

**Annex 6**

Revised Pages of the Planning statement, Form No. S16-I and Layout plan

The farming practice is similar to the always permitted agricultural use within the "AGR" zone. Visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and be free to carry the produce away for personal consumption.

- 4.5 The operation hours of the proposed development are from 09:00 to 21:00 daily (including public holidays), comprising two time slots (09:00 to 14:00 and 14:00 to close of business). Visitors are required to reserve their access in advance by appointment. It is anticipated that the maximum number of visitors will be 40 on Monday to Fridays and 150 on Saturdays, Sundays and public holidays. Quotas for visitor admission will be on a first-come-first served basis. Walk-in visitors will not be accepted. The ancillary eating place would serve visitors of the proposed development with prior appointment only. About 20 staff members will station to work at the Site.

#### *Minimal Traffic Impact*

- 4.6 The Site is accessible from Ting Kok Road (**Plan 1**). An 8 m-wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A 2.5 m-wide pedestrian entrance/exit is also proposed to the east of the vehicular access. The applicant will implement the run-in/out and pedestrian crossing proposals accepted by C for T under the previous application (**Appendix III**). A total of 34 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL space provision are shown at **Table 3** below.

**Table 3** – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	38
Parking space for light bus (LB) - 3.5 m (W) x 8 m (L)	1

- 4.7 Visitors can get access to the Site by public transportation services, which is readily available on Ting Kok Road. Besides, visitors accessing by private cars will be strictly required to make prior appointment, which would serve to regulate the number of vehicles accessing the Site. LGV will be deployed for the transportation of goods into/out of the Site solely during non-peak hours (i.e. beyond 08:00 to 09:00 and 18:00 to 19:00).
- 4.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Moreover, 'BEWARE OF PEDESTRIAN' signs will be shown at the site ingress/egress to further enhance road and pedestrian safety. The breakdowns of estimated vehicular trip generation/attraction of proposed development on weekdays and weekends/public holidays are provided at

<b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b>
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)
July 2026 ..... ..... ..... ..... .....

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Ting Kok Road</u> <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 38 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) <u>Light Bus/Light Goods Vehicle Spaces</u> 1 _____

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	38
	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)   	38 N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	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)  <u>Light Bus/Light Goods Vehicle Spaces</u>  	N/A N/A N/A N/A N/A N/A  1

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

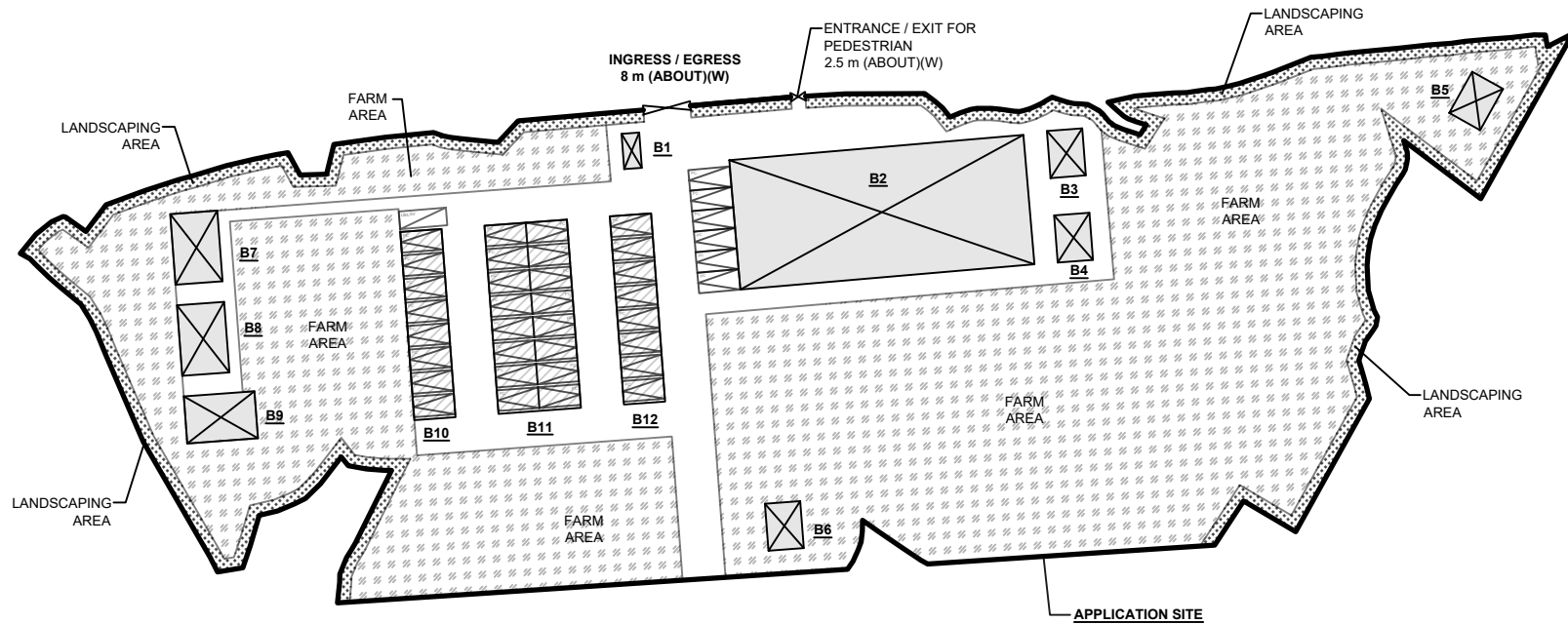
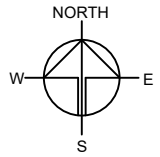
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status/filling of land off/at the Site; Swept path analysis; FSIs proposal; and Accepted drainage, run-in/out and pedestrian crossing proposals under the previous application.</u>		
<b>Reports 報告書</b>		
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

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,273 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 2,542 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 13,731 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16%	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,542 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,542 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDHOUSE	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE AND STORAGE OF FARMING MACHINERY	1,100 m <sup>2</sup> (ABOUT)	1,100 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION ROOM	48 m <sup>2</sup> (ABOUT)	48 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION ROOM	48 m <sup>2</sup> (ABOUT)	48 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48 m <sup>2</sup> (ABOUT)	48 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	AGRICULTURAL EDUCATION ROOM	96 m <sup>2</sup> (ABOUT)	96 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	AGRICULTURAL EDUCATION ROOM	96 m <sup>2</sup> (ABOUT)	96 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	AGRICULTURAL EDUCATION ROOM	96 m <sup>2</sup> (ABOUT)	96 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	AGRICULTURAL EDUCATION ROOM	96 m <sup>2</sup> (ABOUT)	96 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	CANOPY FOR PARKING SPACE	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	CANOPY FOR PARKING SPACE	448 m <sup>2</sup> (ABOUT)	448 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B12	CANOPY FOR PARKING SPACE	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		2,542 m <sup>2</sup> (ABOUT)	2,542 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING (L/UL) PROVISIONS

NO. OF PARKING SPACE FOR PRIVATE CAR	: 38
DIMENSION OF SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS/LIGHT GOODS VEHICLE	: 1
DIMENSION OF SPACE	: 8 m (L) X 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT BUS/LGV)
	INGRESS/EGRESS/ENTRANCE/EXIT

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 1250 @ A4

DRAWN BY	DATE
MN	10.12.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.  
FI 1 ANNEX 3 P01

VER.  
001