: *The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.*

TPB must play its part in promoting government policy by rejecting this and similar applications.

Mary Mulvihill

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

參考編號

Reference Number:

211120-110935-12904

提交限期

Deadline for submission:

10/12/2021

提交日期及時間

Date and time of submission:

20/11/2021 11:09:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/322

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan

意見詳情

Details of the Comment:

因為疫情關係,遲遲未通關,放假祇能帶小朋友及家人在香港四處遊玩,極度贊成建議規劃處同意多一點這類申請,供求多一點價錢便會更便宜,好讓我們一般市民假日有多一點娛樂,帶小朋友接觸一下農耕嘅樂趣,學下種菜種番茄,不用經常拿著手機玩電腦玩遊戲。謝謝

5-2

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

參考編號

Reference Number:

211120-112334-86471

提交限期

Deadline for submission:

10/12/2021

提交日期及時間

Date and time of submission:

20/11/2021 11:23:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/322

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃先生

意見詳情

Details of the Comment:

大多數鄉郊土地都不能得到合適的發展，其實鄉郊土地發展的潛力很大，而現在十分欠缺這類型的地方，申請亦很符合大眾的需要，如能批出一多些這類型的申請，一來可以善用土地，二來讓大家能走進鄉村，必定能加快城鄉共融，配合政府發展新界的方向，所以很支持這一個申請可以批出。

5-3

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

參考編號

Reference Number:

211122-102423-55542

提交限期

Deadline for submission:

10/12/2021

提交日期及時間

Date and time of submission:

22/11/2021 10:24:23

有關的規劃申請編號

The application no. to which the comment relates: A/YL-SK/322

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李俊明

意見詳情

Details of the Comment :

本人住在附近，支持這宗規劃申請。

申請農莊好過其他如露天存放/貨櫃場等違規用途。

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 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; and
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD shall not be responsible for the maintenance for any access connecting the Site and Shek Kong Airfield Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance; (ii) no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period by the applicant; (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test and certification by

Authorised Person; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

(e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
- (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (v) the Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at the building plan submission stage.

(f) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture(Hobby Farm) for a Period of 3 Years at Lot 361 S.B RP(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories

Drawing Title 圖紙標題:

Location Plan



Drawing No. 圖號:

Figure 1

Remarks 備註:

... Vehicular access leading from Shek Kong Airfield Road

Scale 比例:

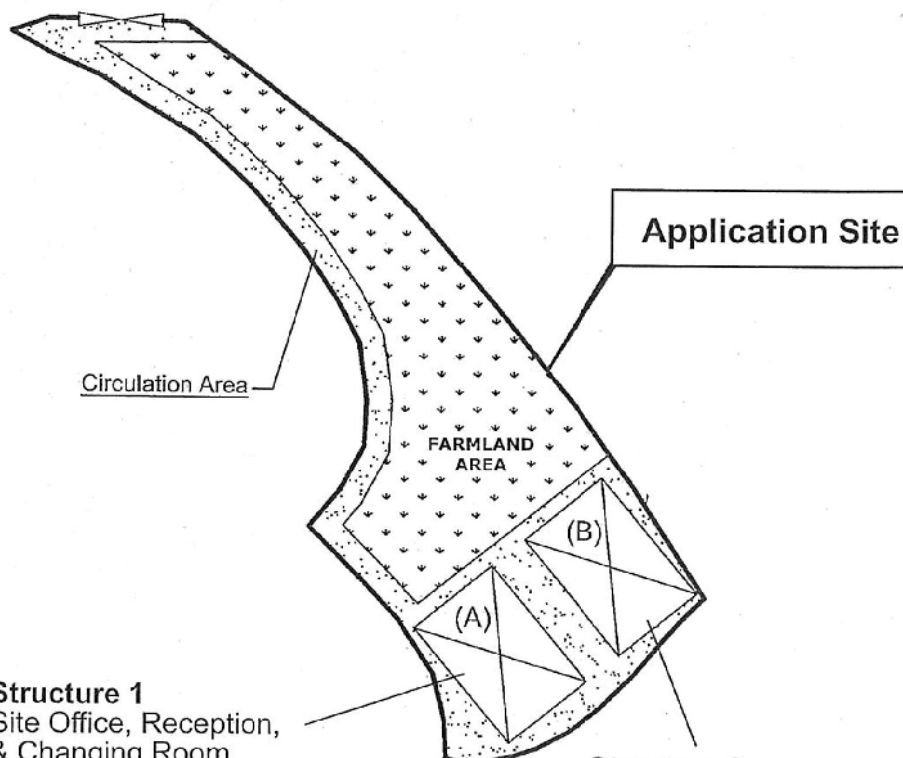
(資料來源:申請人於 15. 11. 2021 呈交的資料)
(Source : Applicant's Submission of 15.11.2021)

