

This document is valid on - 9 APR 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500704 1/4 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/71-KTN/1107
	Date Received 收到日期	- 9 APR 2025

- 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)
LAM Tung Man

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)
R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, 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 912 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 288 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)	..... 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	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]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
06/02/2025 - 20/02/2025 (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 _____ 06/03/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 222 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.2. 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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Associated Filling of Land 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	.....288..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.3.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....16..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....4.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....7..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

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

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

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

.....

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

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

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Mid-2025

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Accessible from Mei Fung Road via a footpath</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>N/A</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	N/A	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)		_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	N/A																	
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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)		_____	_____	_____	_____
Taxi Spaces 的士車位	N/A																	
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Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	

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

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

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

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

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


Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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



Date 日期

31/03/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	912	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	288 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	16 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	N/A
	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 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	N/A
	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 N/A N/A N/A 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"/>
<u>Plan showing the location/zoning/land status of the Site; Plan showing the filling of land at the Site; and Accepted drainage & FSI proposals under the previous application</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant intends to operate a hobby farm to promote sustainable and organic farming in Kam Tin area. The proposed development will provide a passive recreation outlet for the general public interested in practicing leisure farming.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11. According to the Notes of the OZP, '*Place of Recreation, Sports or Culture (Hobby Farm)*' is a Column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site is currently vacant and has been left idle without any agricultural activities. It is mainly surrounded by hobby farm, plant nursery, cultivated land, temporary structures for storage use, unused/vacant land and some residential dwellings within the same "AGR" zone. Given the scale and nature of the proposed development, it is considered not incompatible with the surrounding area. Possessing the potential for agricultural rehabilitation, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise fallow agricultural land in the New Territories.
- 2.3 The Site is subject of a previous application (No. A/YL-KTN/806) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 5 years on 20.5.2022. Despite the planning approval was revoked on 20.2.2025, the applicant has made effort to comply with the approval conditions, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/806		Date of Compliance
(a)	The submission of a drainage proposal	4.11.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	27.11.2023
(e)	The implementation of the FSI proposal	Not complied with

- 2.4 The applicant made submission of a drainage proposal to comply with approval condition (a) on 2.10.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 4.11.2024 (**Appendix I**). The applicant has been seeking quotations from drainage contractors for the implementation of the drainage facilities. Upon obtaining the planning permission from the Board, the applicant will implement the drainage facilities at the Site and submit photographic records for the consideration by CE/MN, DSD.
- 2.5 The applicant made submission of a FSIs proposal to comply with approval condition (d) on 6.9.2023, which was accepted by the Director of Fire Services on 27.11.2023 (**Appendix II**). Given that prior approval of Short Term Waiver (STW) from the Lands Department (LandsD) is required for the erection of structures at the Site, within which the proposed FSIs will be installed. In view of this, the applicant submitted an application for STW to the District Lands Officer/Yuen Long, LandsD in August 2022. The applicant is still waiting for his office to advise the current situation of the STW application. Hence, the applicant was not able to implement the accepted FSI proposal before the revocation of the previous application.
- 2.6 Apart from the previous application, within the same "AGR" zone on the OZP, several applications (Nos. A/YL-KTN/838, 891 and 977) for 'Place of Recreation, Sports or Culture (Hobby Farm)' were approved by the Board between 2022 and 2023. All similar applications were approved on a temporary basis for a period of 3 or 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 912 m² (about) (**Plan 3**). A total of 4 structures are proposed for reception, site office, toilet, changing room, storage of farm tools and plant nursery with total gross floor area (GFA) of 288 m² (about) (**Plan 4**). The remaining open space will be reserved for pedestrian path, farmland and landscape areas. The operation hours of the proposed

development are from 09:00 to 18:00 daily, including public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 3 staff members will station at the Site to support the daily operation. Details of the development parameters are provided at **Table 2** below:

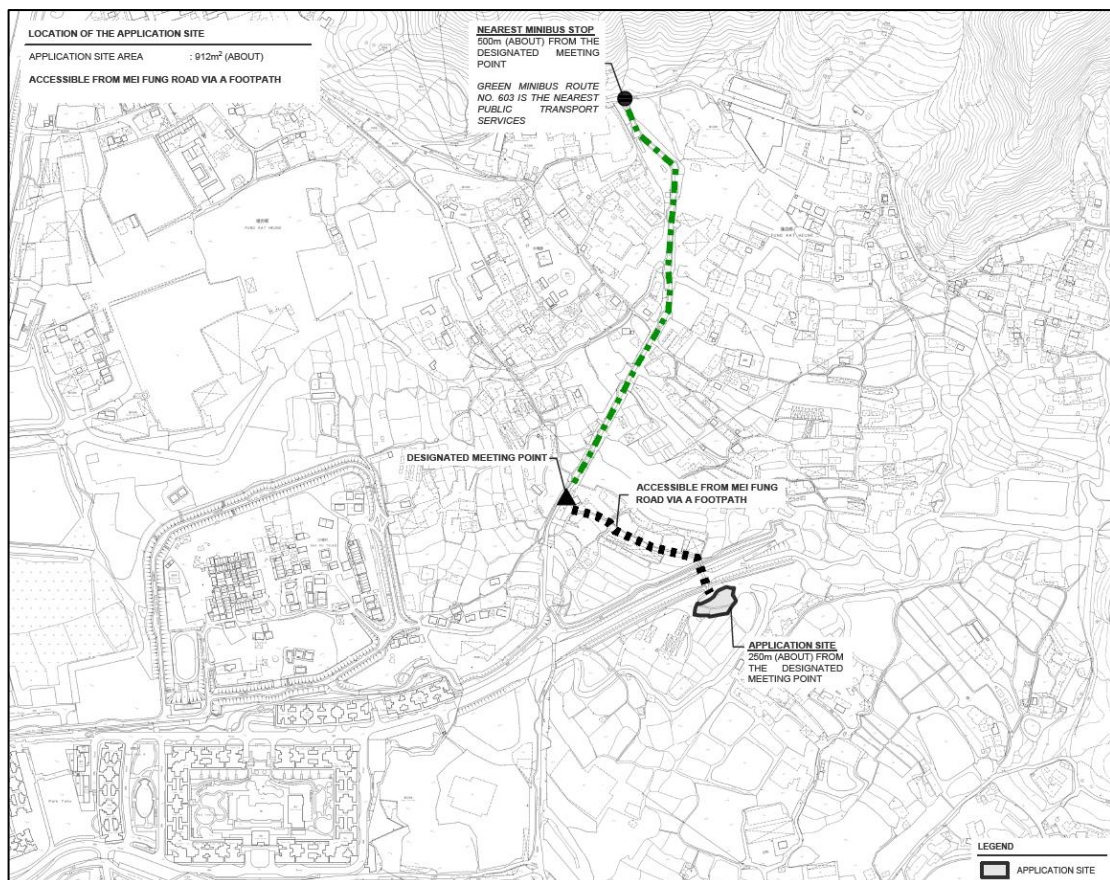
Table 2 – Major Development Parameters

Application Site Area	912 m ² (about)
Covered Area	144 m ² (about)
Uncovered Area	768 m ² (about)
Plot Ratio	0.3 (about)
Site Coverage	16% (about)
No. of Structure	4
Total GFA	288 m ² (about)
- Domestic GFA	<i>Not applicable</i>
- Non-Domestic GFA	288 m ² (about)
Building Height	7 m (about)
No. of Storey	2

- 3.2 A portion of the Site is proposed to be paved with concrete of not more than 0.2 m in depth (about 222 m²/ 24% of the Site) for the provision of pedestrian path and site formation of structures. The site level of the paved area will increase from +6.5 mPD to +6.7 mPD. The extent of paving has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out. The remaining area of the Site will remain unpaved for the provision of farm area (about 551 m²/ 60% of the Site) and landscape area (about 139 m²/ 15% of the Site) (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 It is estimated that the proposed development will accommodate not more than 20 visitors on a daily basis. A significant portion of the Site will be reserved for farming area (about 551 m²/ 60% of the Site) (**Plan 5**). The farming practice is similar to the always permitted agricultural use. Visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and will be free to carry the crops away for personal consumption. The use of pesticides will be strictly prohibited at the Site.

- 3.4 The Site is accessible from Fung Kat Heung Road via Mei Fung Road and a local access (**Plan 1**). Given that there is no vehicular access connecting the Site, no parking and loading/unloading (L/UL) spaces will be provided at the Site. Goods supporting the daily operation of the proposed development will be delivered by staff with trolleys, hence, no L/UL space will be required.
- 3.5 Prior booking will be required for visitors to access the Site. Visitors and staff will gain access to the Site by public transport services at Fung Kat Heung Road (Green Minibus Route No. 603) and walk to the Site via Mei Fung Road (about 250 m from the Site) and a local access. Staff will meet visitors at the designated meeting point at Mei Fung Road and lead visitors to the Site via the local access (**Figure 1**). Visitors will be reminded to refrain from driving to the Site as there will be no parking space available. Should there be any illegal parking observed at Mei Fung Road, the applicant will report to respective government departments.

Figure 1 – Nearest public transport services are provided at Fung Kat Heung Road



- 3.6 To avoid causing noise nuisance to the surrounding area, no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period.
- 3.7 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse any potential environmental impacts and nuisance to the surrounding area.
- 3.8 As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes 1/23* when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. submission of the accepted drainage and FSIs proposals under the previous application, to alleviate any potential adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Property Consultants Limited

March 2025

LIST OF APPENDICES

Appendix I	Accepted drainage proposal under previous application No. A/YL-KTN/806
Appendix II	Accepted FSIs proposal under previous application No. A/YL-KTN/806

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land at the Site

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粉嶺、上水及元朗東規劃處



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office

來函檔號 Your Reference : DD107 Lot 1058 RP & VL

本署檔號 Our Reference : TPB/A/YL-KTN/806

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Limited

(Attn.: Mr. Louis TSE / Christian CHIM)

4 November 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (a)
– the Submission of a Drainage Proposal**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1058 RP,
1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**
(Planning Application No. A/YL-KTN/806)

I refer to your submission dated 3.10.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comment in *Appendix*.

Should you have any queries, please contact Mr. Terence TANG (Tel:)
of the Drainage Services Department directly.

Yours faithfully,

(Josephine Lo)
for District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Terence TANG)

Internal
CTP/TPB

AM/AY/jc

Appendix

Comments from the Chief Engineer/Mainland North Drainage Services Department:

1. Please be noted that the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant/ lot owner at their own expense during the planning application period.

Our Ref.: DD107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/806

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

By Email

2 October 2024

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in
D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/806)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal* (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



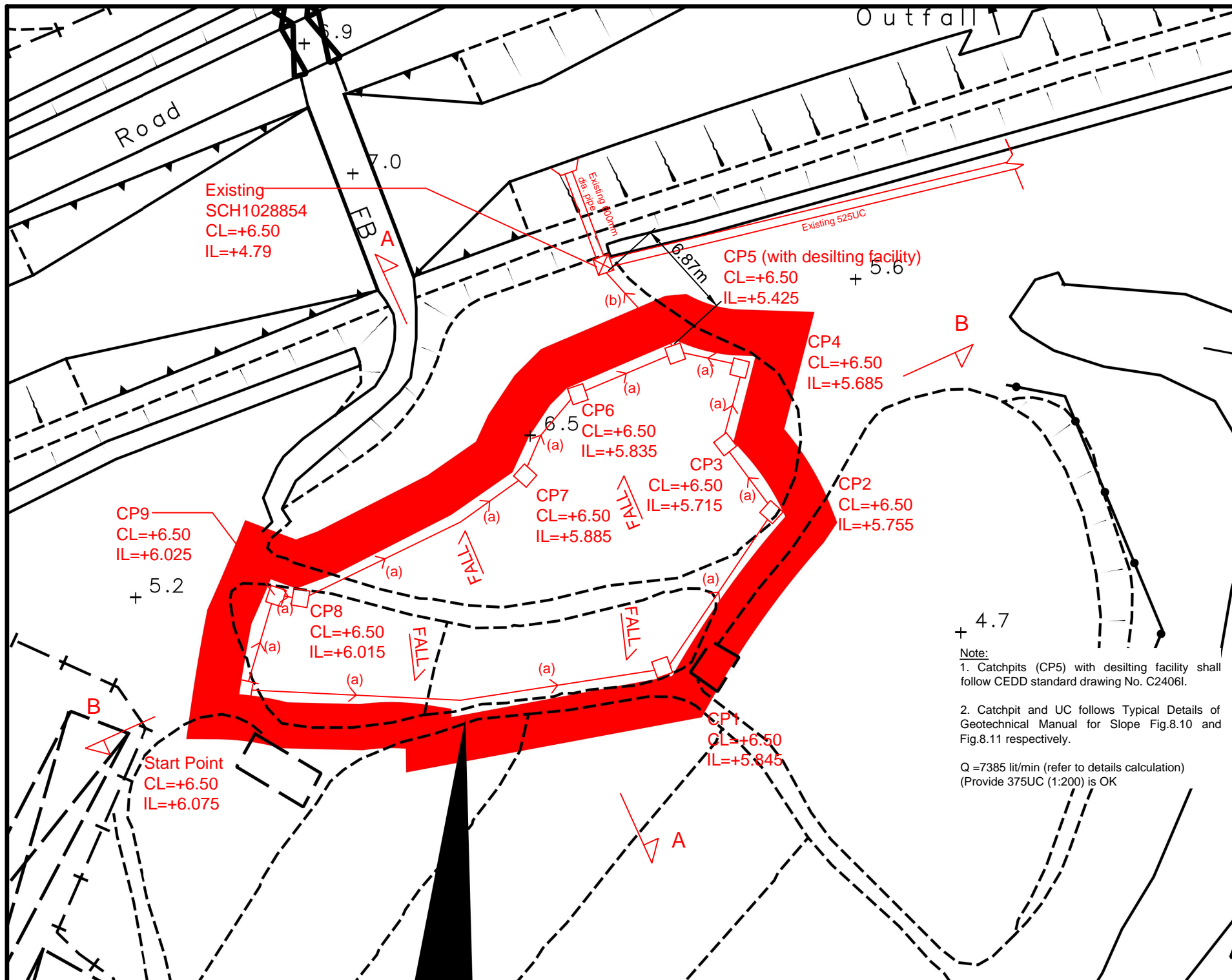
Danny NG
Assistant Town Planner



Appendix I – Response to Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person Mr. Terrence TANG; Tel:)		
(i)	SDM corrigendum nos. 1/2022 and 1/2024 should be considered in the assessment. Please consider to upgrade the drain size.	Noted. SDM corrigendum nos. 1/2022 and 1/2024 are followed, and the drain size is also upgraded accordingly (Appendix II).
(ii)	According to the SDM, the impact of a 50-year event should also be assessed.	Noted. A 50-year return period is also adopted in the proposal (Appendix II).
(iii)	Sediment reduction should be considered in the assessment.	Noted. Sedimentation is also considered in the proposal (Appendix II).





LEGEND

- (a) Proposed 375UC (1:200) with Cast Iron cover
- (b) Proposed 375 underground pipe (1:55)
- Proposed Catchpit
- Existing Drain
- ☒ Existing Catchpit

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:

Proposed Temporary
Place of Recreation,
Sports or Culture
(Hobby Farm) for a
Period of 5 Years at
Lots 1058 RP, 1059
RP, 1060 and 1061 in
D.D.107, Fung Kat
Heung, Pat Heung,
Yuen Long
(A/YL-KTN/806)

TITLE:

Drainage Proposal

File:

DWG NO.

