

**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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KYN/1141
	Date Received 收到日期	- 8 JUL 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)

Tang Wai Ip 鄧偉業

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)

Tang Wing Yat Tommy 鄧榮日

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 912 (Part) in D.D. 109, Kam Tin North, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 6,859.4 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 144 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 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
07/06/2025-21/06/2025 (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 26/06/2025 (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	☐ About 約
	Non-domestic part 非住用部分	sq.m 平方米	☐ About 約
	Total 總計	sq.m 平方米	☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☒ Filling of land 填土		
	Area of filling 填土面積	2,272 sq.m 平方米	☒ About 約
	Depth of filling 填土厚度	1.1 m 米	☒ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	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	☐ Public utility installation 公用事業設施裝置												
	☐ Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ 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 144 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.02 ☒ About 約
- Proposed site coverage 擬議上蓋面積 2.1 % ☒ About 約
- Proposed no. of blocks 擬議座數 5
Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
- ☐ include 包括 storeys of basements 層地庫
☐ 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) ☐ About 約
Not Exceeding 4m m 米 ☐ 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 36 sq. m 平方米 ☒ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)☒ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)Ancillary Lounge: About 54 m²Ancillary Storage: About 54 m²☐ 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]
.....		
.....		
.....		
.....		
.....		

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

Maneuvering Space, Road Accessing and Farming Area

.....

.....

.....

.....

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)

September 2027

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) Kong Tai Road, turn to local track. ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 10 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)
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 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)

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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。

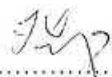
Please refer to the Justification Document.

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

Tang Wing Yat Tommy

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

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

Date 日期

27/06/2025

(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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 912 (Part) in D.D. 109, Kam Tin North, Yuen Long		
Site area 地盤面積	6,859.4 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	農業 Agriculture		
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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	144 ☒ About 約 ☐ Not more than 不多於	0.02 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	4	m 米 ☒ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積		2.1	% ☒ About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人		sq.m 平方米 ☐ Not less than 不少於
	Public 公眾		sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	10 PC: 10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1 LGV: 1

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

	<u>Chinese</u> 中文	<u>English</u> 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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明) Location Plan, Vehicular Access, Paved Area	☐	☒
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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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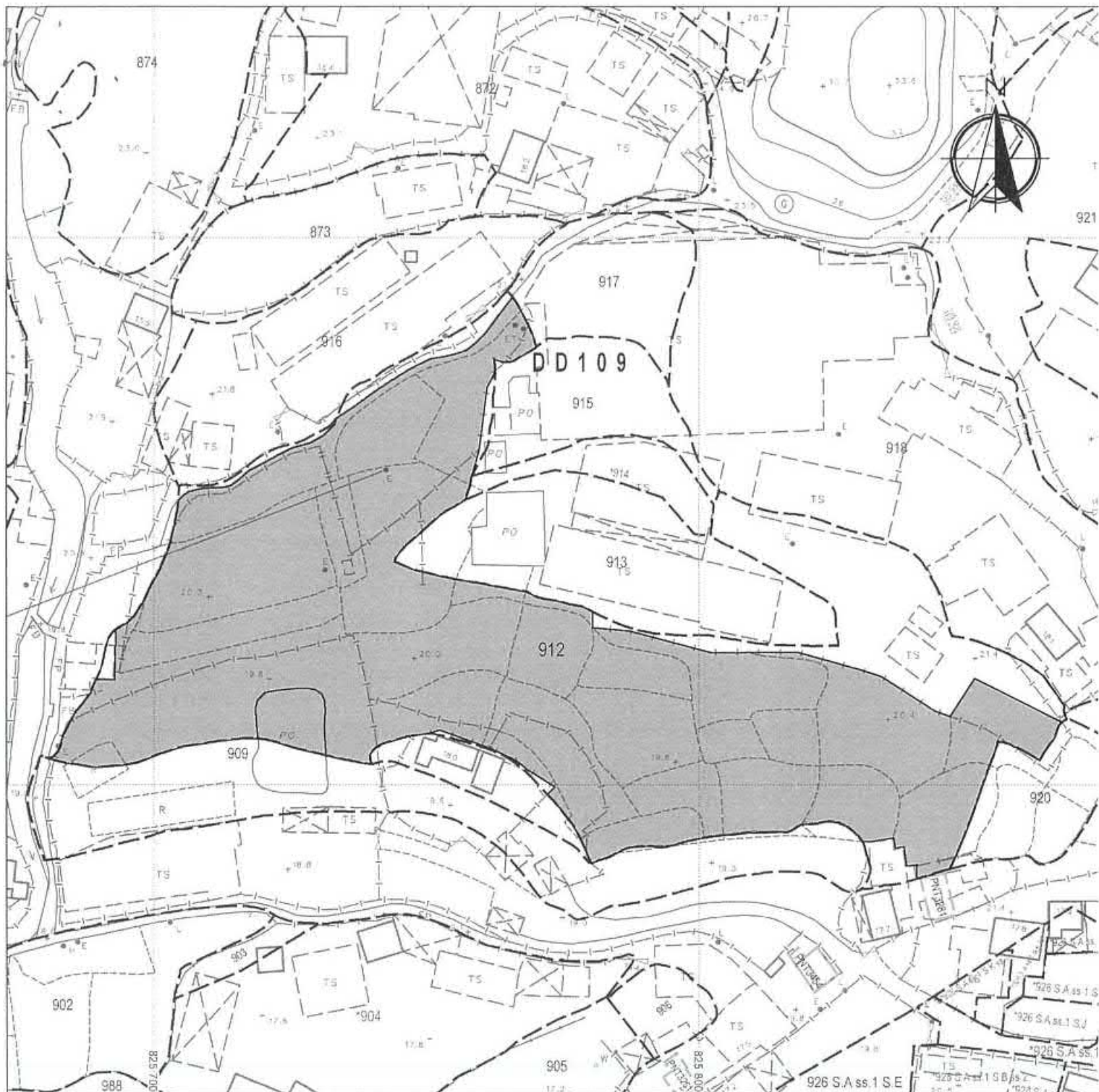
申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 109 約地段第 912 號(部份)