參考編號
REFERENCE No.
A/YL-SK/322

繪圖 DRAWING
A-1



5m wide
Ingress/Egress



Structure 1
Site Office, Reception,
& Changing Room
Covered Area: 54m² (ABOUT)
GFA: Not exceeding 108m² (ABOUT)
No. of storey: 2
Height: Not exceeding 6m (ABOUT)

Structure 2
Agricultural Education Room,
Storage & Washroom
Covered Area: 54m² (ABOUT)
GFA: Not exceeding 108m² (ABOUT)
No. of storey: 2
Height: Not exceeding 6m (ABOUT)

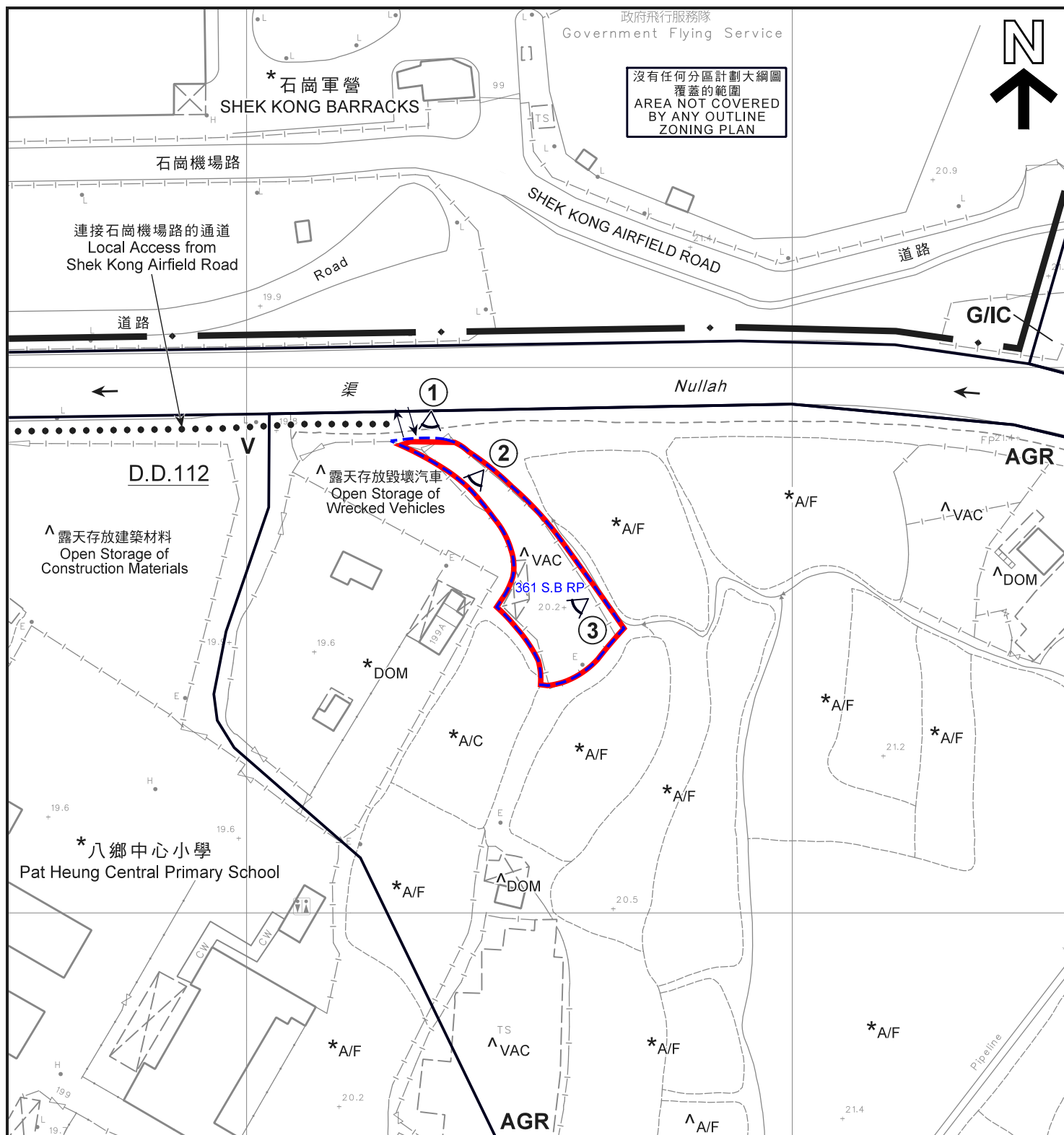
<p>Project 項目名稱:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture(Hobby Farm) for a Period of 3 Years at Lot 361 S.B RP(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p>
--	--	-------------------------------------