Scale:

KTN806-D01

Date:

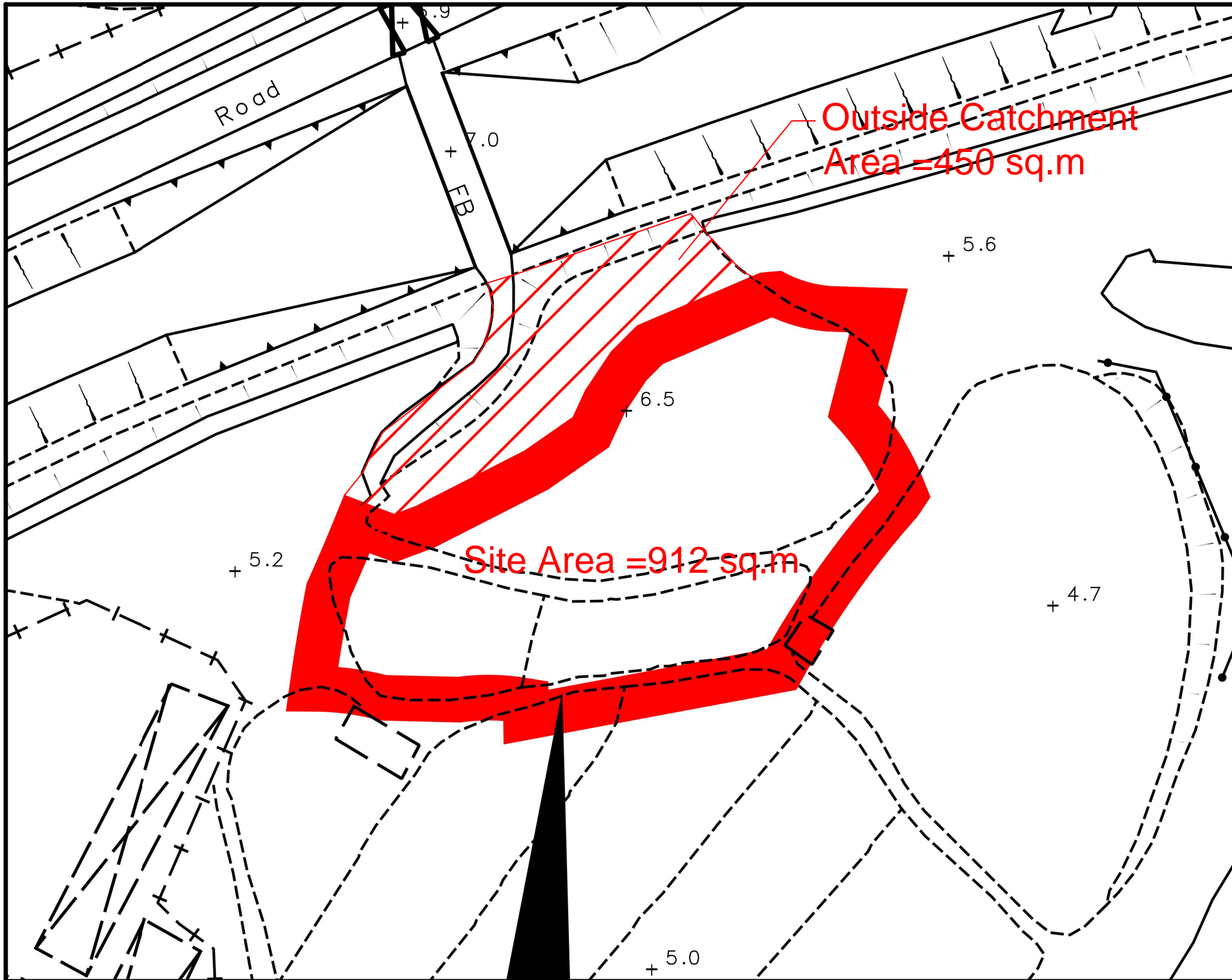
30-9-2024

Note:

1. Catchpits (CP5) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

Q = 7385 lit/min (refer to details calculation)
(Provide 375UC (1:200) is OK)



LEGEND	
(a)	Proposed 375UC (1:200) with Cast Iron cover
(b)	Proposed 375 underground pipe (1:55)
	Proposed Catchpit
	Existing Drain
	Existing Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years at Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D.107, Fung Kat Heung, Pat Heung, Yuen Long (A/YL-KTN/806)	
TITLE: Drainage Proposal (Catchment Plan)	
File:	DWG NO. KTN806-D02
Scale:	
Date: 30-9-2024	

Calculation of Runoff from the Proposed Development,

The site will be hard praved

$$Q = 0.278 C i A$$

$$C = 0.95$$

$$A = 1362 \text{ m}^2$$

$$= 0.001362 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 1362^{0.1}$$

$$= 0.703 \text{ min}$$

$$i = a / (t + b)^c$$

$$= 474.6 / (0.703 + 2.90)^{0.371}$$

$$= 295 \text{ mm/hr}$$

(Values of a, b and c are from Table 3d of
Corrigendum 2024, SDM with 50yrs return period)

Therefore,

$$Q = 0.278 * 0.95 * 295 * 0.001362 * 1.16 \text{ (16% for rainfall increase due to climate change)}$$

$$= 0.1231 \text{ m}^3/\text{sec}$$

$$= 7385 \text{ lit/min}$$

Check 375mm dia. Pipes by Colebrook-White Equation

Gradient of Proposed 375mm dia. pipe: (5.425-5.3)/6.87, i.e. 1:55

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.0006	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.018182		hydraulic gradient

(Table 14 from SDM 2018, concrete pipe)

Therefore, design V of pipe capacity	=	2.4459	m/s	<	3	m/s	
Capacity of pipe	=	VA	=	3.14*0.175*0.175*2.6646			
	=	0.173	m ³ /s				
Apply 0.9 factor for sedimentation	=	9336	lit/min	>	7385	lit/min	OK

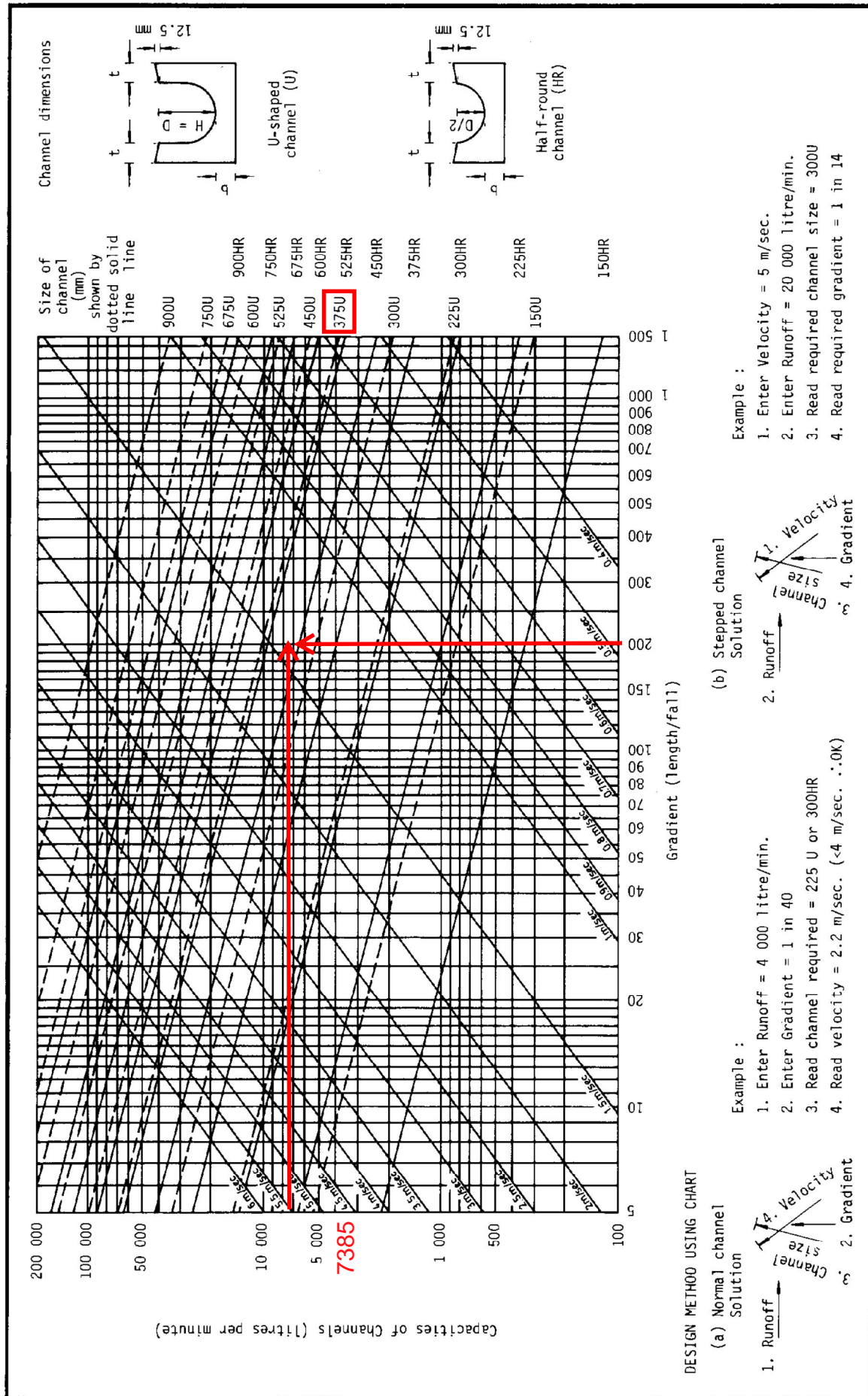
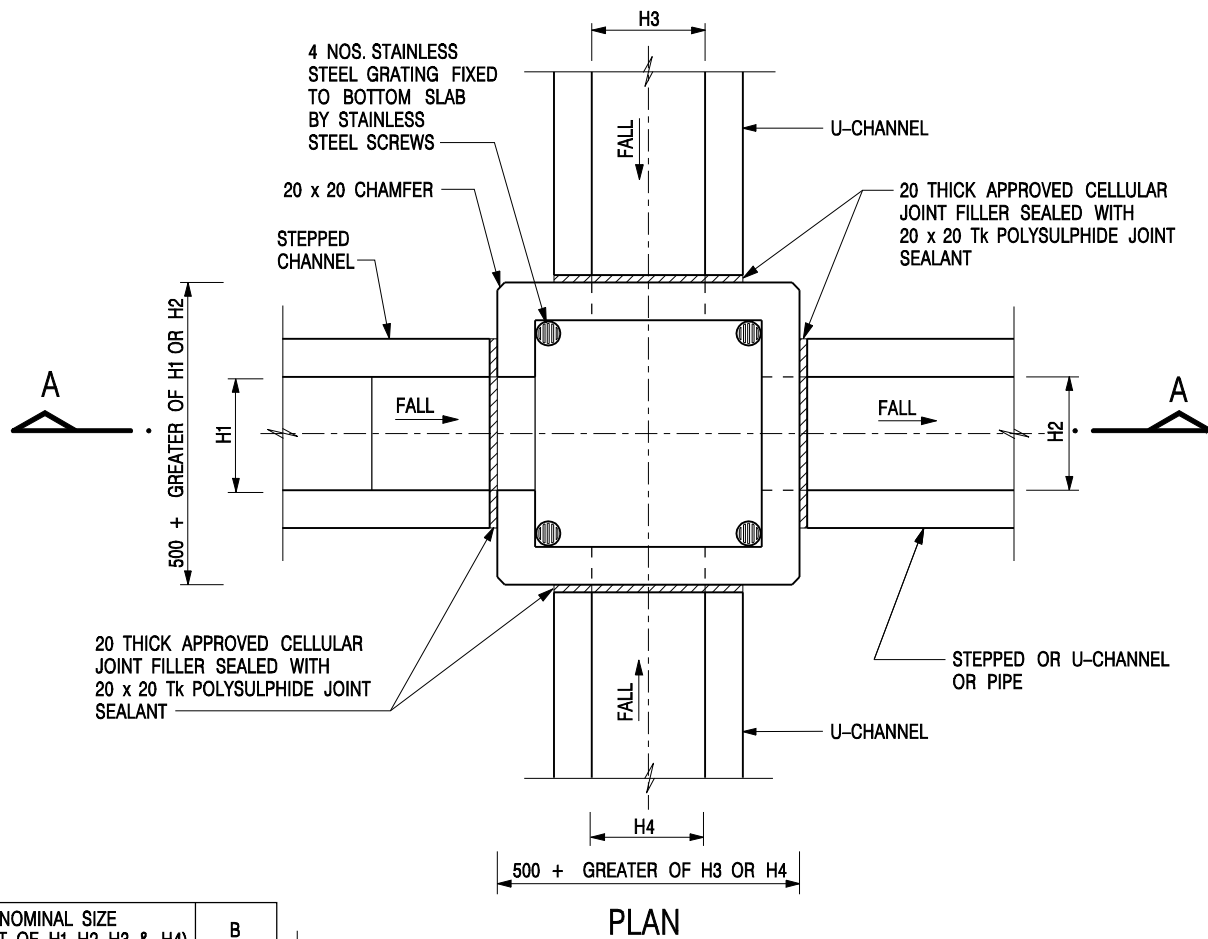
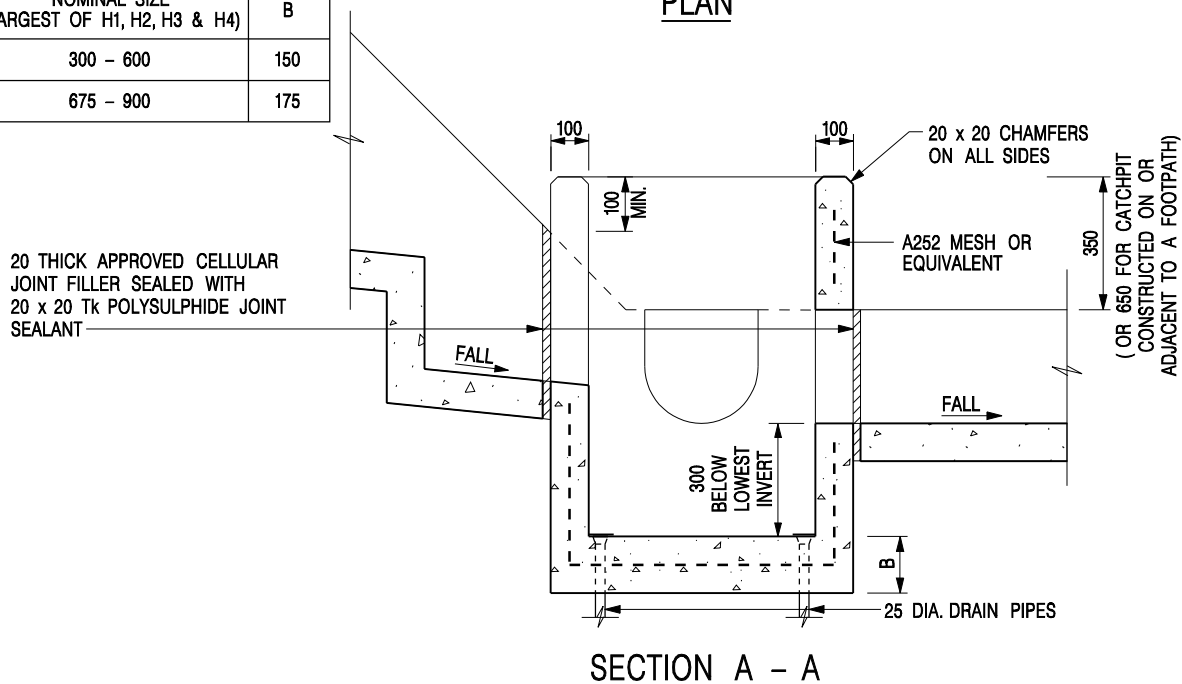