作臨時臨時康體文娛場所(休閒農場)連附屬設施及相關填土工程(為期 5 年)之用途

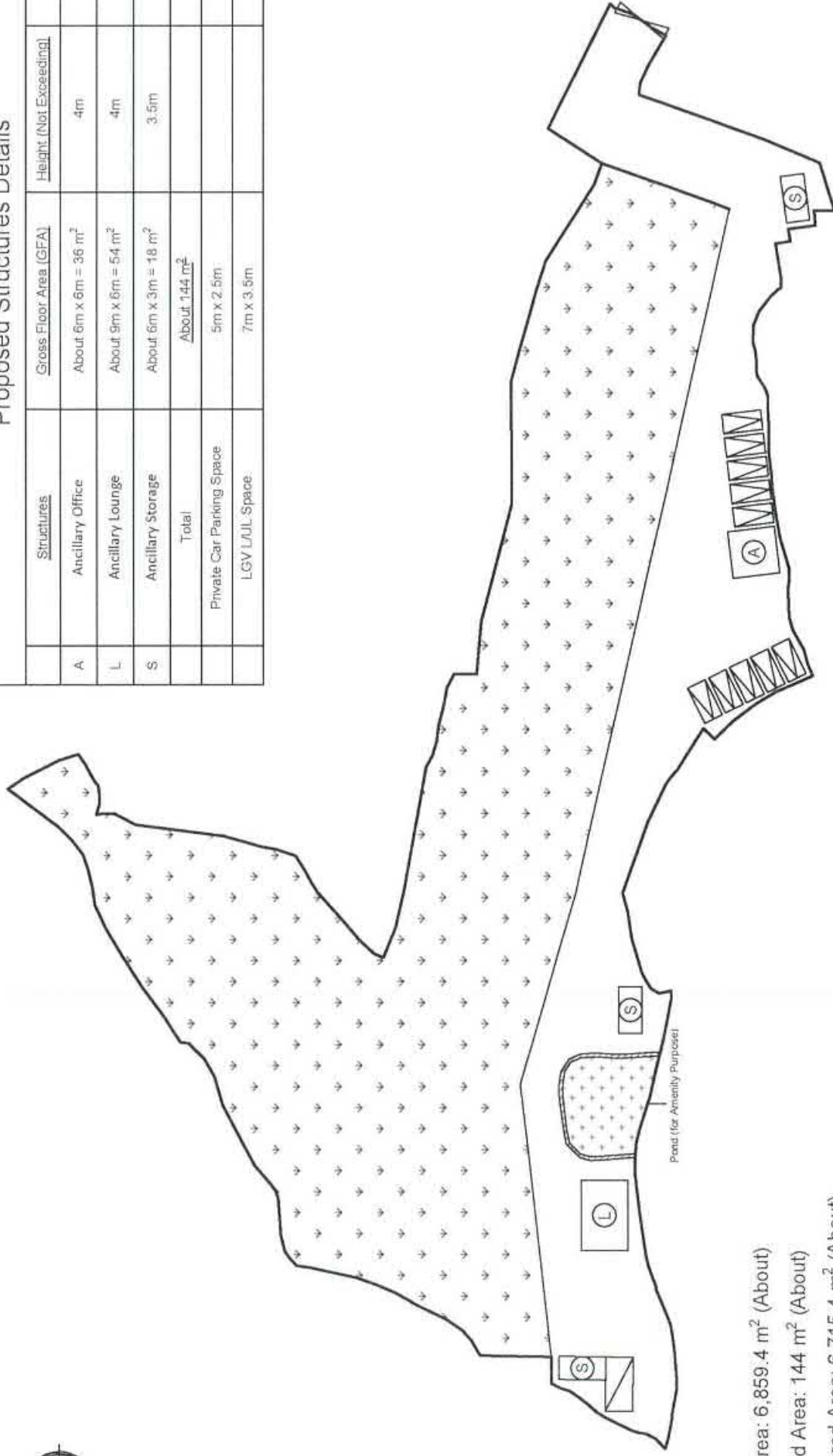
- 申請地點的面積約為 6,859.4 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“康體文娛場所(休閒農場)”開發申請仍然符合租約。
- 申請地段將設有 5 個擬議建築物，分別用作儲存、休息室及辦公室用途。
- 擬議用途的營業時間為星期一至星期日上午八時至下午六時。
- 本申請禁止使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。
- 申請地點會有約 2,272 平方米採用泥土及混凝土作平整物料，泥土約 0.8 米厚度及混凝土約 0.3 米厚度，總厚度不超過 1.1 米，申請期限結束後會將混凝土打碎並運走。其餘約 4,587.4 平方米不會進行平整，並用作耕種及水池觀賞用途。
- 本申請包括 10 個私家車停車位及 1 個輕型貨車上落區，當中有 3 個私家車停車位會預留予員工使用，其餘 7 個私家車停車位會安排予訪客使用，所有停車位都需要預先以有效方式，例如電話向申請人預約，不接受未有預約的車輛使用。上落區是為了方便上落物料，因此本申請需要 1 個輕型貨車上落區。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 912 號(部份)作臨時臨時康體文娛場所(休閒農場)連附屬設施及相關填土工程(為期 5 年)的用途。





