

Your Ref.: A/YL-TYST/1274

Our Ref.: P23040/TL24407

2 August 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

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

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

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

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

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

(Attn.: Mr. Edwin YEUNG)

By E-mail only

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

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

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

Comments from the Urban Design and Landscape Section, Planning Department

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

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

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

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

Scale of solar panel

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

- END -

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

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

1. Name of Applicant 申請人姓名/名稱

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

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

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

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

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

3. Application Site 申請地點

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

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

(b) Development Schedule 發展細節表

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 330RP(Part), 331RP(Part), 332RP(Part), 333RP(Part) and 334RP(Part) in D.D. 121 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	2,809	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	177	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Green Belt" ("GB")		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,203.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.43 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		23
	Composite 綜合用途		

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

Executive Summary

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

行政摘要

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

Planning Statement

Introduction

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

Application Site (Plans 1 and 2)

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

Planning Context

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

TPB Planning Guidelines

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

Development Parameters

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

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

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

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

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

Similar Applications

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

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

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

No Adverse Impacts to the Surroundings

Traffic

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

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

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

Visual and Landscape

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

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

Drainage

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

Fire Safety

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

Environment








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

Planning Gain

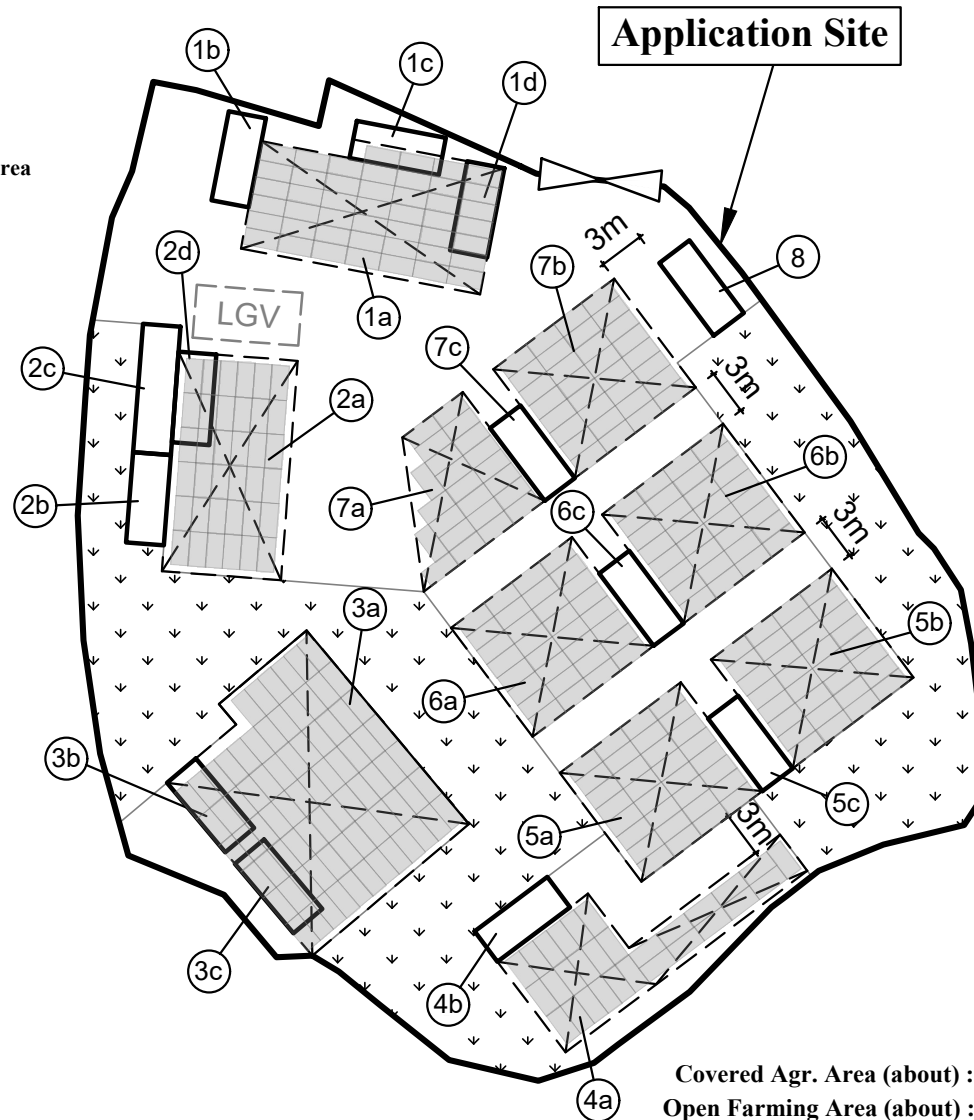
34. The Proposed Development provides career opportunities and passive recreational outlets and promotes the revitalisation of agricultural activities in the area.
35. The Proposed Development is in line with government commitment with the Hong Kong's Climate Action Plan 2050 in optimising the favourable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