Figure 8.7 - Chart for the Rapid Design of Channels




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

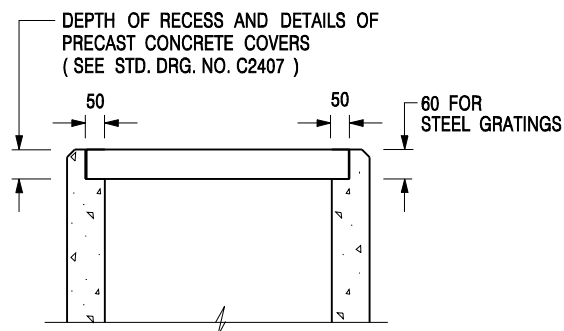


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

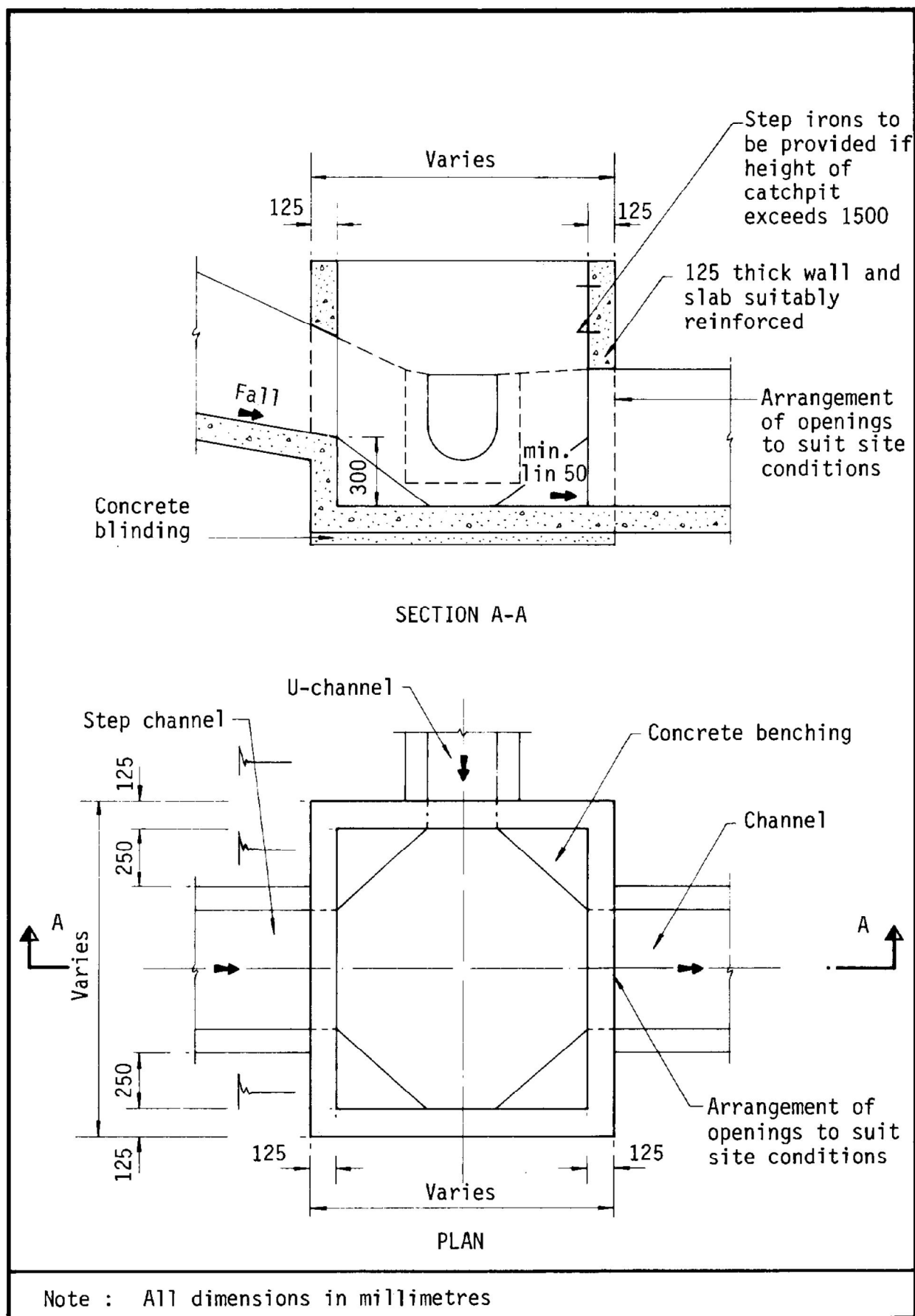
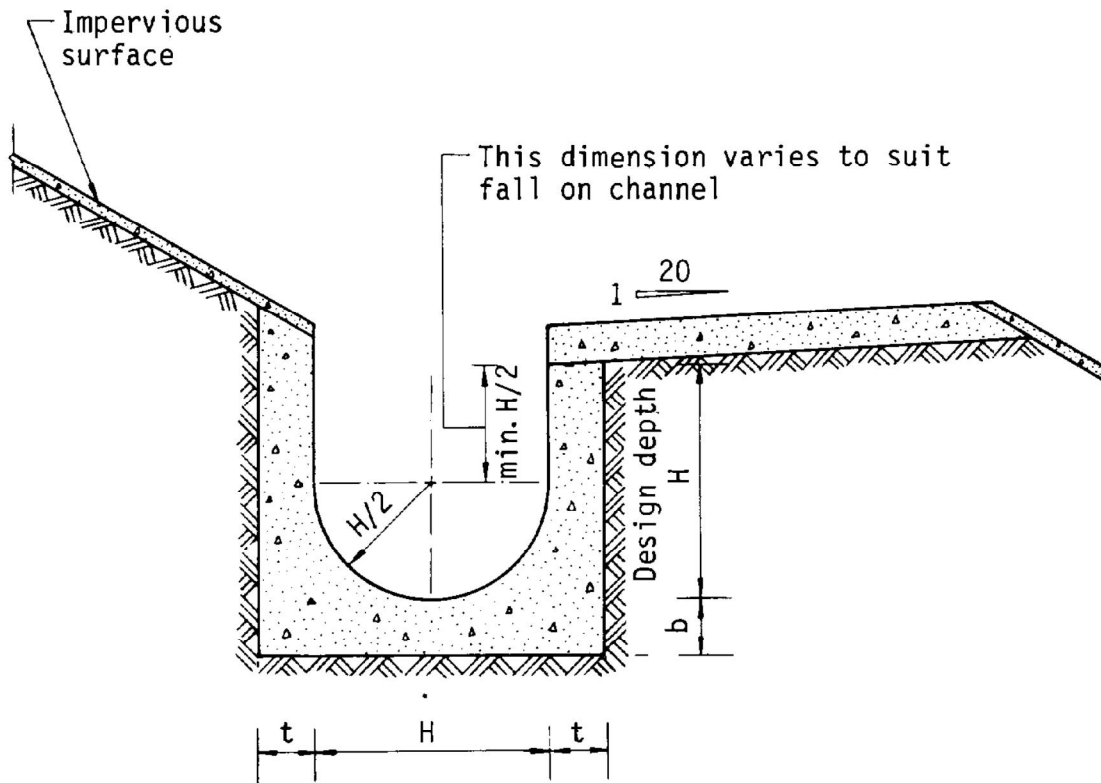


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

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粉嶺、上水及元朗東規劃處



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office

來函檔號 Your Reference : DD107 Lot 1058 RP & VL

本署檔號 Our Reference : TPB/A/YL-KTN/806

電話號碼 Tel. No. :

傳真機號碼 Fax No. :

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn.: Orpheus LEE / Grace WONG)

27 November 2023

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (d)
– the Submission of a Fire Service Installations Proposal****Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 1058 RP,
1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**
(Planning Application No. A/YL-KTN/806)

I refer to your submission dated 6.9.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comment in Appendix.

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel:) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
D of FS

(Attn.: Mr. CHEUNG Wing Hei)

(Fax:)

Internal
CTP/TPB

AL/AY/on

Appendix

Comments from the Director of Fire Services:

- i. The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1

HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2

THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3

A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4

NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5

WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6

TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & PUMP ROOM.
- 1.7

THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8

AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. FIRE ALARM SYSTEM
- 2.1

FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER N0.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
3. MISCELLANEOUS F.S. INSTALLATION
- 3.1

PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 3.3

SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 3.4

NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 3.5

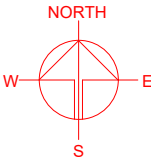
WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

Drawing No.	Ver.
FSIs	02
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL (1/2)	
Drawn	Date
OL	22.3.2022
Revised	Date
OL	28.7.2023

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 912m ² (ABOUT)
COVERED AREA	: 144m ² (ABOUT)
UNCOVERED AREA	: 768m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 16% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 288m ² (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

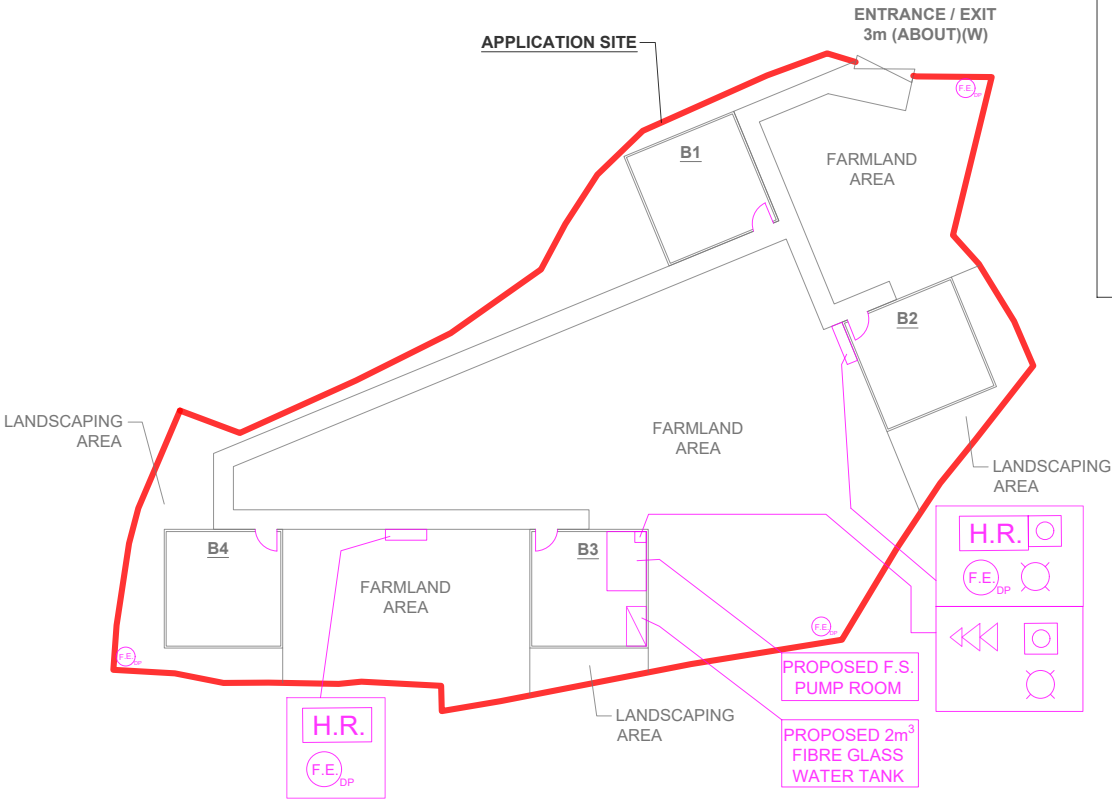
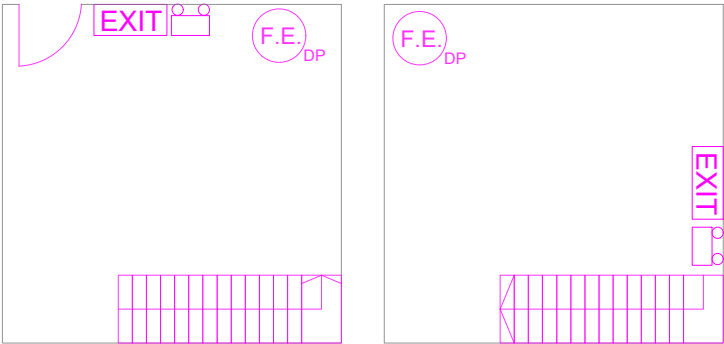


SCALE 1:140

INTERNAL LAYOUT OF
STRUCTURE B1 - B4

G/F

1/F



LEGEND

	APPLICATION SITE		VISUAL ALARM DEVICE
	STRUCTURE		HOSE REEL SET
	ENTRANCE / EXIT		HOSE REEL PUMP
	4KG DRY POWDER TYPE FIRE EXTINGUISHER		BREAK GLASS UNIT

Drawing No.	Ver.
APPENDIX 1	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	

Drawing Title	
FSIs PROPOSAL (2/2)	
Scale of A4	
1 : 400	
Drawn	Date
OL	22.3.2022
Revised	Date
OL	6.9.2023

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MEI FUNG ROAD VIA A FOOTPATH

ACCESSIBLE FROM MEI FUNG ROAD VIA A FOOTPATH

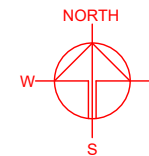
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

5.3.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 912 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
PLAN NO. : SYL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

逢吉鄉
輸水隧道入口
Fung Kat Heung
Portal

G/IC

FUNG KAT HEUNG ROAD

逢吉鄉
Fung Kat Heung

I(D)

AGR

I(D)

185

A)

SHA PO TSUEN ROAD

沙埔村
Sha Po Tsuen

V

CDA(1)

沙埔村路

樹
Yoho

SHUI MEI ROAD

長春新村
Cheuna Chun

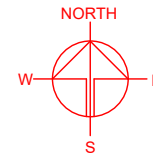
SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

APPLICATION SITE

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

5.3.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

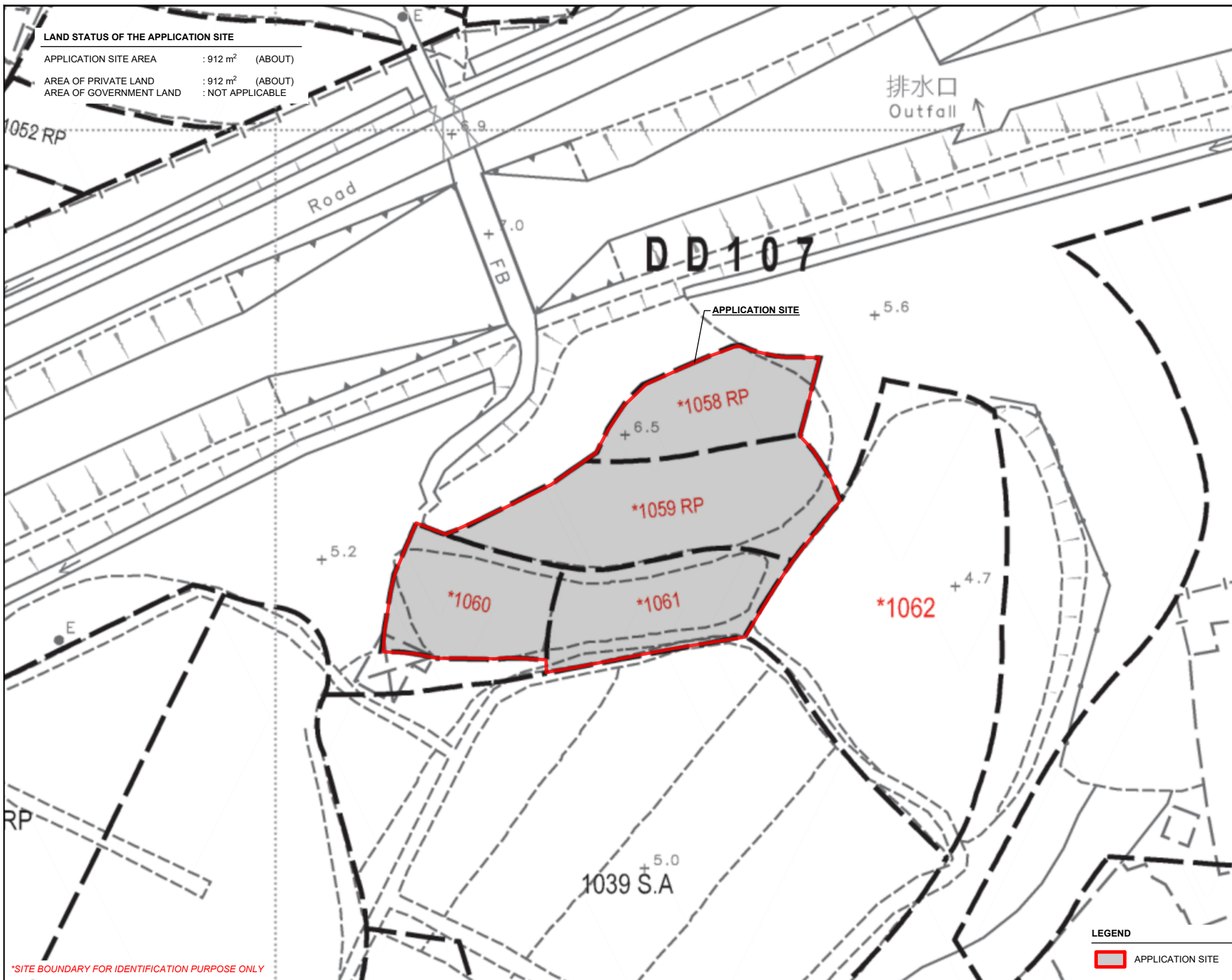
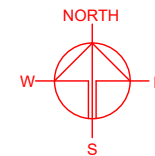
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 912 m² (ABOUT)
 AREA OF PRIVATE LAND : 912 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 5.3.2025
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE

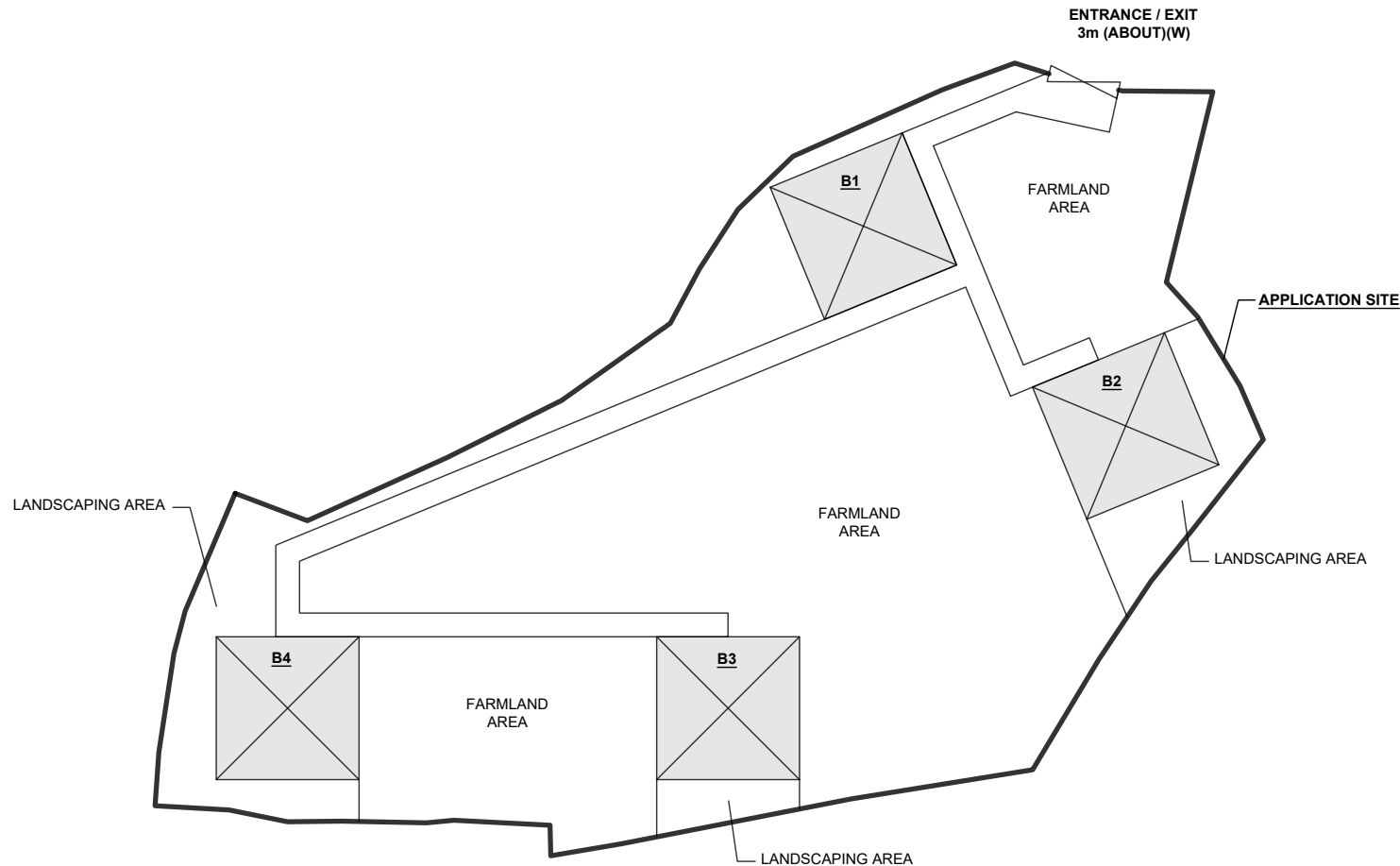
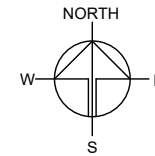
LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 912m ²	(ABOUT)
COVERED AREA	: 144m ²	(ABOUT)
UNCOVERED AREA	: 768m ²	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 16%	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 288 m ²	(ABOUT)
TOTAL GFA	: 288 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE
	ENTRANCE / EXIT

NO PARKING NOR LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY MN DATE 5.3.2025

REVISED BY DATE

APPROVED BY DATE

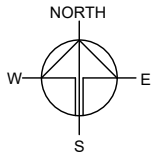
DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 912m ²	(ABOUT)
FARMLAND AREA	: 551m ² (60%)	(ABOUT)
LANDSCAPING AREA	: 139m ²	(ABOUT)
FILLING OF LAND AREA	: 222m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, CIRCULATION SPACE	



FILLING OF LAND AREA

EXISTING SITE LEVEL : +6.5mPD (ABOUT)

PURPOSE : CIRCULATION & PARKING SPACES

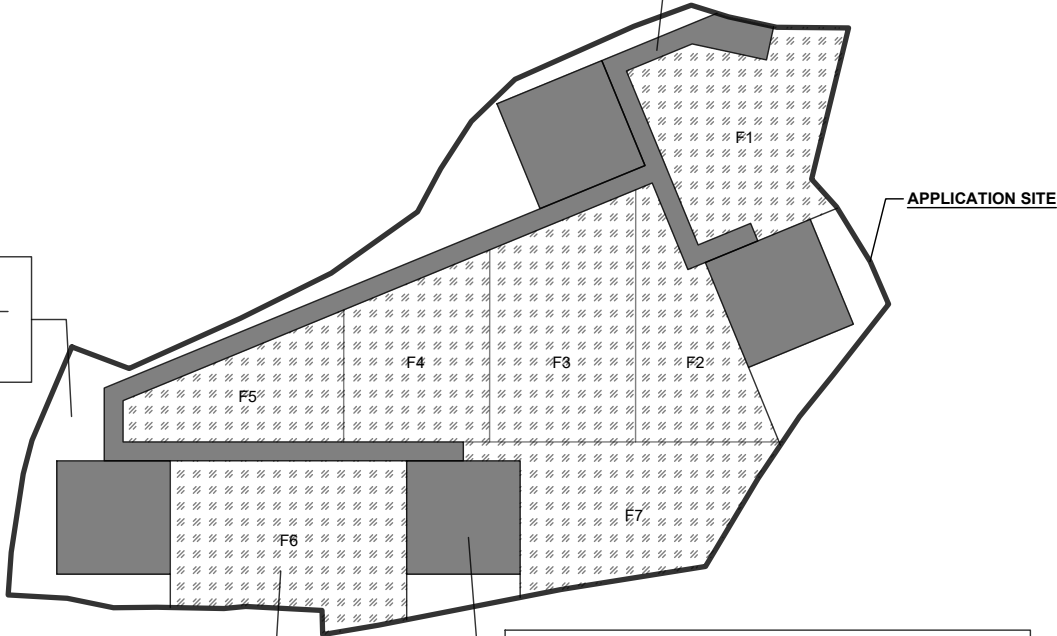
PROPOSED SITE LEVEL : +6.6mPD (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.1m

LANDSCAPING AREA

EXISTING SITE LEVEL : +6.5mPD (ABOUT)

NO LAND FILLING IS REQUIRED



FARMLAND AREA

EXISTING SITE LEVEL : +6.5mPD (ABOUT)

NO LAND FILLING IS REQUIRED

FILLING OF LAND AREA

EXISTING SITE LEVEL : +6.5mPD (ABOUT)

PURPOSE : SITE FORMATION OF STRUCTURE

PROPOSED SITE LEVEL : +6.7mPD (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.2m

LEGEND

APPLICATION SITE

NO PARKING NOR LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY	DATE
MN	5.3.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE	VER.
FILLING OF LAND	001

DWG. NO.	PLAN 5
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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)

ACCESSIBLE FROM MEI FUNG ROAD VIA A FOOTPATH

NEAREST MINIBUS STOP
500m (ABOUT) FROM THE
DESIGNATED MEETING
POINT

GREEN MINIBUS ROUTE
NO. 603 IS THE NEAREST
PUBLIC TRANSPORT
SERVICES

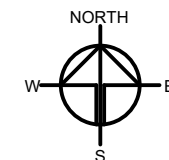
DESIGNATED MEETING POINT

ACCESSIBLE FROM MEI FUNG
ROAD VIA A FOOTPATH

APPLICATION SITE
250m (ABOUT) FROM
THE DESIGNATED
MEETING POINT

LEGEND

APPLICATION SITE



Drawing No.
PLAN 6

Ver.
01

Project

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

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW
TERRITORIES

Drawing Title
PUBLIC TRANSPORTATION

Scale of A4
1 : 5000

Drawn

Date

Revised

Date

5.3.2025

寄件者: Christian Chim [REDACTED]
寄件日期: 2025年05月19日星期一 17:52
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1107 - Further Information
附件: FI1 for A_YL-KTN_1107 (20250519).pdf
類別: Internet Email

Dear Sir,

Enclosed herewith the further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref.: DD 107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/1107

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

By Email

19 May 2025

Dear Sir,

1st Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1107)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



Response-to-Comment

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1107)

- (i) The captioned application is subject of a previous application No. A/YL-KTN/806. The applicant made submission of the same fire service installation (FSI) proposal to comply with approval condition (d) of the previous application, which was considered acceptable by the Director of Fire Services on 27.11.2023. Compared with the previous application, the applied use, site area, layout and other development parameters of the current application remain unchanged. The standards and specification of the proposed directional and exit signs are revised to ‘BS 5266-1:2016 and the FSD Circular Letter No. 5/2008’. Please refer to the FSI proposal at **Annex 1**.
- (ii) A RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	There is a watercourse located to the north of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	<p>The application site maintains a distance of at least 10 m (about) from the watercourse to its north.</p> <p>In order to protect the watercourse as far as practicable, perimeter channels with sand trap/catch pit are proposed in the drainage proposal to collect the surface runoff from the Site, so that no surface runoff would be washed directly into the watercourse.</p> <p>Periphery fencing will be erected along the site boundary to avoid any materials (including filling materials) being washed into the watercourse.</p> <p>In view of the above, it is expected that the proposed development would not impose adverse environmental impacts on the watercourse.</p>

2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please provide connection details for the proposed discharge point at the existing SCH1028854.	Connection details for the proposed discharge at the existing SCH1028854 was presented in drawing D03, the scale is enlarged for easy reference. Please refer to the revised drainage proposal at Annex 2 .
(b)	Please advise and indicate the proposed invert level (from CP5) at the existing SCH1028854.	The proposed invert level (from CP5) at the existing SCH1028854 was presented in drawing D03, the scale is enlarged for easy reference.
(c)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	No fence wall will be erected.
(d)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(e)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.
(f)	<p>It appears that the discharge point is at a DSD's existing u-channel. If the applicant wishes to make any other connection to the public drainage system in the area, please clarify whether the applicant agrees to abide the following:</p> <p><i>The applicant shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the</i></p>	Noted and it is agreed.

S.16 Planning Application No. A/YL-KTN/1107

	<p><i>proposed drainage connection works to this Division for the formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant/ lot owner at their own expense during the planning application period.</i></p>	
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Annex 1

Fire Service Installation Proposal

規 劃 署


粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference: DD107 Lot 1058 RP & VL
本署檔號 Our Reference: TPB/A/YL-KTN/806
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074/ 3168 4075

By Post & Fax 

R-riches Property Consultants Ltd.



(Attn.: Orpheus LEE / Grace WONG)

27 November 2023

Dear Sir/Madam,

Submission for Compliance with Approval Condition (d)
– the Submission of a Fire Service Installations Proposal

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1058 RP,
1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(Planning Application No. A/YL-KTN/806)

I refer to your submission dated 6.9.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comment in Appendix.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comment in Appendix.

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/

Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
D of FS

(Attn.: Mr. CHEUNG Wing Hei)

(Fax: 2739 8775)

Internal
CTP/TPB

AL/AY/on

Appendix

Comments from the Director of Fire Services:

- i. The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. FIRE ALARM SYSTEM

- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

3. MISCELLANEOUS F.S. INSTALLATION

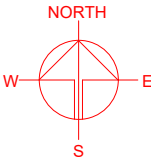
- 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND THE FSD CIRCULAR LETTER No. 5/2008.
- 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

Drawing No.	Ver.
FSIs	02
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
FSIs PROPOSAL (1/2)	
Drawn	Date
OL	22.3.2022
Revised	Date
OL	28.7.2023

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 912m ² (ABOUT)
COVERED AREA	: 144m ² (ABOUT)
UNCOVERED AREA	: 768m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 16% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 288m ² (ABOUT)
BUILDING HEIGHT	: 7m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	TOILET AND CHANGING ROOM	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B4	PLANT NURSERY & STORAGE OF FARM TOOLS	36m ² (ABOUT)	72m ² (ABOUT)	7m (ABOUT) (2-STOREY)
TOTAL		144m ² (ABOUT)	288m ² (ABOUT)	

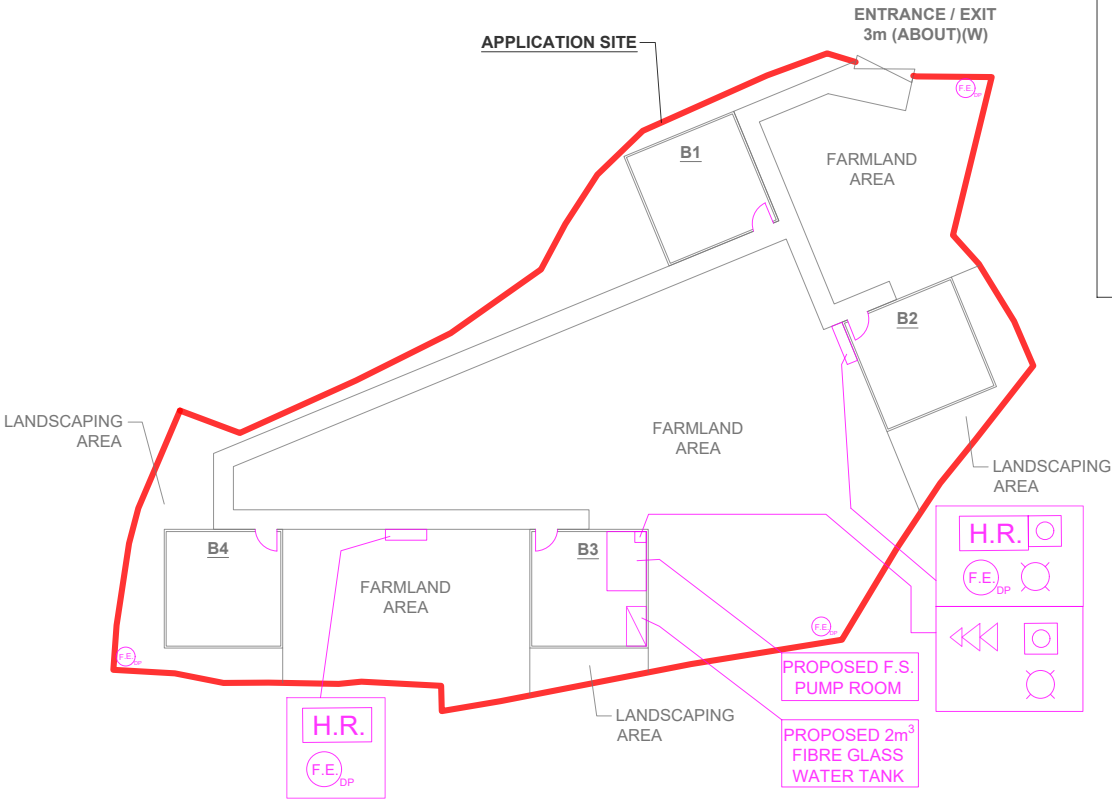
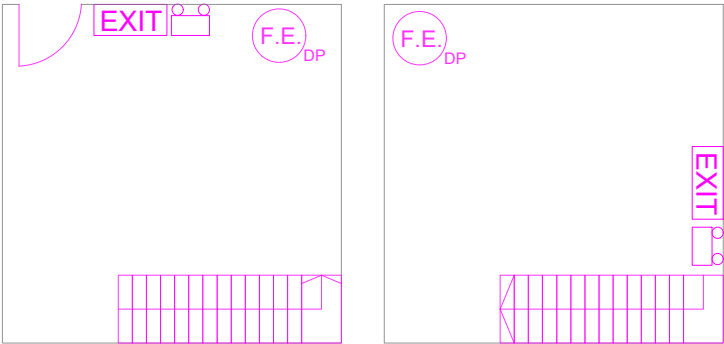


SCALE 1:140

INTERNAL LAYOUT OF
STRUCTURE B1 - B4

G/F

1/F



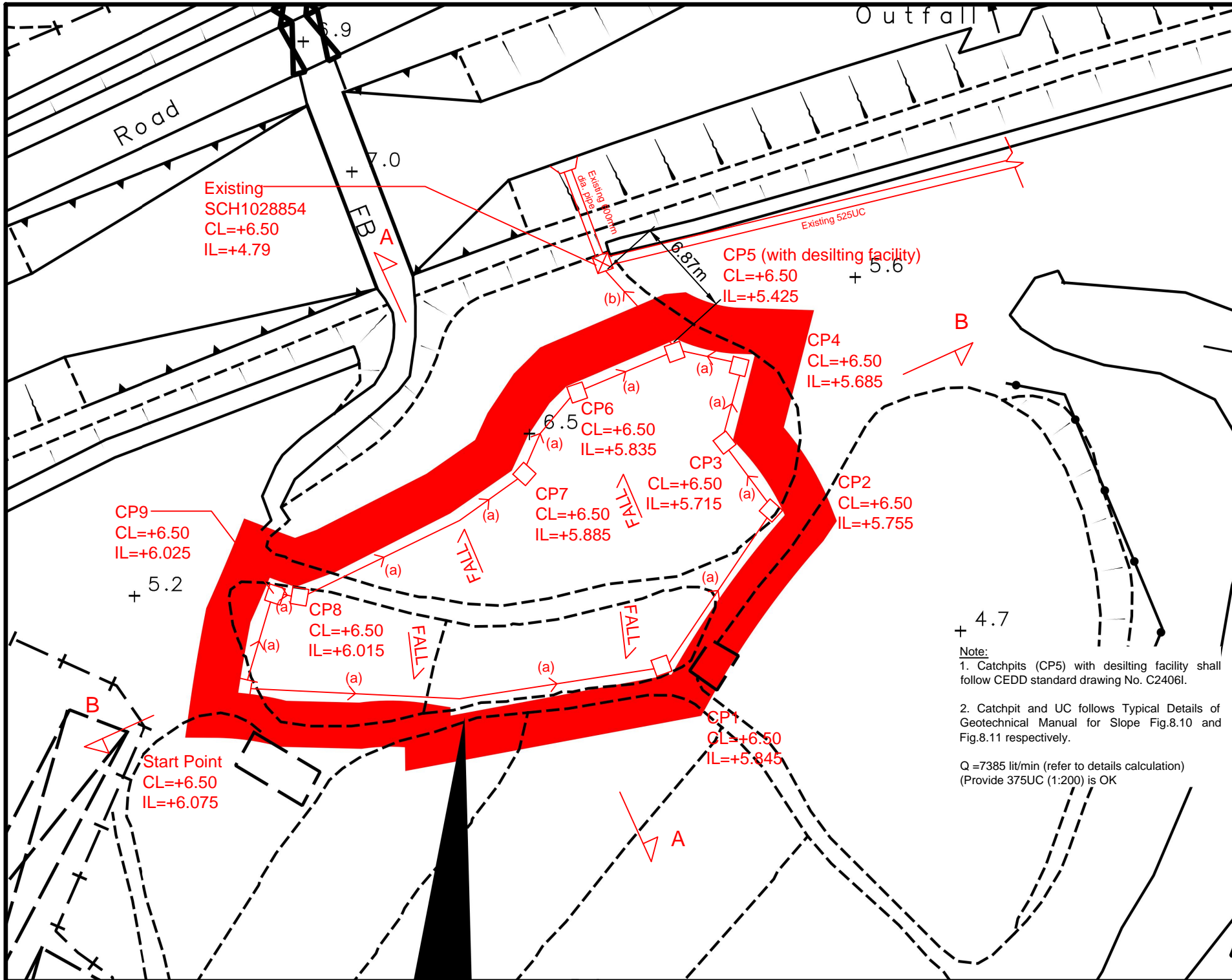
LEGEND

	APPLICATION SITE		VISUAL ALARM DEVICE
	STRUCTURE		HOSE REEL SET
	ENTRANCE / EXIT		HOSE REEL PUMP
	4KG DRY POWDER TYPE FIRE EXTINGUISHER		BREAK GLASS UNIT