Proposed Structures Details

Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	* Unit(s)
A Ancillary Office	About 6m x 6m = 36 m ²	4m	1
L Ancillary Lounge	About 9m x 6m = 54 m ²	4m	1
S Ancillary Storage	About 6m x 3m = 18 m ²	3.5m	3
Total	About 144 m ²		
Private Car Parking Space	5m x 2.5m		10
LGV L/U/L Space	7m x 3.5m		1



Total Area: 6,859.4 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 6,715.4 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 5

Scale: 1:750 @A4



Appendix 2

Proposed
Layout Plan

Location:
D.D. 109 Lot 912 (Part)

OZP: SYL-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時康體文娛場所 (休閒農場)
連附屬設施及相關填土工程 (為期5年)

Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) with Ancillary Facilities and
Associated Filling of Land For a Period of 5 Years

Legend:

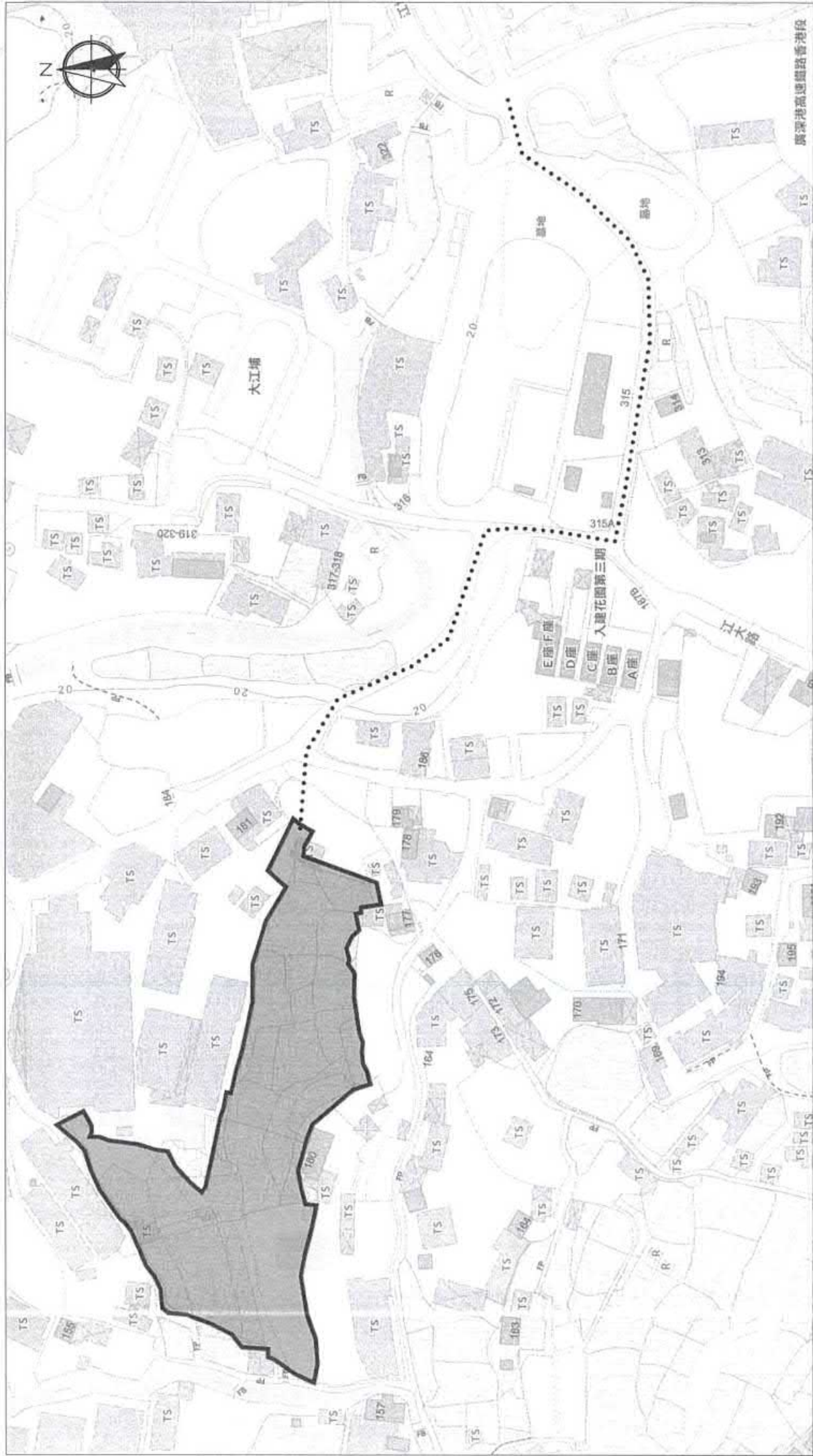
- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV L/U/L Space
- Farming Area
- Pond