- END -

Legend

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

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



Covered Agriculture Area : (106.5m² + 100m² + 186m² + 90m² + 90m² + 90m² + 90m² + 67.5m² + 90m²) = 910m²
Structure (1a + 2a + 3a + 5a + 5b + 6a + 6b + 7a + 7b)

Covered Agr. Area (about) : 910m² (32%)
Open Farming Area (about) : 806m² (29%) } (61%)
Unpaved Area (about) : 1,093m² (39%)
Site Area (about) : 2,809m² (100%)

1:500

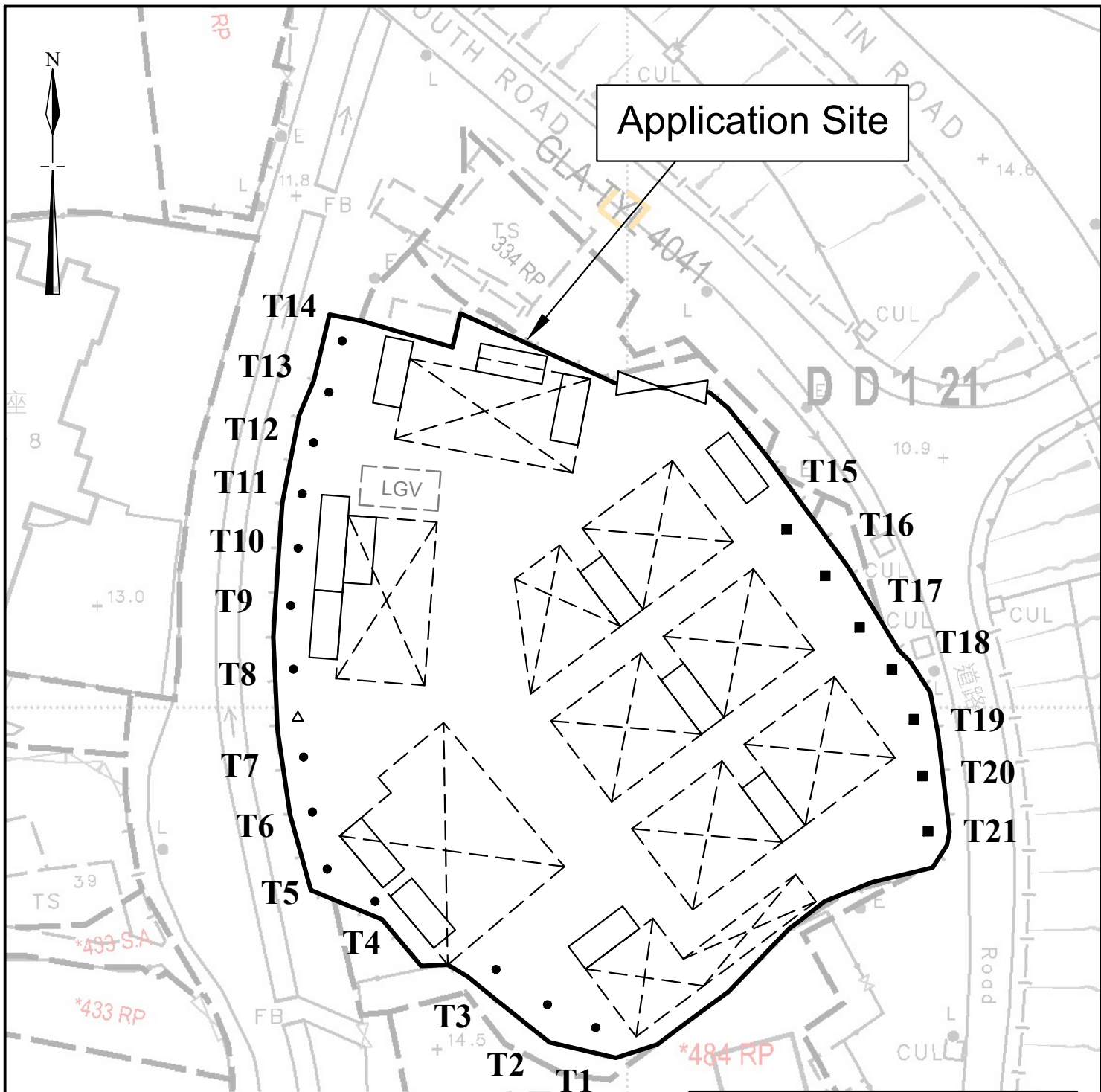
Layout Plan

Goldrich Planners & Surveyors Ltd.

July 2024

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

Plan 3 (P 23040)



Legend

- Vehicular Ingress / Egress
- Parking space for light goods vehicle (7m (L) x 3.5m (W))
- Parking space for private cars (5m (L) x 2.5m (W))
- Proposed *Bauhinia x blakeana* (洋紫荊)
- Proposed *Michelia x alba* (白蘭)
- △ Existing *leucaena leucocephala* (銀合歡)