Drawing No.	Ver.
APPENDIX 1	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE FOR A PERIOD OF 5 YEARS AND LAND FILLING	
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	

Drawing Title	
FSIs PROPOSAL (2/2)	
Scale of A4	
1 : 400	
Drawn	Date
OL	22.3.2022
Revised	Date
OL	6.9.2023

Annex 2
Drainage Proposal



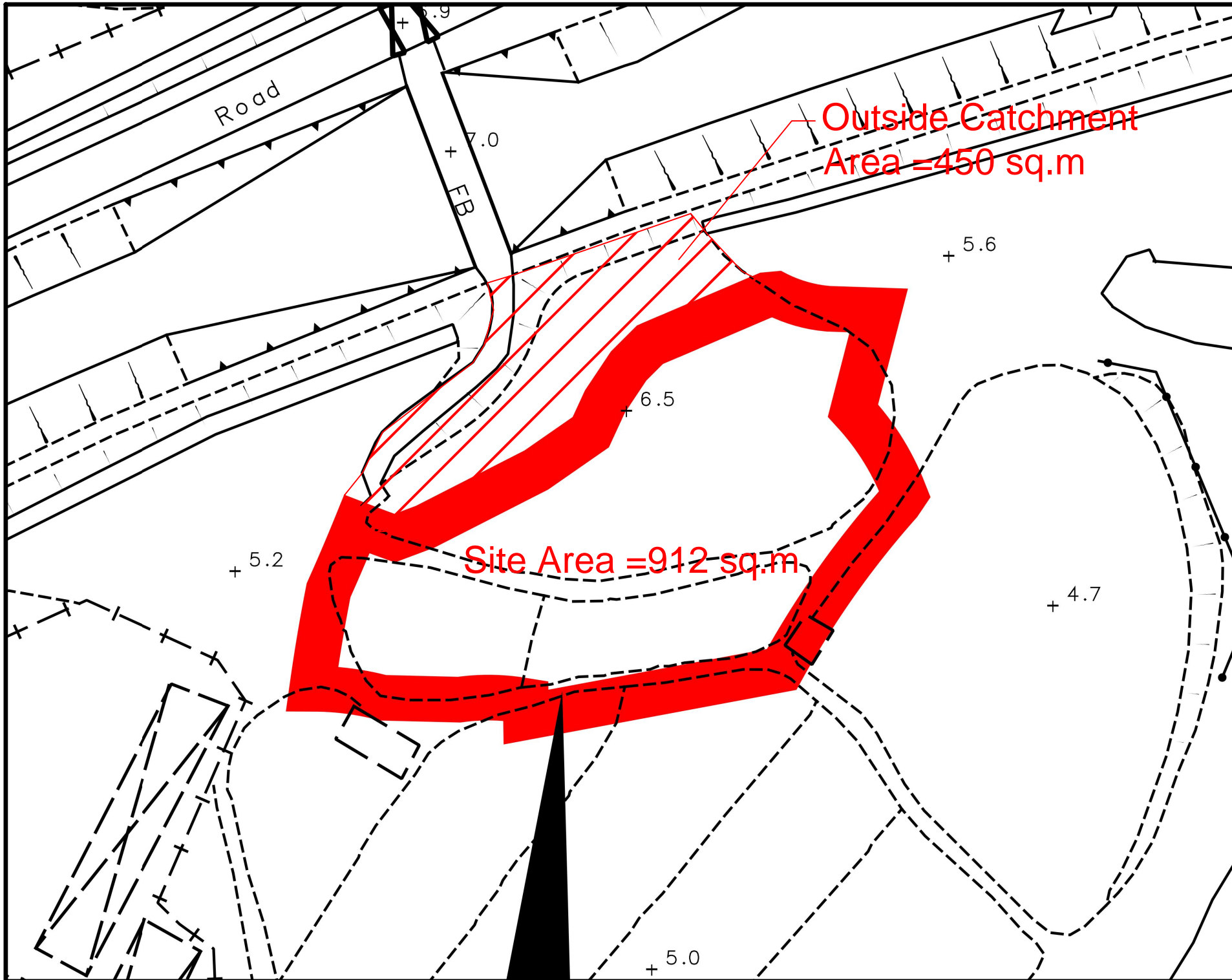
LEGEND	
(a)	Proposed 375UC (1:200) with Cast Iron cover
(b)	Proposed 375 underground pipe (1:55)
□	Proposed Catchpit
—	Existing Drain
⊠	Existing Catchpit
Company:	
正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT:	
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years at Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D.107, Fung Kat Heung, Pat Heung, Yuen Long (A/YL-KTN/806)	
TITLE:	
Drainage Proposal	
File:	DWG NO.
Scale:	KTN806-D01
Date:	
30-9-2024	

Note:

1. Catchpits (CP5) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

Q = 7385 lit/min (refer to details calculation)
(Provide 375UC (1:200) is OK)



LEGEND	
(a)	Proposed 375UC (1:200) with Cast Iron cover
(b)	Proposed 375 underground pipe (1:55)
	Proposed Catchpit
	Existing Drain
	Existing Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years at Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D.107, Fung Kat Heung, Pat Heung, Yuen Long (A/YL-KTN/806)	
TITLE: Drainage Proposal (Catchment Plan)	
File:	DWG NO. KTN806-D02
Scale:	
Date: 30-9-2024	

Calculation of Runoff from the Proposed Development,

The site will be hard praved

$$Q = 0.278 C i A$$

$$C = 0.95$$

$$A = 1362 \text{ m}^2$$

$$= 0.001362 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 1362^{0.1}$$

$$= 0.703 \text{ min}$$

$$i = a / (t + b)^c$$

$$= 474.6 / (0.703 + 2.90)^{0.371}$$

$$= 295 \text{ mm/hr}$$

(Values of a, b and c are from Table 3d of
Corrigendum 2024, SDM with 50yrs return period)

Therefore,

$$Q = 0.278 * 0.95 * 295 * 0.001362 * 1.16 \text{ (16% for rainfall increase due to climate change)}$$

$$= 0.1231 \text{ m}^3/\text{sec}$$

$$= 7385 \text{ lit/min}$$

Check 375mm dia. Pipes by Colebrook-White Equation

Gradient of Proposed 375mm dia. pipe: (5.425-5.3)/6.87, i.e. 1:55

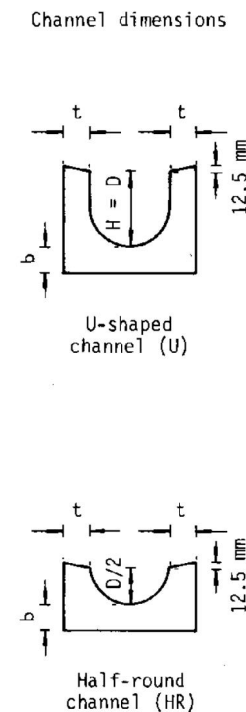
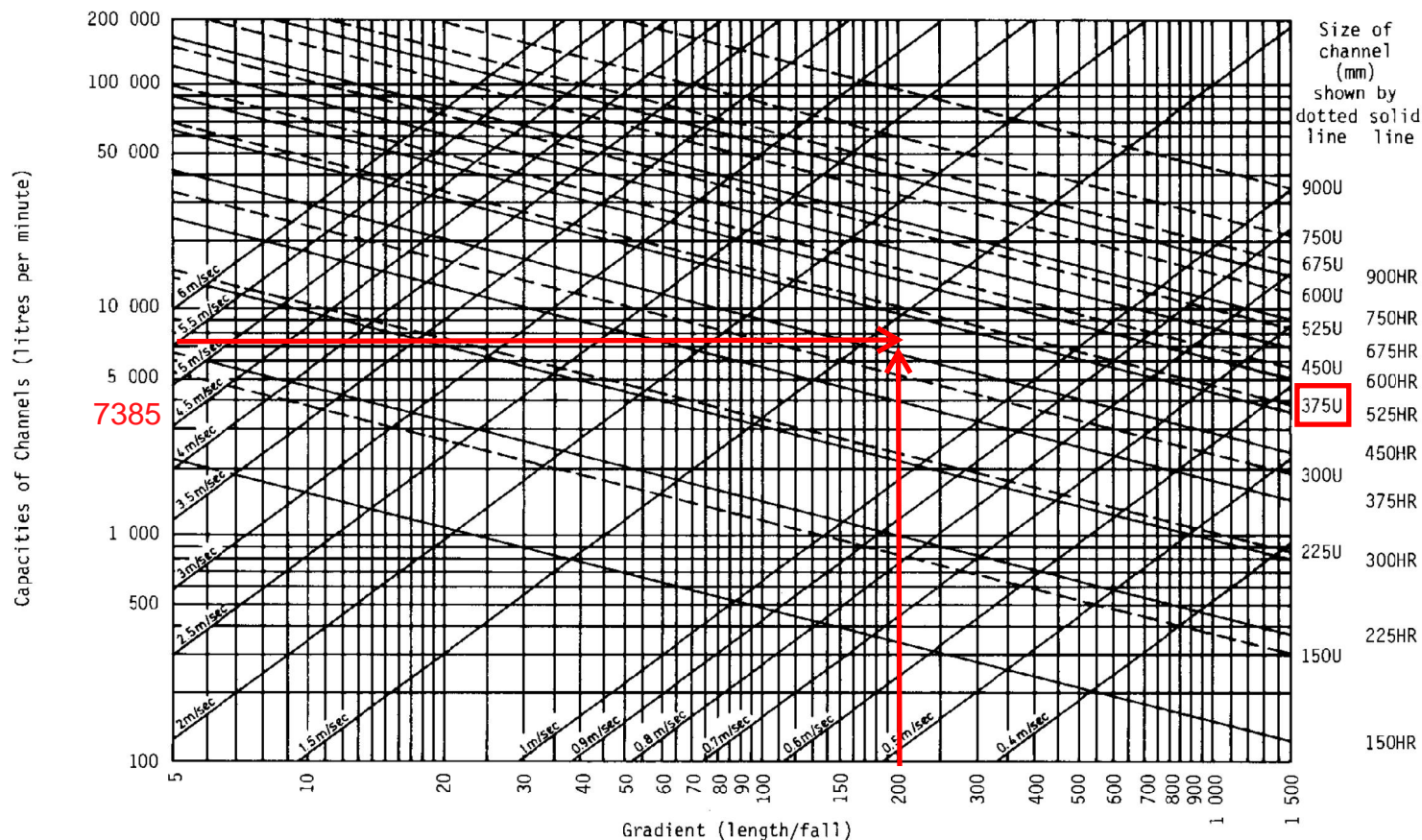
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.0006	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.018182		hydraulic gradient

(Table 14 from SDM 2018, concrete pipe)

Therefore, design V of pipe capacity	=	2.4459	m/s	<	3	m/s	
Capacity of pipe	=	VA	=	3.14*0.175*0.175*2.6646			
	=	0.173	m ³ /s				
Apply 0.9 factor for sedimentation	=	9336	lit/min	>	7385	lit/min	OK



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

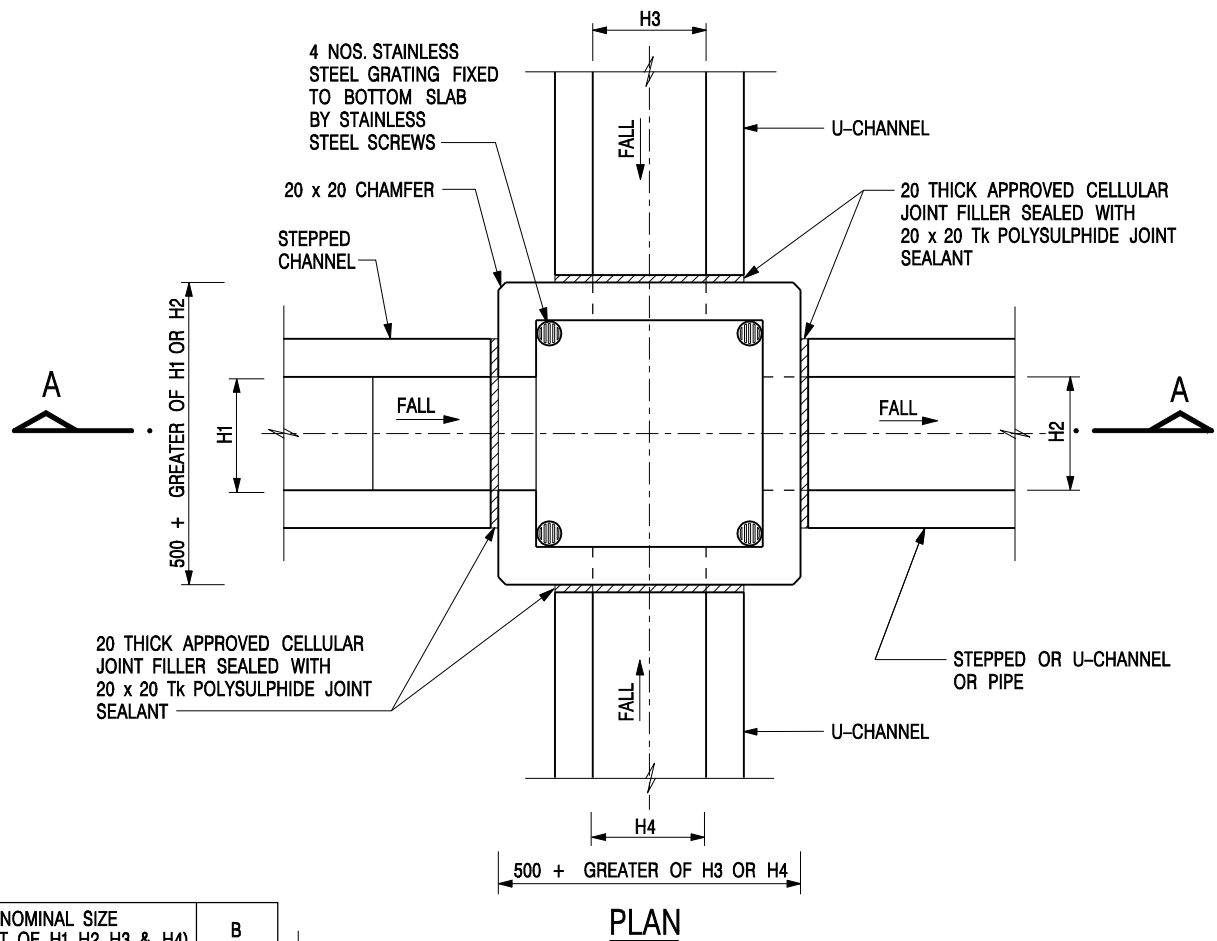
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