Drawing No.:

2-01

For Identification Only

Date: 25/06/2025



Scale: Undefined @A4

Captured from map.gov.hk on 25th June 2025

Appendix 3

Existing Vehicular
Access

Location: D.D. 109 Lot 912 (Part)

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

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

Width of Kong Tai Road: 4-6m (About)
with passing space

Map Legend:

..... Road Path

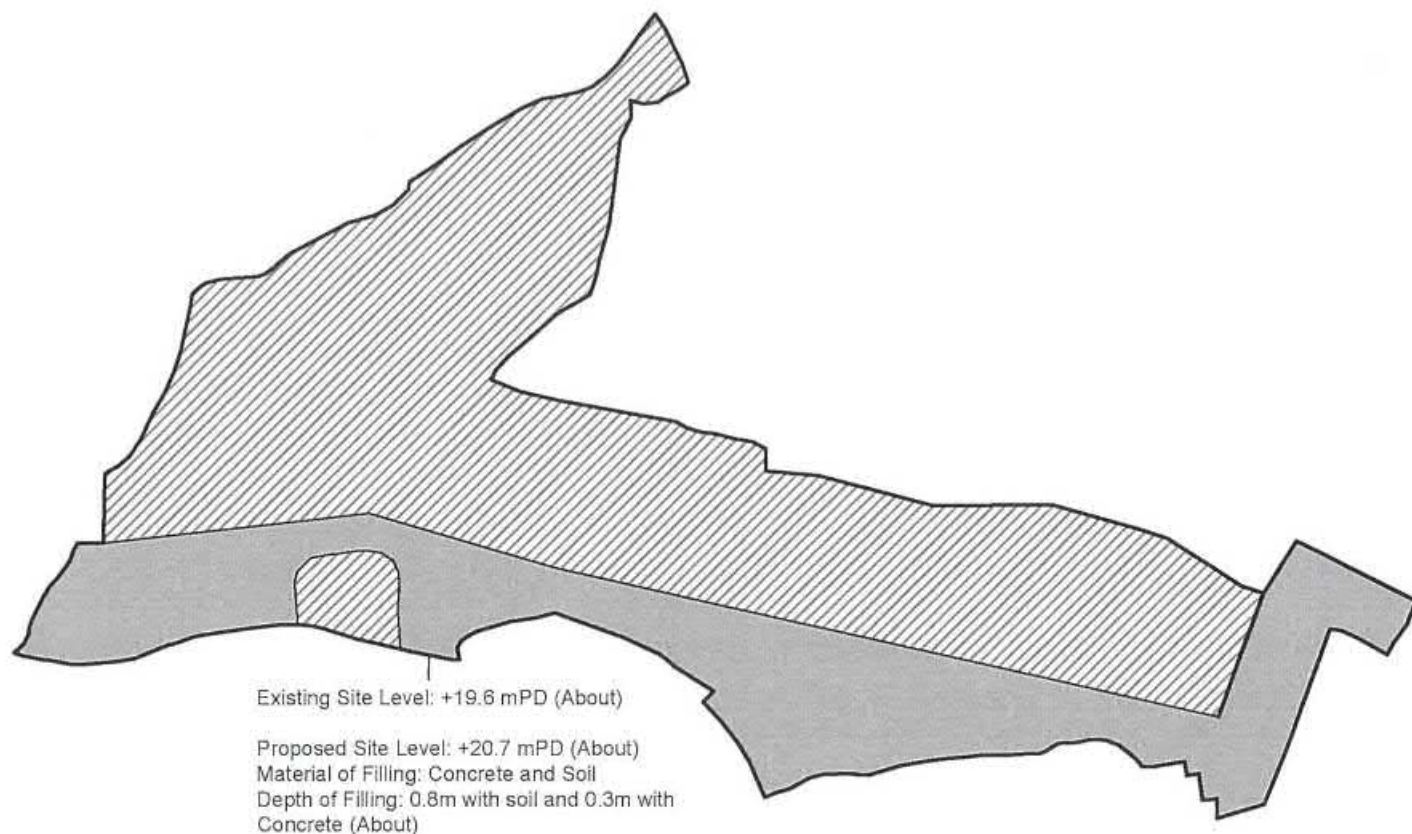
—— Site Boundary

Drawing No.:

3-01

For Identification Only

Date: 25/06/2025



Total Area: About 6,859.4 m²

Paved Area: About 2,272 m² (About 33%)

Non-Paved Area: About 4,587.4 m² (About 67%)

Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

<u>Appendix 4</u>		<u>Paved Area</u>		<u>SCALE</u>	
Location:	DD 109 Lot 912 (Part)	<u>平整位置圖</u>		1:1000	
OZP:	S/YL-KTN/11	擬議臨時康體文娛場所（休閒農場） 連附屬設施及相關填土工程（為期5年） Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years		@A4	
District:	Kam Tin North			For Identification Only	
Zoning:	Agriculture				
Date:	25 June 2025			Drawing No.: 4-01	

寄件者: [REDACTED]
寄件日期: 2025年07月14日星期一 15:39
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: (Update 2) Re: S16 Planning Application No. A/YL-KTN/1141
附件: AYL-KTN 1141 20250714.pdf

From: Tang Lok San [REDACTED]

Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>

Subject: (Update 2) Re: S16 Planning Application No. A/YL-KTN/1141

Jet,

Thank you for the phone call. Please see the attachment for the draft further information. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

A/YL-KTN/1141 的詳細

本申請主要耕種大眾化及比較不受氣候影響的蔬果，例如蕃茄、辣椒等。申請主要提供土地及空間讓比較少接觸郊區及農業的人士明白相關概念及實際困難。

如果耕種有成果，會讓耕種人士取回自己的蔬果，現場亦會準備少量新鮮蔬果供參加人士感受新鮮蔬果的味道。本申請預計在星期一至五會同時接待約 3-4 個家庭，約 10-15 人為一組，一日預計接待兩至三組，星期六、日會同時接待約 7-8 個家庭，約有 20-25 人為一組，一日預計接待兩至三組的活動。

營運模式方面，會分為單次收費及租用耕種土地人士。單次收費的參與人士會進行簡單講解後進行耕種；而租用耕種土地人士會預留相同空間，經簡單講解後自行進行耕種。

本休閒農場未有計畫售賣農產品。

員工方面，暫時計畫安排 3-4 位員工在場接待及安排參加人士所進行的農業活動及耕種。

申請包括平整約 2,272 平方米，平整的地方會用停泊車輛、車輛轉動空間及興建構築物。計劃在 Ancillary Lounge 的空間提供空間更換及儲存參加人士的私人物品及衣服，當參加人士準備後便會進行有關耕種的講解及下田，耕種期間會讓參加人士自行影相留念，申請範圍不會進行大型活動，以免影響附近地方及居民。

由於較少人流，講解工作能夠在平整的地方及安靜的環境進行，因此不會使用任何擴音裝置。講解後才會下田耕種，減低土壤污染及提高成功耕種的機會。相信這些活動及少量的人流不會影響土壤及在附近棲息的動物，也不會對此區的規劃意向帶來長遠或產生偏差的影響。

預計本申請地點的車流為以下：

時段	車輛數目（入）	車輛數目（出）
00:00-01:00	0	0
01:00-02:00	0	0
02:00-03:00	0	0
03:00-04:00	0	0
04:00-05:00	0	0
05:00-06:00	0	0
06:00-07:00	0	0
07:00-08:00	0	0
08:00-09:00	0-4	0-4
09:00-10:00	0-6	0-6
10:00-11:00	0-6	0-6
11:00-12:00	0-6	0-6
12:00-13:00	0-6	0-6
13:00-14:00	0-6	0-6
14:00-15:00	0-6	0-6
15:00-16:00	0-6	0-6
16:00-17:00	0-6	0-6
17:00-18:00	0-6	0-6
18:00-19:00	0-4	0-4
19:00-20:00	0	0
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-00:00	0	0

為了方便上落物料和方便員工及參與人士駕車到本申請地點，現申請 1 個客貨車上落貨位置及 10 個私家車停車位。申請地點內的私家車位置會有 4 個為員工車位，不會對公眾開放，其餘 6 個私家車停車位會以電話或其他可行的方式向員工預約，不接受未有預約的車輛使用。因此上述的客貨車上落貨位置及私家車停車位已足夠此申請運作。

申請地點有道路連接，前往本申請地點途經江埔路，再轉到郊區小徑到達申請地點。江埔路沿途道路為雙線雙程，約有 6 米闊，並設有避車處。私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