(資料來源:申請人於 15. 11. 2021 呈交的資料)
(Source : Applicant's Submission of 15.11.2021)

參考編號
REFERENCE No.
A/YL-SK/322

繪圖 DRAWING
A-2



圖例 LEGEND

- 申請地點 (界線只作識別用)**
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- AGR** 農業
AGRICULTURE
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT

- A/C** 常耕農地
CULTIVATED AGRICULTURAL LAND
- A/F** 休耕農地
FALLOW AGRICULTURAL LAND
- DOM** 住用構築物
DOMESTIC STRUCTURE
- VAC** 空置
VACANT
- ↔** 入口/出口
INGRESS / EGRESS
- ①** 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

註釋 Notes:

- (1) 2021年11月25日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 25.11.2021
- (2) * 土地用途跟1991年勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in 1991
- (3) ^ 土地用途跟1991年勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in 1991

平面圖 SITE PLAN

本摘要圖於2021年12月23日擬備，所根據的資料為測量圖編號 6-NE-13D及14C
EXTRACT PLAN PREPARED ON 23.12.2021
BASED ON SURVEY SHEETS No. 6-NE-13D & 14C

擬設臨時康體文娛場所 (休閒農場) (為期3年)
新界元朗石崗丈量約份第112約地段第361號B分段餘段 (部分)
PROPOSED TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS
LOT 361 S.B. RP (PART) IN D.D. 112, SHEK KONG,
YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000 比例尺
米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-SK/322

圖 PLAN
A-2



石崗軍營
SHEK KONG BARRACKS

石崗機場路

SHEK KONG AIRFIELD ROAD

Road

連接石崗機場路的通道
Local Access from
Shek Kong Airfield Road

道路

渠

Road

道路

Nullah

八鄉中心小學
Pat Heung Central Primary School

圖例 LEGEND



申請地點（界線只作識別用）
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)



入口／出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2021年12月23日擬備，所根據的資料為地政總署於2021年7月23日拍得的航攝照片編號 E140135C
EXTRACT PLAN PREPARED ON 23.12.2021
BASED ON AERIAL PHOTO No.
E140135C TAKEN ON 23.7.2021
BY LANDS DEPARTMENT

擬議臨時康體文娛場所（休閒農場）（為期3年）
新界元朗石崗丈量約份第112約地段第361號B分段餘段（部分）
PROPOSED TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS
LOT 361 S.B RP (PART) IN D.D. 112, SHEK KONG,
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-SK/322

圖 PLAN
A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本摘要圖於2021年12月29日擬備，
所根據的資料為攝於
2021年11月19日及25日的實地照片
PLAN PREPARED ON 29.12.2021
BASED ON SITE PHOTOS
TAKEN ON 19 & 25.11.2021