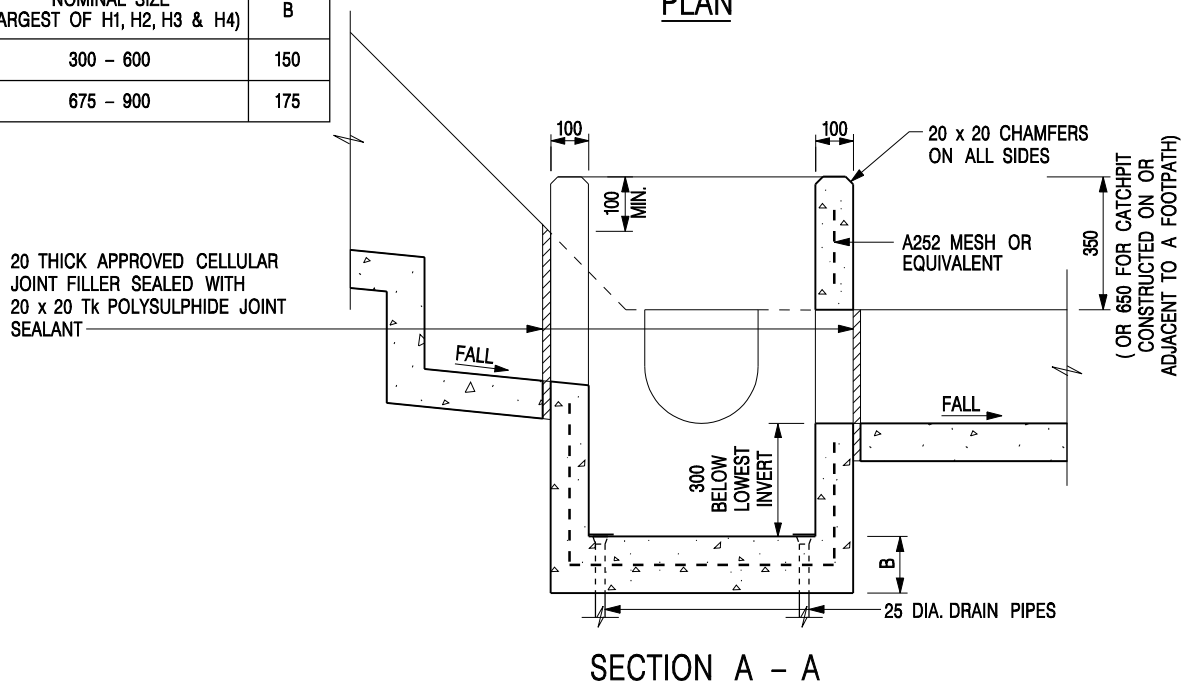
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

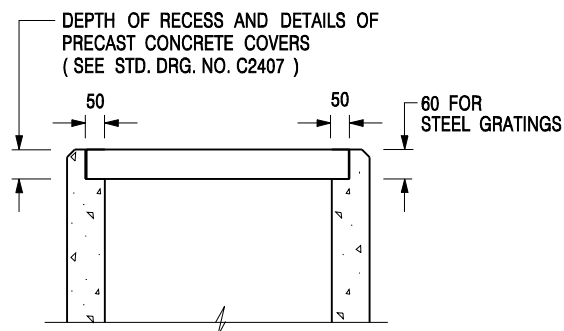


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DRAWING NO. C2406 /1	
DATE JAN 1991			



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

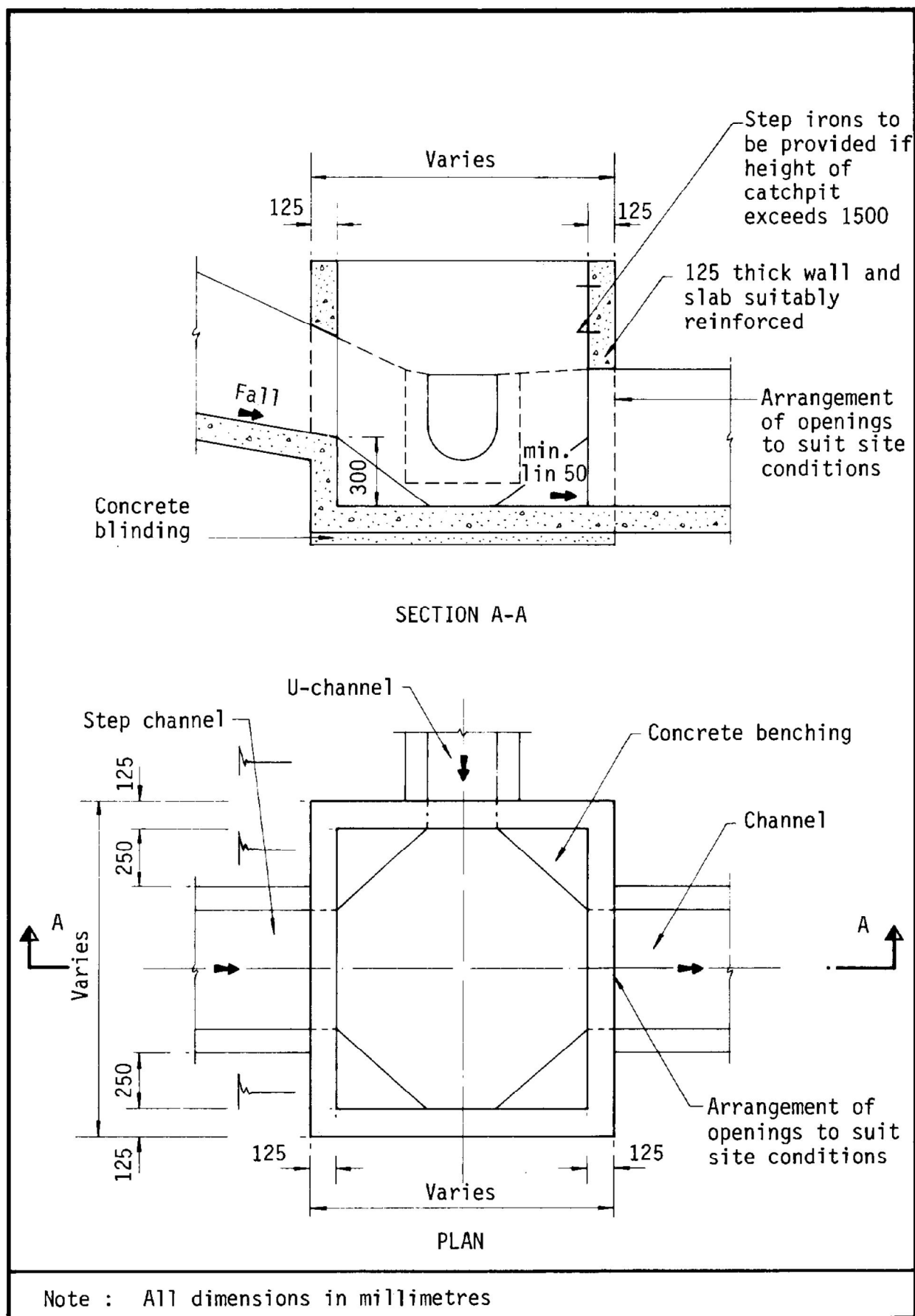
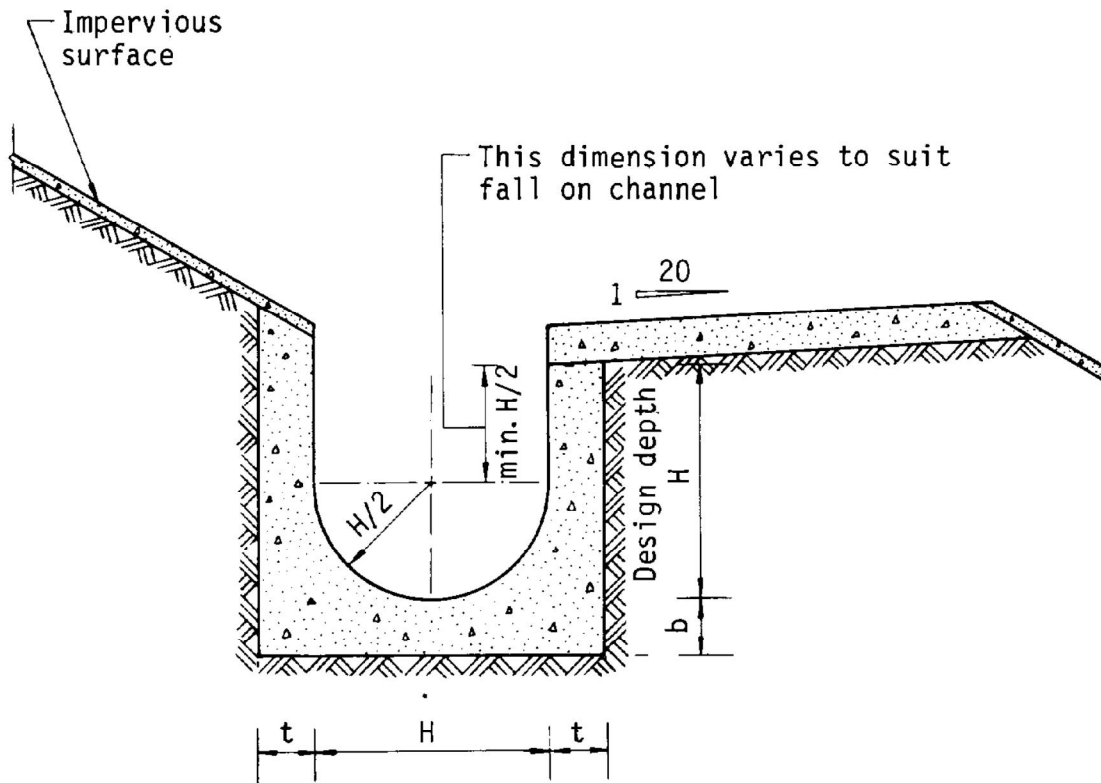


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

寄件者: Christian Chim [REDACTED]
寄件日期: 2025年05月28日星期三 17:43
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1107 - Further Information
附件: FI2 for A_YL-KTN_1107 (20250528).pdf
類別: Internet Email

Dear Sir,

Enclosed herewith the further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref.: DD 107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/1107

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

By Email

28 May 2025

Dear Sir,

2nd Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1107)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



Response-to-Comment

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1107)

- (i) The applicant provides the following clarifications as per the request of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD):
- the original site level of the application site (the Site) was at 6.5 mPD;
 - during the approval period of the previous planning application No. A/YL-KTN/806, portion the Site (i.e. about 222 m²; about 24% of the Site) has been covered with existing hard-paving of not more than 0.2 m in depth;
 - the current application serves to regularise the existing hard paving, where the existing level of the hard-paving is between 6.6 mPD to 6.7 mPD; and
 - please refer to the revised plan showing the filling of land at the Site.

PAVED RATIO OF THE APPLICATION SITE

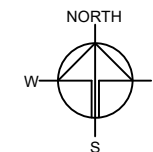
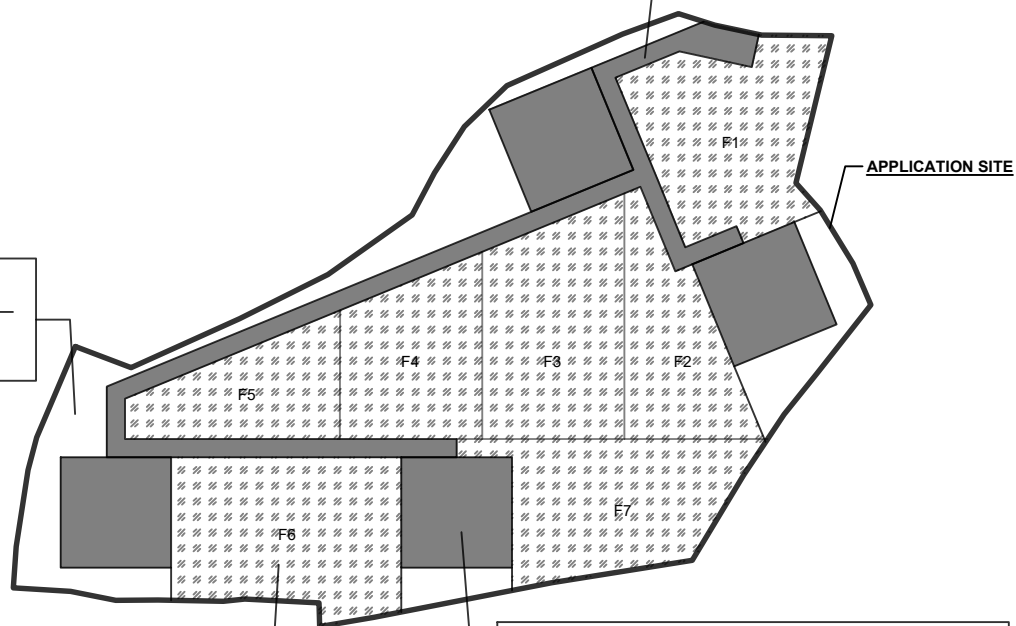
APPLICATION SITE AREA	: 912m ²	(ABOUT)
FARMLAND AREA	: 551m ² (60%)	(ABOUT)
LANDSCAPING AREA	: 139m ²	(ABOUT)
FILLING OF LAND AREA	: 222m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, CIRCULATION SPACE	

LANDSCAPING AREA	
EXISTING SITE LEVEL	: +6.5mPD (ABOUT)
NO LAND FILLING IS REQUIRED	

FARMLAND AREA	
EXISTING SITE LEVEL	: +6.5mPD (ABOUT)
NO LAND FILLING IS REQUIRED	

FILLING OF LAND AREA	
ORIGINAL SITE LEVEL	: +6.5mPD (ABOUT)
PURPOSE	: SITE FORMATION OF STRUCTURE
EXISTING SITE LEVEL	: +6.7mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m

FILLING OF LAND AREA	
ORIGINAL SITE LEVEL	: +6.5mPD (ABOUT)
PURPOSE	: CIRCULATION & PARKING SPACES
EXISTING SITE LEVEL	: +6.6mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1m



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY	DATE
MN	28.5.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

LEGEND

APPLICATION SITE

NO PARKING NOR LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

寄件者: Christian Chim [REDACTED]
寄件日期: 2025年06月11日星期三 17:27
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1107 - Further Information
附件: FI3 for A_YL-KTN_1107 (20250611).pdf
類別: Internet Email

Dear Sir,

Enclosed herewith the further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref.: DD 107 Lot 1058 RP & VL
Your Ref.: TPB/A/YL-KTN/1107

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

By E-mail

11 June 2025

Dear Sir,

3rd Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1107)

We write to submit further information in response to departmental comments on the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



Response-to-Comment

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1107)

(i) The applicant provides the following information:

- a revised drainage proposal; and
- a location plan showing a revised access.

(ii) A RtC table:

1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	GEO Technical Guidance Note No. 43 should be adopted for u-channel checking as Figure 8.7 of the Geotechnical Manual for Slopes (GCO, 1984) was superseded.	TGN 43 is adopted.
(b)	Calculation – For rainfall intensity, please review the a, b and c values according to the latest SDM Corrigendum.	Table 3a, 50 years return period under corrigendum 2024 is adopted.
(c)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected.	Minor filling will be carried out for leveling the application site to facilitate the proposed development.