在申請地點內有兩個直徑超過 13 米的圓形空間，足夠讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

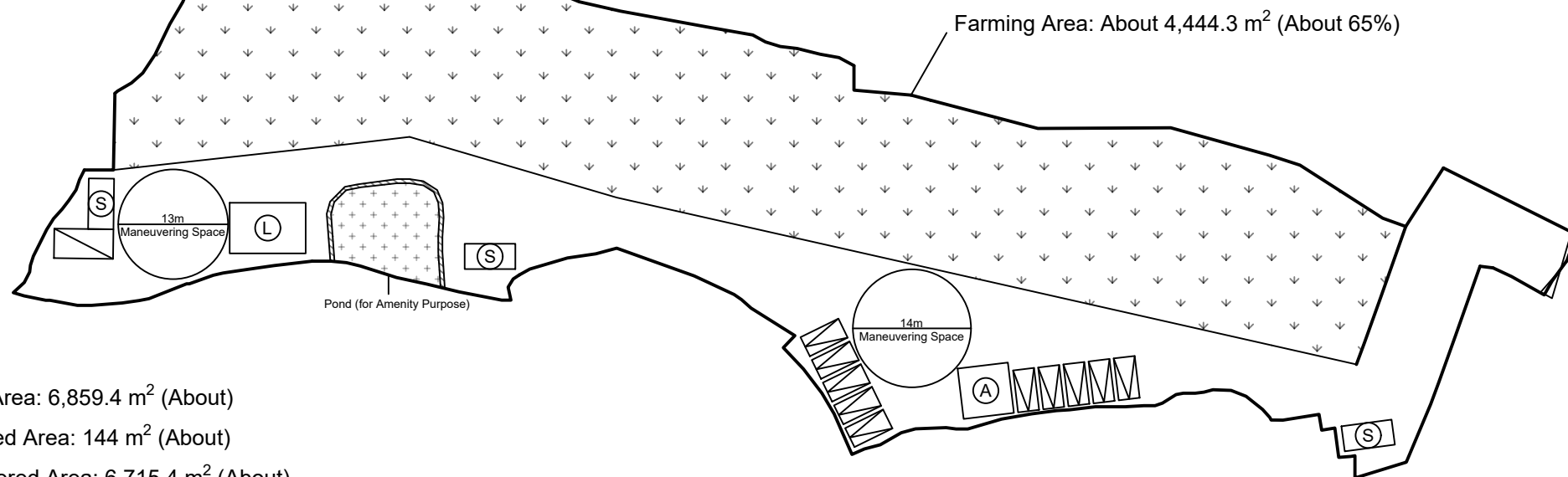
綠色公共小巴路線 602 線能到達申請地點出入口外約 150 米。少量的訪客及車流量不會對道路及公共交通流量造成負面影響。位置請參考文件末端的 **Appendix 6**。

申請範圍沒有任何樹，由於長期未有管理，申請範圍大部分長滿雜草。現時申請範圍的西北面有約 1,678 平方米正在耕種的農地，本申請已包含該範圍，並會將相關範圍作休閒農場用途。



Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Ancillary Office	About 6m x 6m = 36 m ²	4m	1
L	Ancillary Lounge	About 9m x 6m = 54 m ²	4m	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	3.5m	3
	Total	About 144 m ²		
	Private Car Parking Space	5m x 2.5m		10
	LGV L/UL Space	7m x 3.5m		1



Total Area: 6,859.4 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 6,715.4 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 5

Scale: 1:750 @A4

Appendix 2

Proposed Layout Plan

Location:
D.D. 109 Lot 912 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時康體文娛場所（休閒農場）
連附屬設施及相關填土工程（為期5年）

Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) with Ancillary Facilities and
Associated Filling of Land For a Period of 5 Years

Legend:

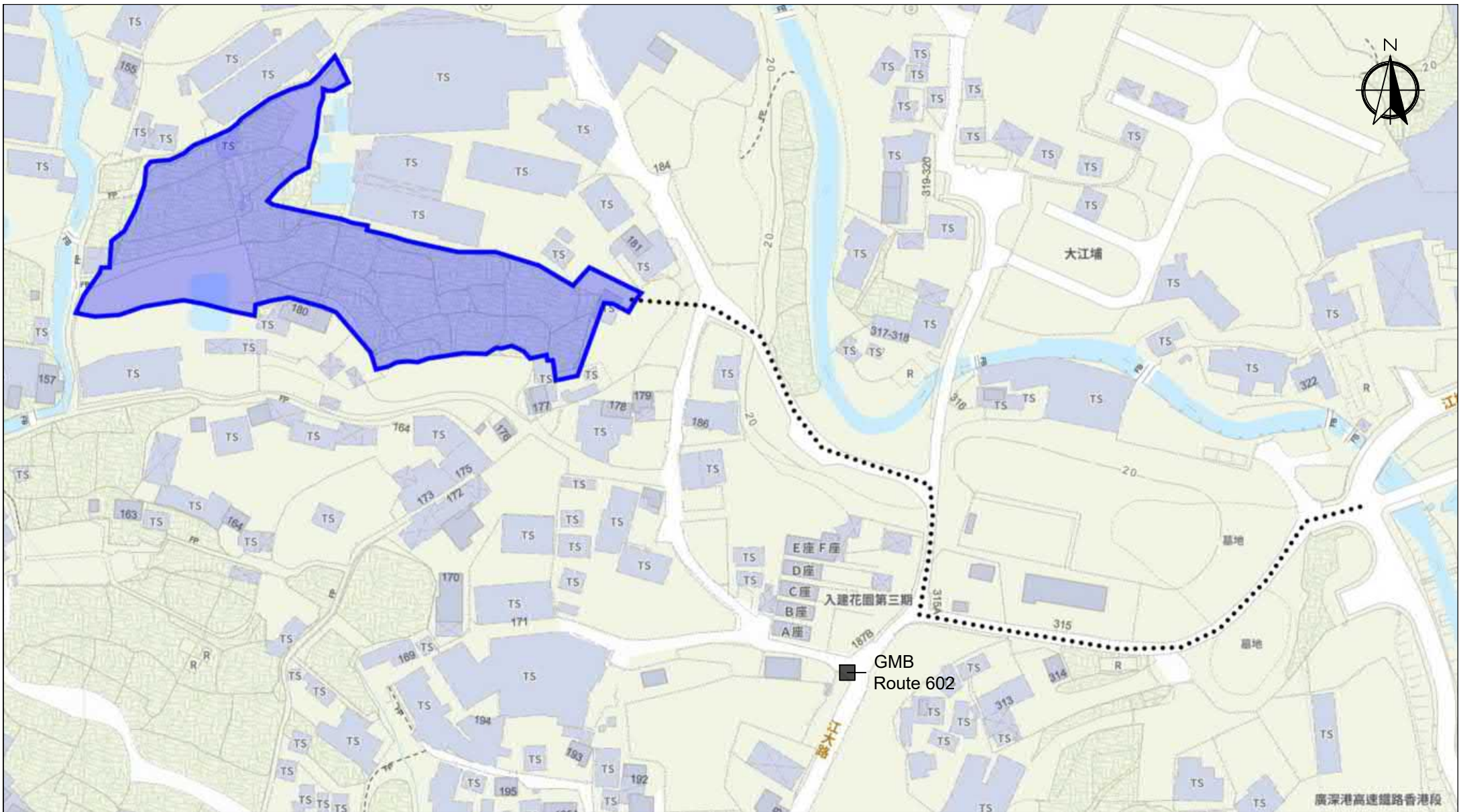
- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Farming Area
- Pond