擬議臨時康體文娛場所（休閒農場）（為期3年）
新界元朗石崗丈量約份第112約地段第361號8分段餘段（部分）
PROPOSED TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS
LOT 361 S.B RP (PART) IN D.D. 112, SHEK KONG,
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-SK/322

圖 PLAN
A-4

**Minutes of 687th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 14.1.2022**

Agenda Item 21

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-SK/322 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 361 S.B RP (Part) in D.D. 112, Shek Kong, Yuen Long
(RNTPC Paper No. A/YL-SK/322)

Presentation and Question Sessions

86. With the aid of some plans, Mr Patrick M.Y. Fung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

87. Members had no question on the application.

Deliberation Session

88. Members noted that last previous application for the same use submitted by the same applicant was rejected by the Committee on 24.9.2021.

89. After deliberation, the Committee decided to reject the application. The reason was :

“the site is in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns.”

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-SK/322

28 January 2022

Allgain Land Administrators (Hong Kong) Ltd.

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm) for a Period of 3 Years in "Agriculture" Zone,
Lot 361 S.B RP (Part) in D.D. 112, Shek Kong, Yuen Long**

I refer to my letter to you dated 11.1.2022.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reason is :

- the site is in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 14.1.2022, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 18.2.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

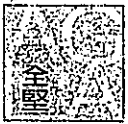
If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Patrick Fung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4034.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

(With Chinese Translation)



全堅土地行政師行

Allgain Land Administrators Company

辦公室：

門市：☎

電話：

傳真：

電郵：



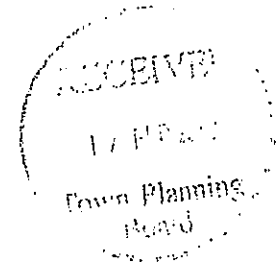
敬啟者：

本公司全堅土地行政師行(香港)有限公司(公司註冊號碼：2529693)代
申請人 WONG YIN MIA 向城規會遞交根據條例第 17 條提出對城規會就第 16
條申請編號 A/YL-SK/322 所作的決定進行覆核的申請。

有關申請編號：A/YL-SK/322

決定日期：2022 年 1 月 14 日

擬申請用途：擬議臨時康體文娛場所(休閒農場)



全堅土地行政師行(香港)有限公司

2022 年 2 月 16 日

本公司聯絡人：莊小姐 聯絡電話：

2022.2.18 90份文件已送



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室

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

網址 Website: www.cahk.org.hk

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

電子郵件 E-mail: cahk@cahk.org.hk

15th March 2022

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 17 Review of TPB's Section 16 Decision No. A/YL-SK/322

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

Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-3). It is 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,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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



長春社

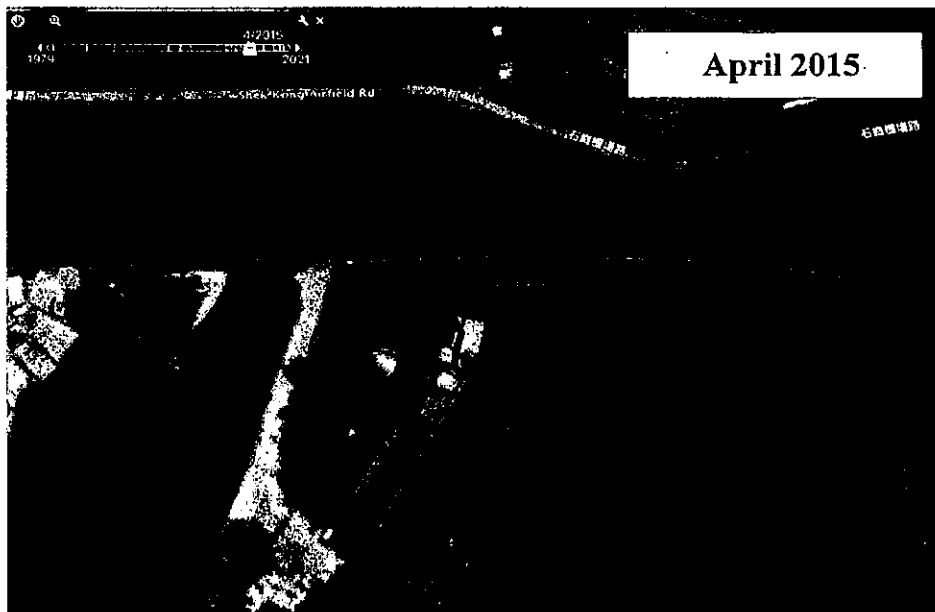
Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