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MEI FUNG ROAD VIA A FOOTPATH

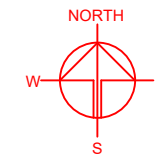
ACCESSIBLE FROM MEI FUNG
ROAD VIA A FOOTPATH

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY : MN
DATE : 11.6.2025

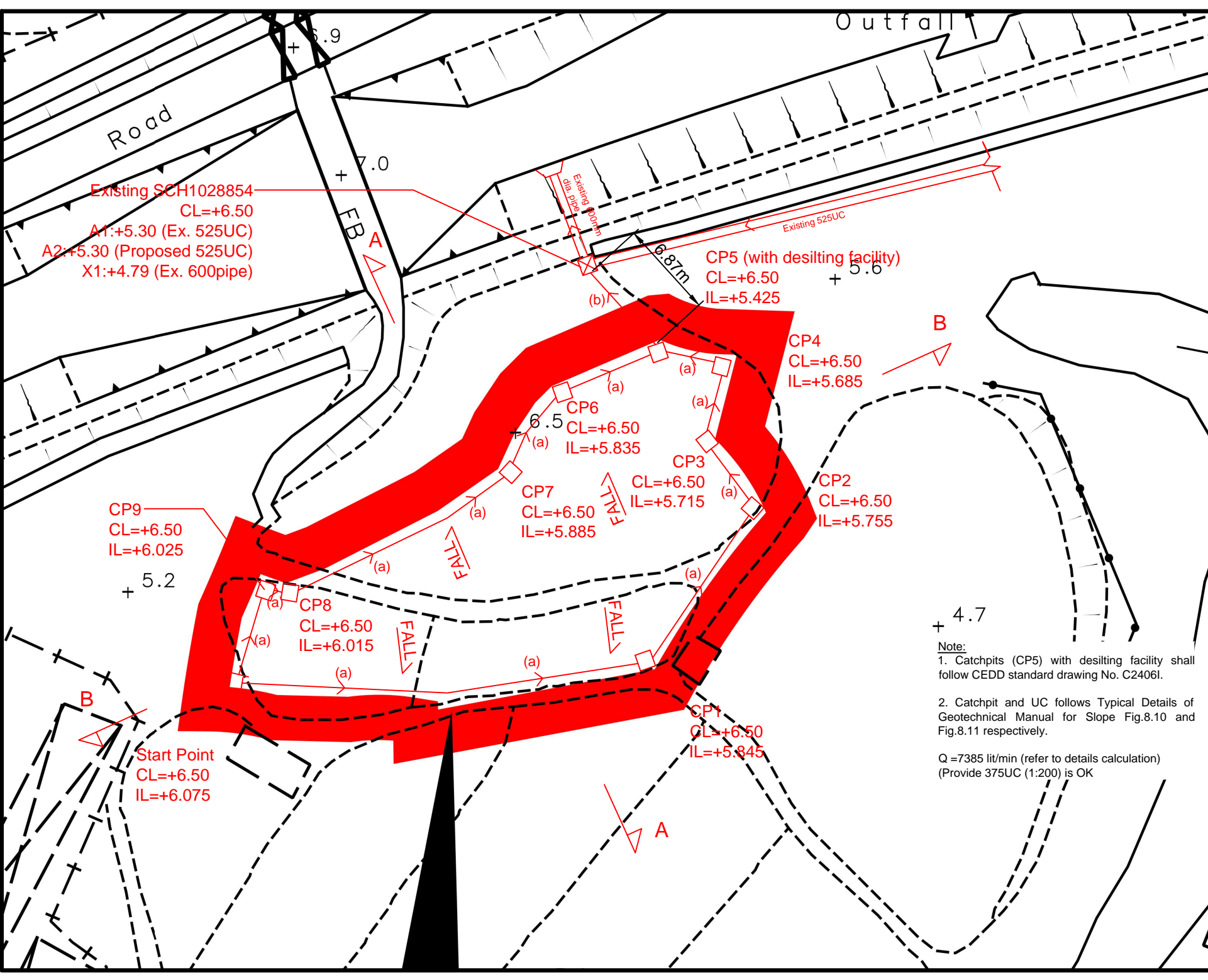
REVISED BY :
DATE :

APPROVED BY :
DATE :

DWG. TITLE
LOCATION PLAN

DWG. NO.
PLAN 1

VER.
001



LEGEND

(a)

→

Proposed 375UC
(1:200) with
Cast Iron cover

(b)

→

Proposed 375
underground pipe
(1:55)

□

Proposed Catchpit

→

Existing Drain

⊠

Existing Catchpit

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:

A/YL-KTN/1107

Note:

1. Catchpits (CP5) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

Q =7385 lit/min (refer to details calculation)
(Provide 375UC (1:200) is OK

TITLE:

Drainage Proposal

File:

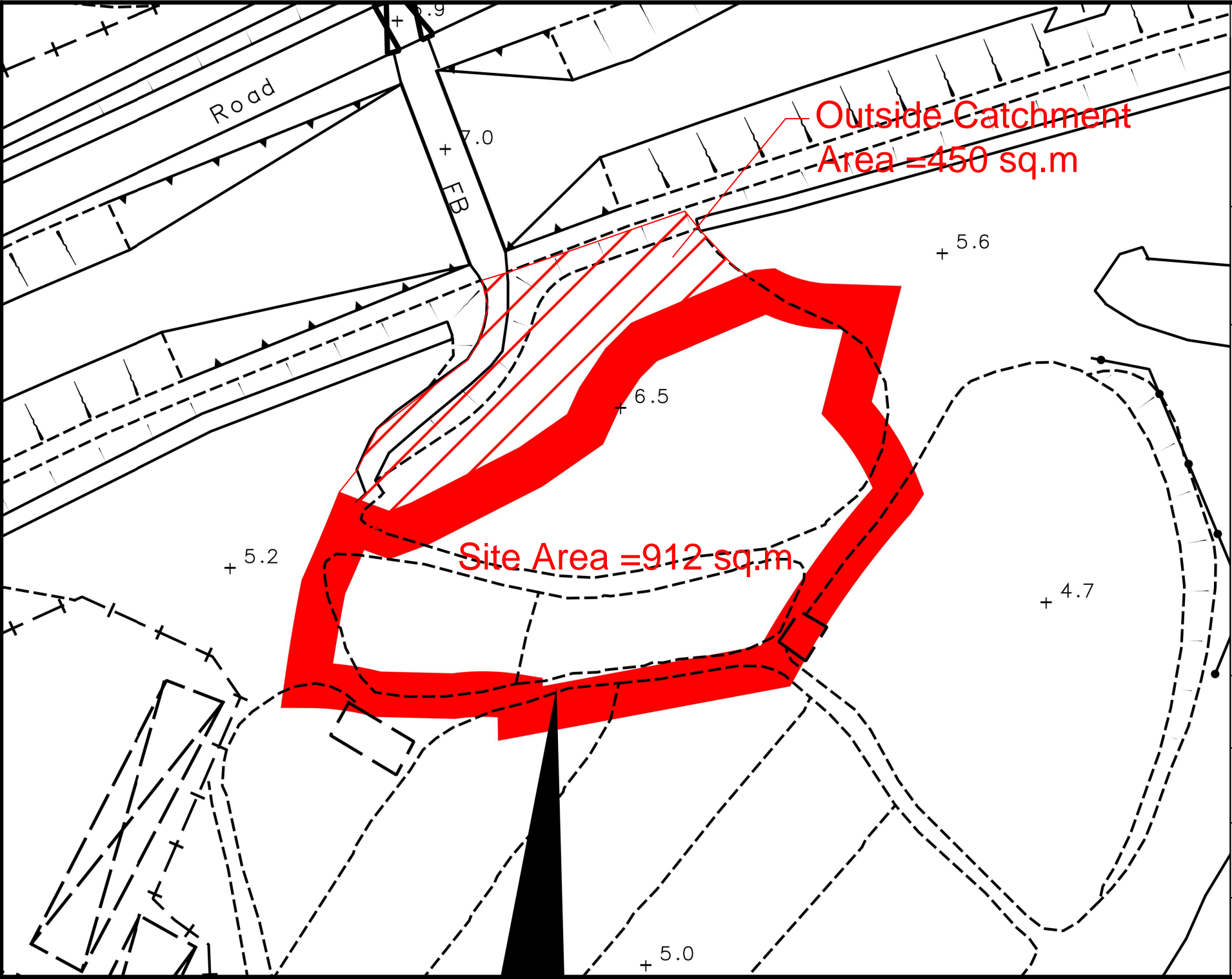
DWG NO.

Scale:

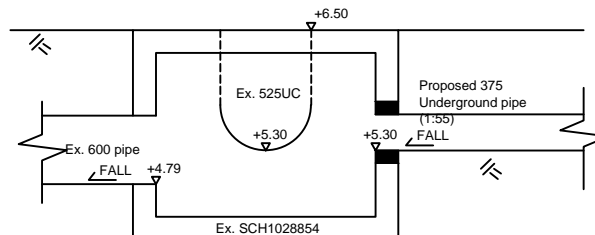
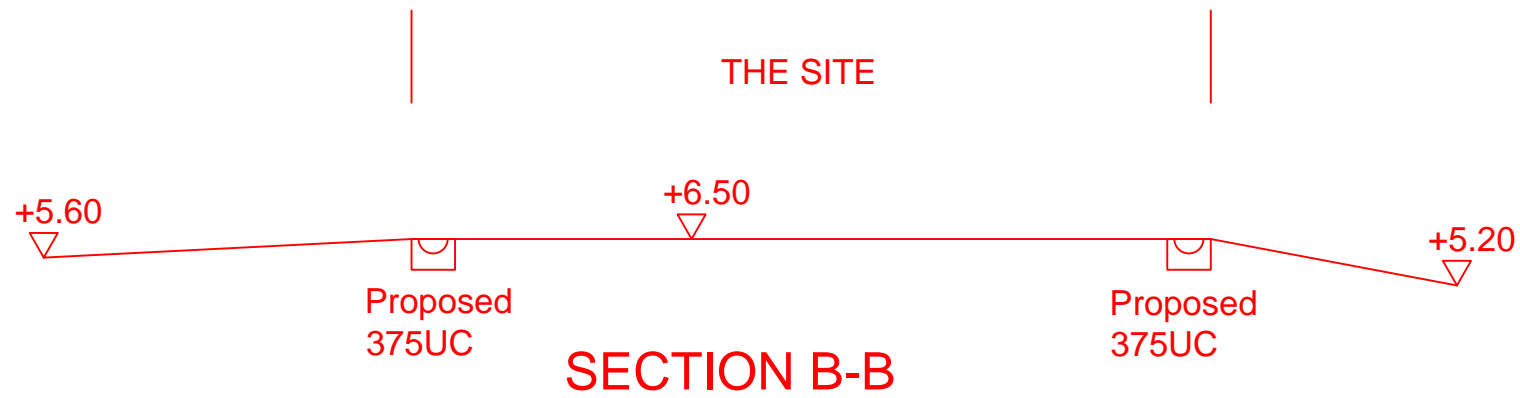
KTN1107-
D01

Date:

6-6-2025



LEGEND	
(a)	Proposed 375UC (1:200) with Cast Iron cover
(b)	Proposed 375 underground pipe (1:55)
□	Proposed Catchpit
—	Existing Drain
⊠	Existing Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: A/YL-KTN/1107	
TITLE: Drainage Proposal (Catchment Plan)	
File:	DWG NO.
Scale:	KTN1107-D02
Date: 30-9-2024	



SECTION 1-1

LEGEND	
(a) →	Proposed 375UC (1:200) with Cast Iron cover
(b) →	Proposed 375 underground pipe (1:55)
□	Proposed Catchpit
⇒	Existing Drain
☒	Existing Catchpit
Company: 正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT: A/YL-KTN/1107	
TITLE: Drainage Proposal (SECTIONS AND CONNECTION DETAILS)	
File:	DWG NO.
Scale:	KTN1107- D03
Date: 6-6-2025	

Calculation of Runoff from the Proposed Development,

The site will be hard praved

$$Q = 0.278 C i A$$

$$C = 0.95$$

$$A = 1362 \text{ m}^2$$

$$= 0.001362 \text{ km}^2$$

$$t = 0.14465 L / H^{0.2} A^{0.1}$$

$$= 0.14465 * 10 / 1^{0.2} * 1362^{0.1}$$

$$= 0.703 \text{ min}$$

$$i = a / (t + b)^c$$

$$= 505.5 / (0.703 + 3.29)^{0.355}$$

$$= 309 \text{ mm/hr}$$

(Values of a, b and c are from Table 3a of
Corrigendum 2024, SDM with 50yrs return period)

Therefore,

$$Q = 0.278 * 0.95 * 309 * 0.001362 * 1.16 \text{ (16% for rainfall increase due to climate change)}$$

$$= 0.1290 \text{ m}^3/\text{sec}$$

$$= 7741 \text{ lit/min}$$

Check 375mm dia. Pipes by Colebrook-White Equation

Gradient of Proposed 375mm dia. pipe: (5.425-5.3)/6.87, i.e. 1:55

$$V = -\sqrt{(8gs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gs)}}\right)$$

where :

V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.375	m	internal pipe diameter (m)
ks	=	0.0006	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.018182		hydraulic gradient

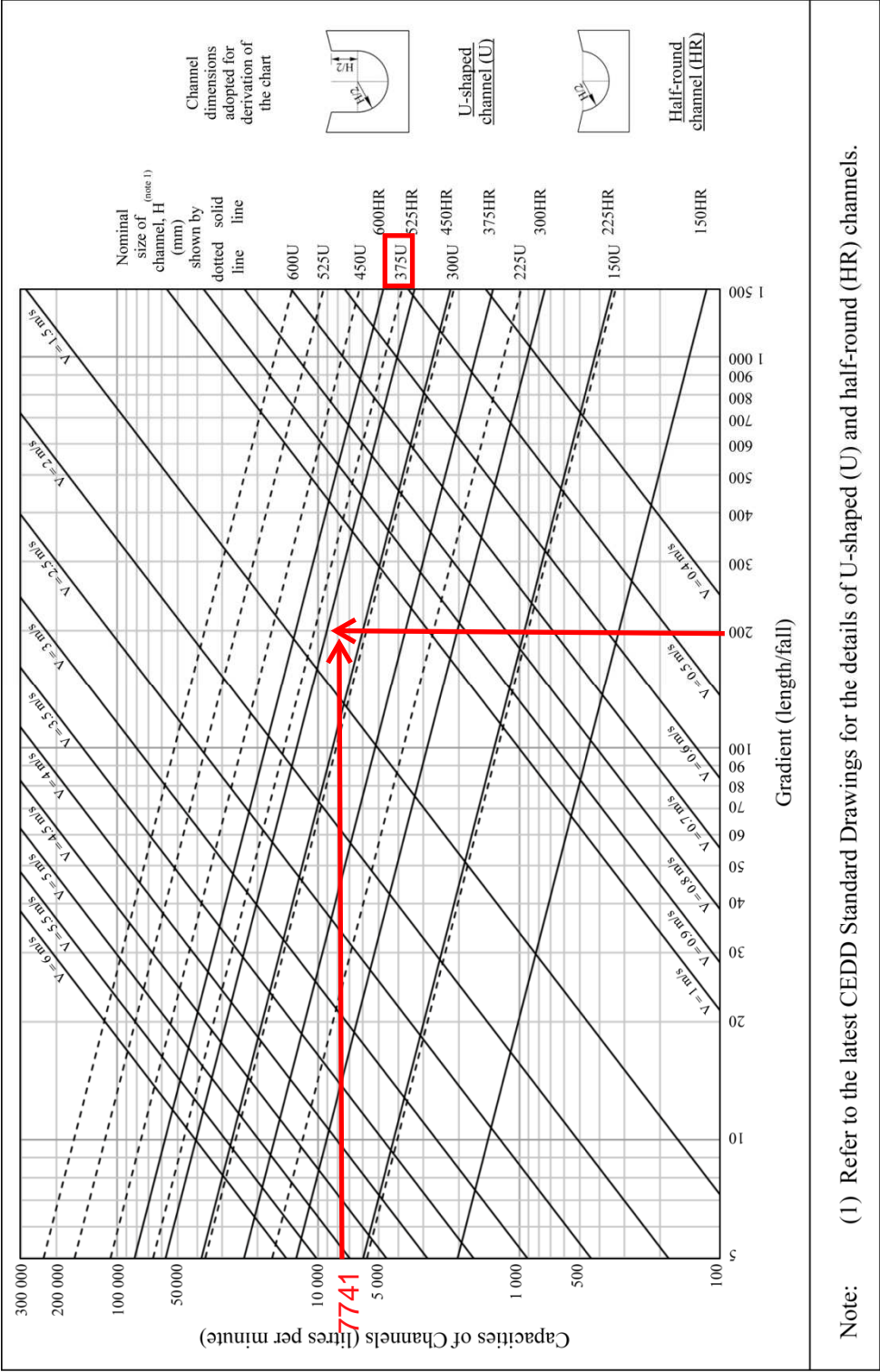
(Table 14 from SDM 2018, concrete pipe)

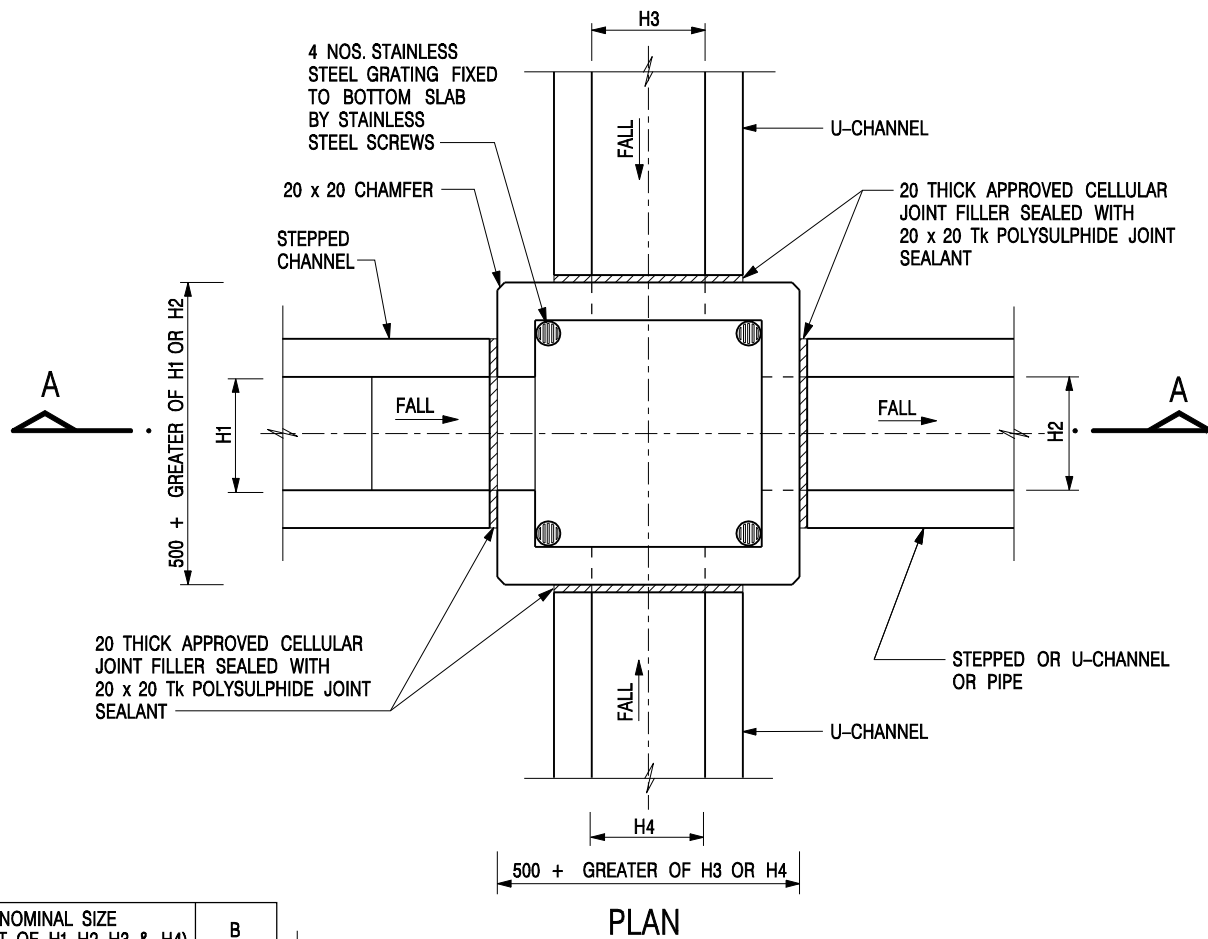
Therefore, design V of pipe capacity	=	2.4459	m/s	<	3	m/s	
Capacity of pipe	=	VA	=	3.14*0.175*0.175*2.6646			
	=	0.173	m ³ /s				
Apply 0.9 factor for sedimentation	=	9336	lit/min	>	7385	lit/min	OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