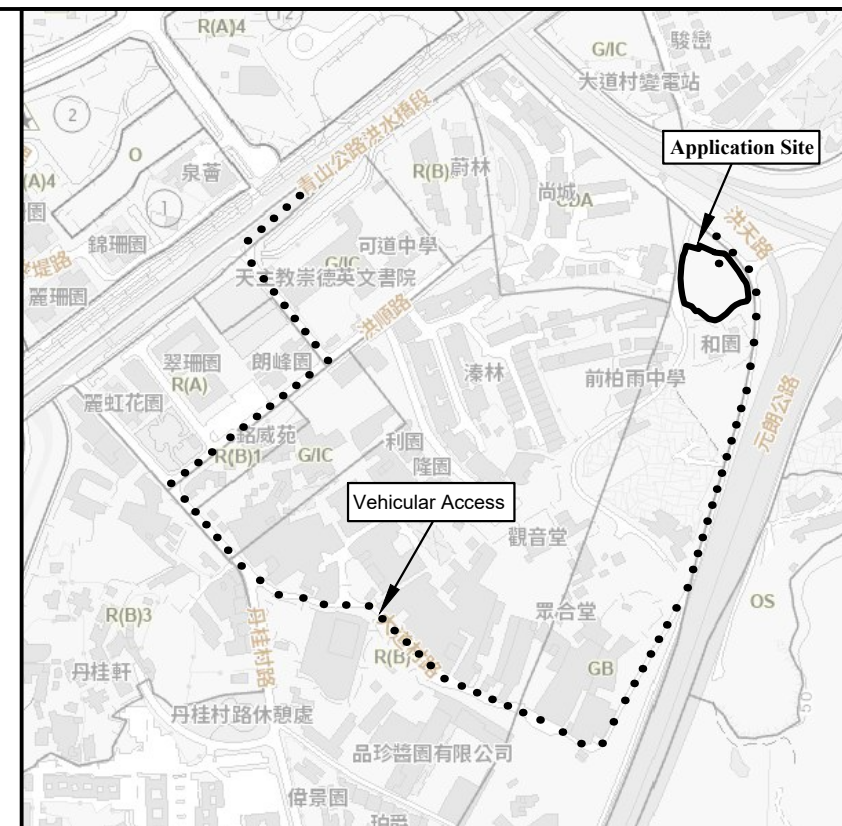
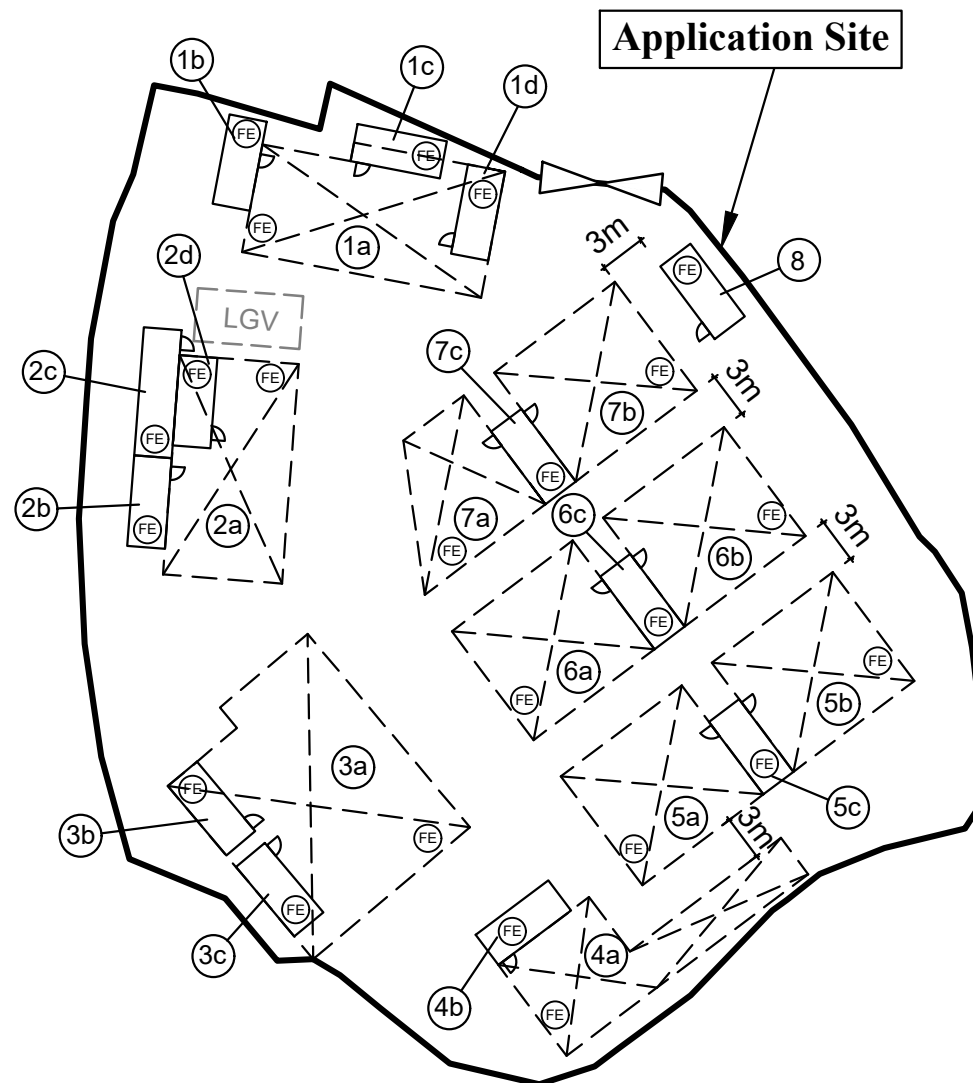
<p>Proposed <i>Bauhinia x blakeana</i></p> <p>Spacing (ctr to ctr) : min. 4m</p> <p>Min size (height) : 2.75m</p> <p>Quantity : 14</p>
<p>Proposed <i>Michelia x alba</i></p> <p>Spacing (ctr to ctr) : min. 4m</p> <p>Min size (height) : 2.75m</p> <p>Quantity : 7</p>

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



Site Area (about) : 2,809m²

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




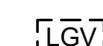

Location Plan

(N.T.S)

FS NOTES:

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

Legend

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

1:500 (A3)

April 2024

Fire Service Installation Proposal

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

Goldrich Planners & Surveyors Ltd.

Plan 7
(P 23040)

Illustration of greenhouse/open shed for plant nursery