Drawing No.:

2-01

For Identification Only

Date: 11/07/2025



Scale: Undefined @A4

Captured from map.gov.hk on 25th June 2025

Appendix 6 Public Transportation	Location: D.D. 109 Lot 912 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	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	Width of Kong Tai Road: 4-6m (About) with passing space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6-01 For Identification Only Date: 11/07/2025
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寄件者: Tang Lok San [REDACTED]
寄件日期: 2025年09月01日星期一 18:54
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: (Update) S. 16 Planning Application No. A/YL-KTN/1141 -
Departmental Comments
附件: A_YL-KTN_1141 DS.pdf
類別: Internet Email

To whom may concern,

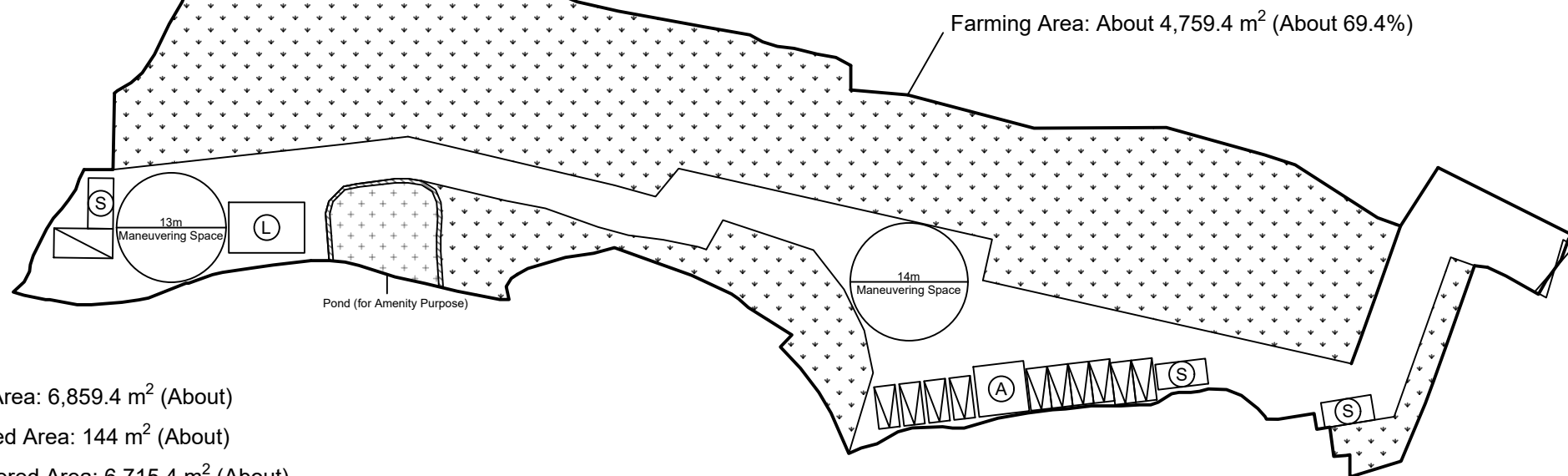
I would like to supersede the email that was sent on 18:40 today with this email. Please see the attachment for the further information on the comment of DSD. Please contact Mr. Tang via [REDACTED] email [REDACTED] if you have any questions regarding to the captioned application.