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

Figure 1-3 According to aerial photos (Source: Google Earth) this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build late





長春社

Since 1968

The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室

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

網址 Website: www.cahk.org.hk

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

電子郵件 E-mail: cahk@cahk.org.hk



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2022年03月18日星期五 2:06
收件者: tpbpd
主题: Re: A/YL-SK/322 DD 112 Pat Heung

RS-2

Dear TPB Members,

There is also the issue that the site is close to a primary school. A transient community represents certain security concerns.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 December 2021 2:10 AM CST
Subject: A/YL-SK/322 DD 112 Pat Heung

Dear TPB Members,

680th RNTPC MEETING ON 24.09.2021

After deliberation, the Committee decided to reject the application. The reason was:

"the application site is located in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns."

How could this issue be resolved in a matter of months?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 August 2021 3:26 AM CST
Subject: A/YL-SK/314 DD 112 Pat Heung

A/YL-SK/314

Dear TPB Members,

Application 215 was rejected but the minutes of 241 revealed that

Ms Ivy C.W. Wong, STP/FSYLE, responded that the subject application was subject to planning enforcement action (No. E/YL-SK/195) involving storage use. Enforcement Notice (EN) was issued to the responsible person on 11.7.2017. Upon the discontinuation of the unauthorized development on site, Compliance Notice was issued on 19.4.2018. Reinstatement Notice (RN) was issued on 26.4.2018 requiring the notice recipients to remove the fill materials on-site and to grass the Site. According to the site inspection at RN expiry and recent site inspection, **it was noted that the RN requirements had not been met.** The

Planning Authority would continue to monitor the progress of reinstatement of the Site to determine whether further enforcement/prosecution action had to be taken.

The Chair advised members not to dwell on such issues but merely on "the assessment mainly focussed on whether the applied use was acceptable from land use planning perspective"

So 241 was approved but after Eight Extensions of Time conditions were not fulfilled and approval was revoked more than two years later.

But mo man tai, applicant knows the tricks and is back again.

I would remind members that they have a duty to inquire into matters and this was underlined in a JR judgment some years ago.

This site has a history of non compliance. Members must take this into consideration.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, August 23, 2018 2:23:39 AM
Subject: A/YL-SK/241 DD 112 Pat Heung

Dear TPB Members,

RE Agency no longer 'in', now the buzz word is 'Hobby Farm'.

The term 'Hobby Farm' is the poster child for all sorts of activities that were previously called Open Storage. Now that this is synonymous with Brownfield, the hobby farm tag is being trotted out.

Last week a report was issued by The Hong Kong Bird Watching Society detailing the damage being done to agricultural land by fake hobby farms and clandestine camping ground.
<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 12, 2016 1:45:21 AM
Subject: A/YL-SK/215 Pat Heung Another RE Agency

A/YL-SK/215
Lot 361 S.B RP (Part) in D.D.112, Pat Heung, Yuen Long
Site area : 540m²
Zoning "Agriculture"
Applied Use : Real Estate Agency

Dear TPB Members,

Real Estate Agency is obviously the new buzz word.

500+sqmts, give over. Most agencies operate in shops of a few hundred square feet or less.

This is obviously a ploy to trash agriculture land..

TPB members should advise the realtor to find a shop on the ground floor of a village house, a permitted use.

. The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address 126: *The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.*

TPB must play its part in promoting government policy by rejecting this and similar applications.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 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; and
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD shall not be responsible for the maintenance for any access connecting the Site and Shek Kong Airfield Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance; (ii) no public announcement system or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period by the applicant; (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and certification by

Authorised Person; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at the building plan submission stage.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.