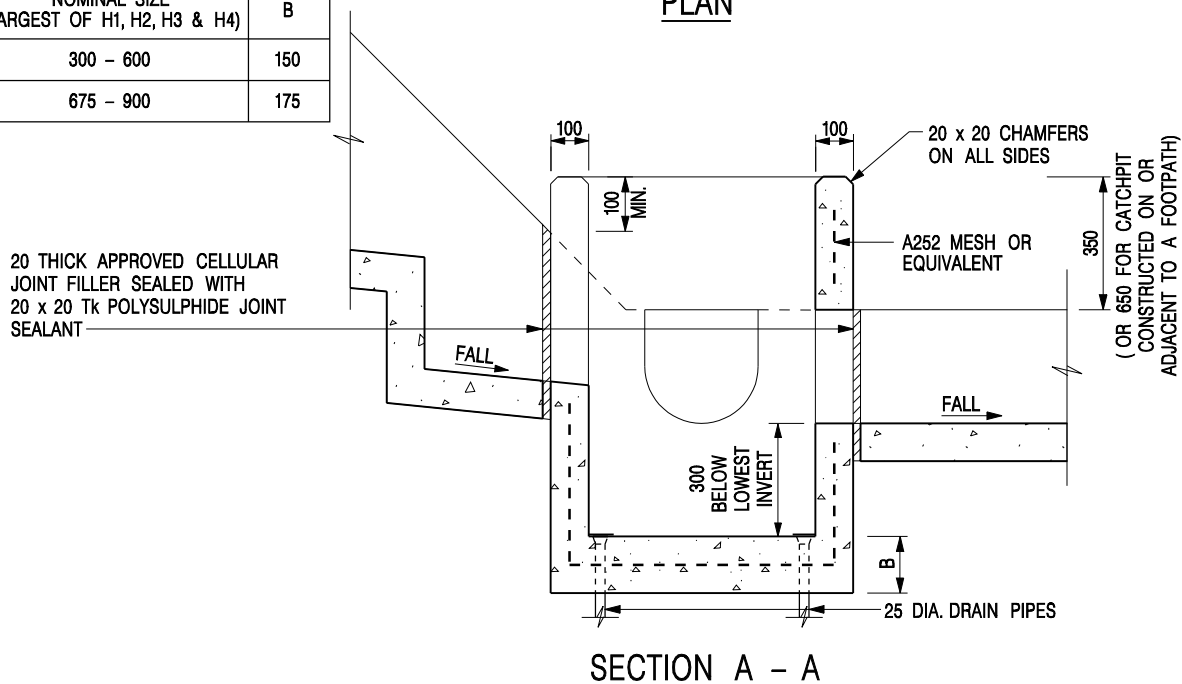
Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm






NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

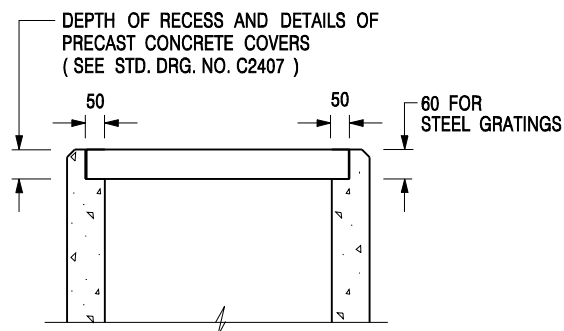


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

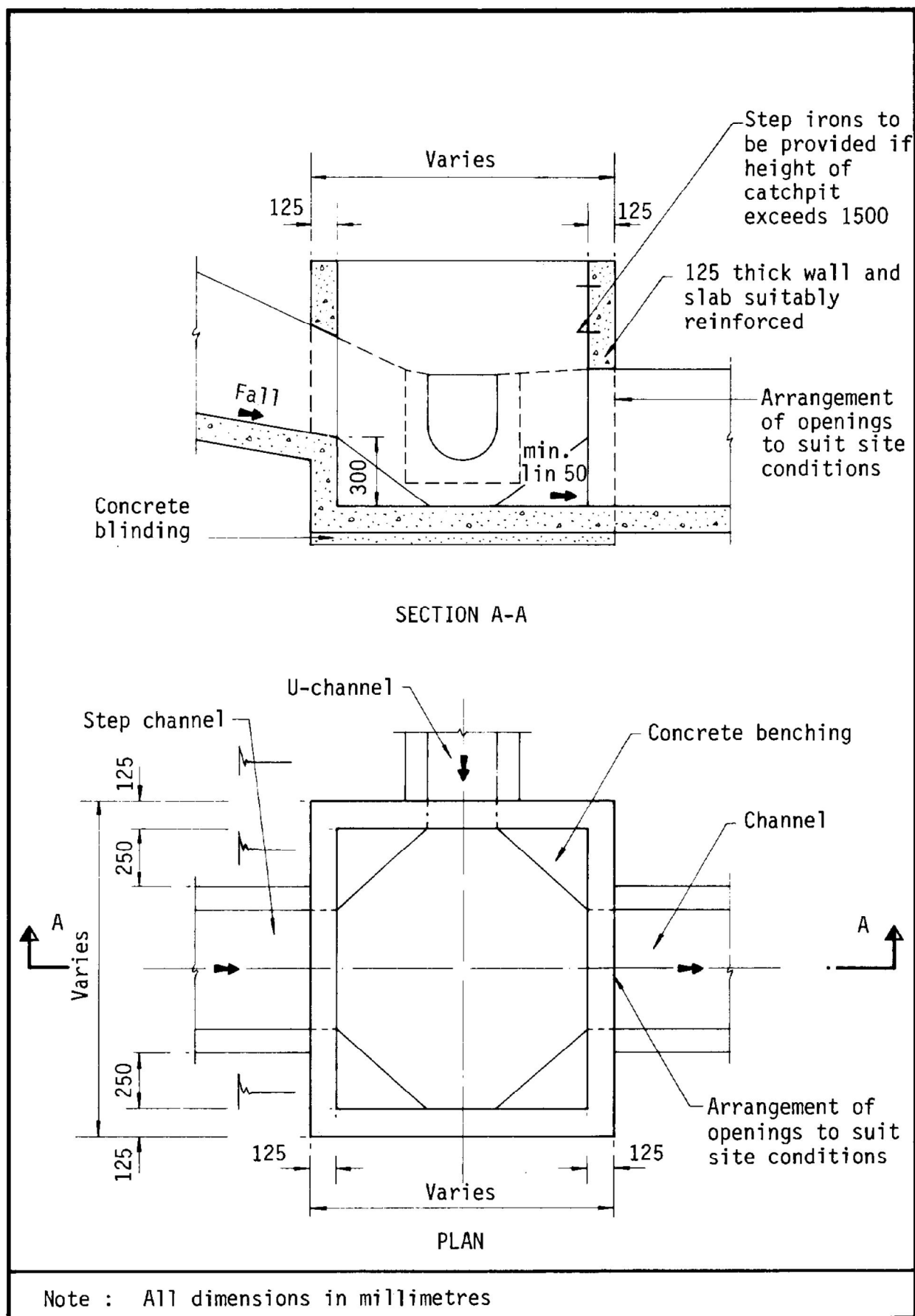
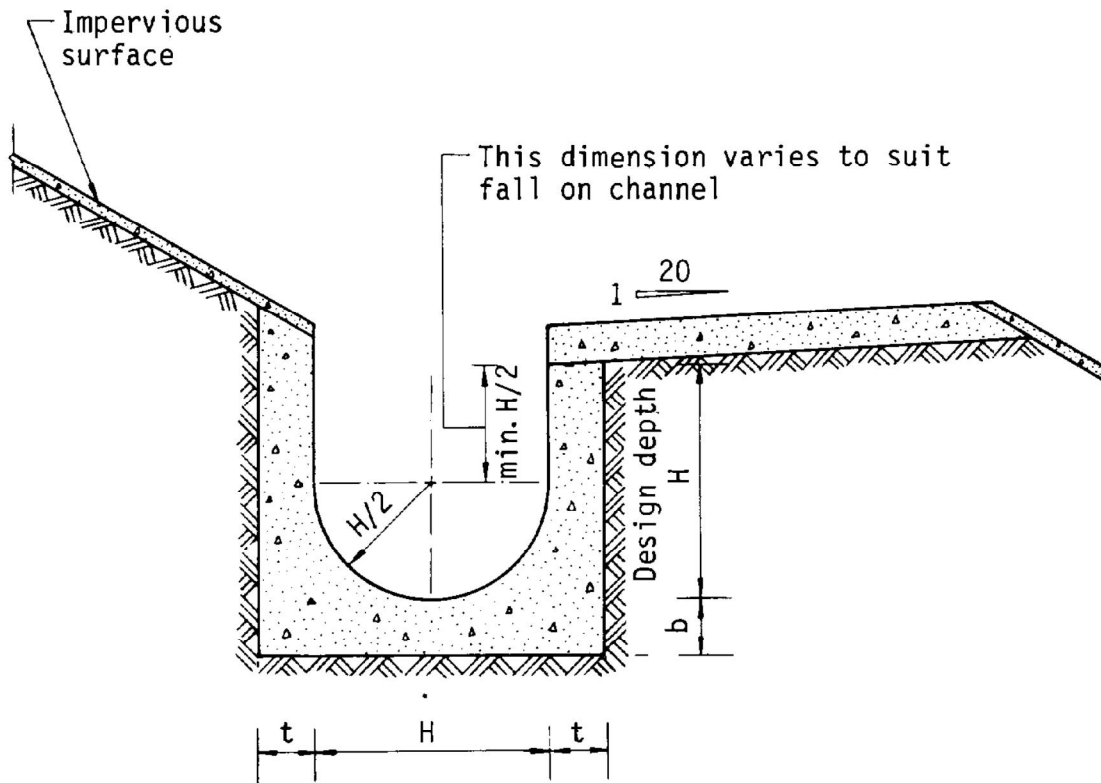


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Previous s.16 Application covering the Application Site (the Site)

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	20.5.2022 [revoked on 20.2.2025]

Similar s.16 Applications within the Same “AGR” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	6.11.2020 [revoked on 6.2.2023]
2.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	5.2.2021 [revoked on 5.2.2022]
3.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	30.4.2021 [revoked on 30.9.2023]
4.	A/YL-KTN/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	11.6.2021 [revoked on 11.9.2022]
5.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
6.	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	10.9.2021 [revoked on 10.6.2023]
7.	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	6.5.2022 [revoked on 6.8.2022]
8.	A/YL-KTN/823	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	1.6.2022 [revoked on 1.12.2023]
9.	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]

	Application No.	Use/Development	Date of Consideration
10.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Three Years and Filling of Land	12.8.2022 [revoked on 12.5.2024]
11.	A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.10.2024]
12.	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	3.2.2023 [revoked on 3.11.2024]
13.	A/YL-KTN/1080	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	14.3.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 1058 RP, 1059 RP, 1060 and 1061 all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the private lots are covered by Short Term Waiver No. 5524 for the purpose of Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Ancillary Uses as may be approved by DLO; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable;
- should the application be approved, conditions should be stipulated requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning board; and
- advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. According to desktop review, there is a residential building within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is situated in an area of rural inland plains landscape character comprising temporary structures, farmland, vacant land and scattered tree groups. The proposed use is not incompatible with surrounding landscape character; and
- according to the site photos of 2025, the Site is partly hard-paved with some temporary structures. No significant landscape resources are observed within the Site. According to the applicant's submission, there is no significant change in the proposed layout since the previous application No. A/YL-KTN/806 has been approved. Significant adverse landscape impact on landscape resources is not anticipated.

7. **Agriculture and Nature Conservation**

Comments of Director of Agriculture, Fisheries and Conservation:

- the Site falls within the "Agriculture" zone and possesses potential for agricultural rehabilitation. He has no strong view against the application from agricultural perspective on the understanding that agricultural activities are involved in the

proposed use; and

- noting that the Site will maintain a distance of at least 10m from the watercourse to its north and peripheral fencing will be erected along the site boundary, he has no comment on the application from nature conservation perspective.

8. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix IV**.

9. District Officer's Comments

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

- his office has not received any local's comment on the application.

10. Other Departments

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) the application is approved on the understanding that there is and will be no vehicular access to/from the Site; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall ensure that no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be used at the

Site at any time during the planning approval period;

- (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the propose use; and
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (ii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that four structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;

- (iii) 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 building plan submission stage;
- (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
- (v) 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;
- (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 building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-05-09 星期五 02:39:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1107 DD 107 Fung Kat Heung

Dear TPB Members,

806 approved 22 May 2022 for 5 years, a cozy arrangement that allows a longer period of procrastination re conditions. And of course they were not fulfilled because these hobby farms are destined to be brownfield operations.

So three years on a fresh application.

Approval Conditions of Application No. A/YL-KTN/806 Date of Compliance

- (a) The submission of a drainage proposal **4.11.2024**
- (b) The implementation of the drainage proposal **Not complied with**
- (d) The submission of a fire service installations (FSIs) proposal **27.11.2023**
- (e) The implementation of the FSI proposal **Not complied with**

In view of the feet dragging displayed, members are **not justified in approving a 5 YEAR rollover.**

It is your duty to ensure that the interests of the community are the priority.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 December 2021 2:25 AM HKT
Subject: A/YL-KTN/806 DD 107 Fung Kat Heung

A/YL-KTN/806

Lots 1058 RP, 1059 RP, 1060 and 1061 in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 912sq.m

Zoning : "Agriculture"

Applied use :Hobby Farm / 5 Years / **Filling of Land** / ??? Parking

Dear TPB Members,

Another day, another hobby farm at Fung Kat Heung. Does anybody seriously believe that there is a market for all these hobby farms?

The real intention is an opportunity to fill in land, in this case almost 30% of the site. A genuine farming enterprise would maximize the amount of land available for planting.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

But PlanD will support and members will approve.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-05-13 星期二 18:33:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 250513 s16
KTN 1107.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

13th May, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-KTN/1107)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Fung Kat Heung². According to the relevant government document³, the objective of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of **putting the relevant land into active agricultural use**, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document³ also states:

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Fung_Kat_Heung.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is largely/ partially located within one of the proposed APAs (e.g., Fung Kat Heung); if yes (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.

5. We urge the Board to seriously consult the relevant authorities as to whether the proposed use (‘Temporary Place of Recreation, Sports or Culture (Hobby Farm)’) is in line with the APA Policy – is facilitating the establishment of ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ the intention (or part of) of the APA policy?

6. We also urge the Board to note that, according to Planning Statement⁴ submitted for this application, about 24% of the site is proposed to be paved with concrete. We urge the Board to investigate with relevant authorities as to whether this will greatly affect the arability of the site.

7. Overall, we urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

8. Finally, we would like the Board to look at a recent photo showing the application site and its surroundings (in **Figure 1**). We urge the Board to liaise with relevant authorities as to whether there is ongoing unauthorised (e.g., without planning permission) activity/ use within the current application site (e.g., is part of the site paved already without planning permission/ not following what was allowed in the previous (approved but revoked) planning permission?).

⁴ https://www.tpb.gov.hk/en/plan_application/A_YL-KTN_1107/Planning_Statement_1.pdf

9. We urge the Board to seriously consider/ investigate all the above before making a decision.

10. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. The site and its surroundings.