Yours sincerely,
Mr. Tang [REDACTED]



Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Unit(s)
A	Ancillary Office	About 6m x 6m = 36 m ²	4m	1
L	Ancillary Lounge	About 9m x 6m = 54 m ²	4m	1
S	Ancillary Storage	About 6m x 3m = 18 m ²	3.5m	3
	Total	About 144 m ²		
	Private Car Parking Space	5m x 2.5m		10
	LGV L/UL Space	7m x 3.5m		1



Total Area: 6,859.4 m² (About)

Covered Area: 144 m² (About)

Uncovered Area: 6,715.4 m² (About)

Non-Domestic GFA: 144 m² (About)

Nos. of Proposed Structures: 5

Appendix 2

Proposed Layout Plan

Location:
D.D. 109 Lot 912 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

擬議臨時康體文娛場所（休閒農場）
連附屬設施及相關填土工程（為期5年）

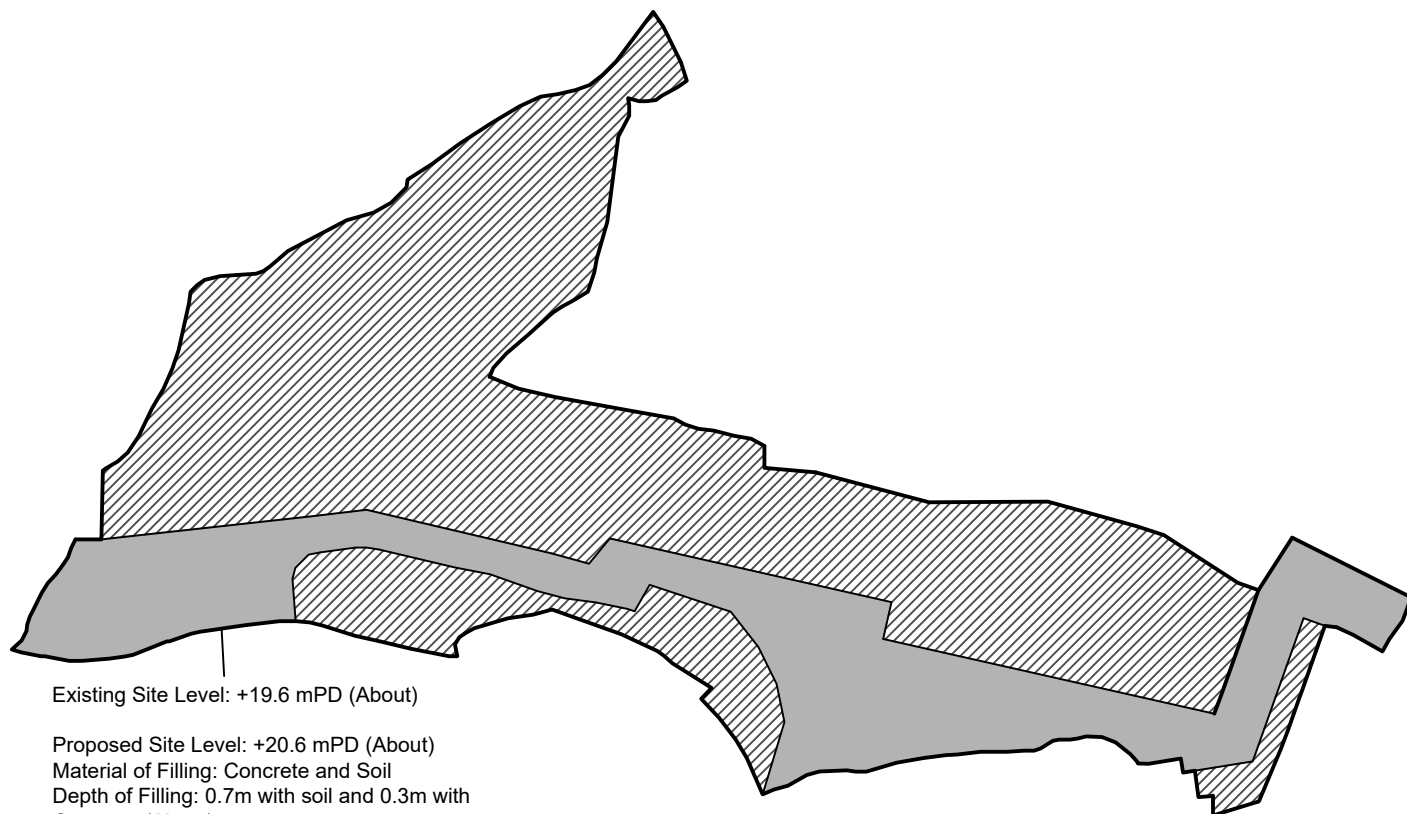
Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) with Ancillary Facilities and
Associated Filling of Land For a Period of 5 Years

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Farming Area
- Pond

Drawing No.:
2-01

For Identification Only
Date: 01/09/2025



Existing Site Level: +19.6 mPD (About)

Proposed Site Level: +20.6 mPD (About)

Material of Filling: Concrete and Soil

Depth of Filling: 0.7m with soil and 0.3m with
Concrete (About)

Total Area: About 6,859.4 m²
Paved Area: About 1,957 m² (About 28%)
Non-Paved Area: About 4,902.4 m² (About 72%)

Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 912 (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 25 August 2025

Paved Area

平整位置圖

擬議臨時康體文娛場所 (休閒農場)
連附屬設施及相關填土工程(為期5年)

Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) with Ancillary Facilities and
Associated Filling of Land For a Period of 5 Years

SCALE

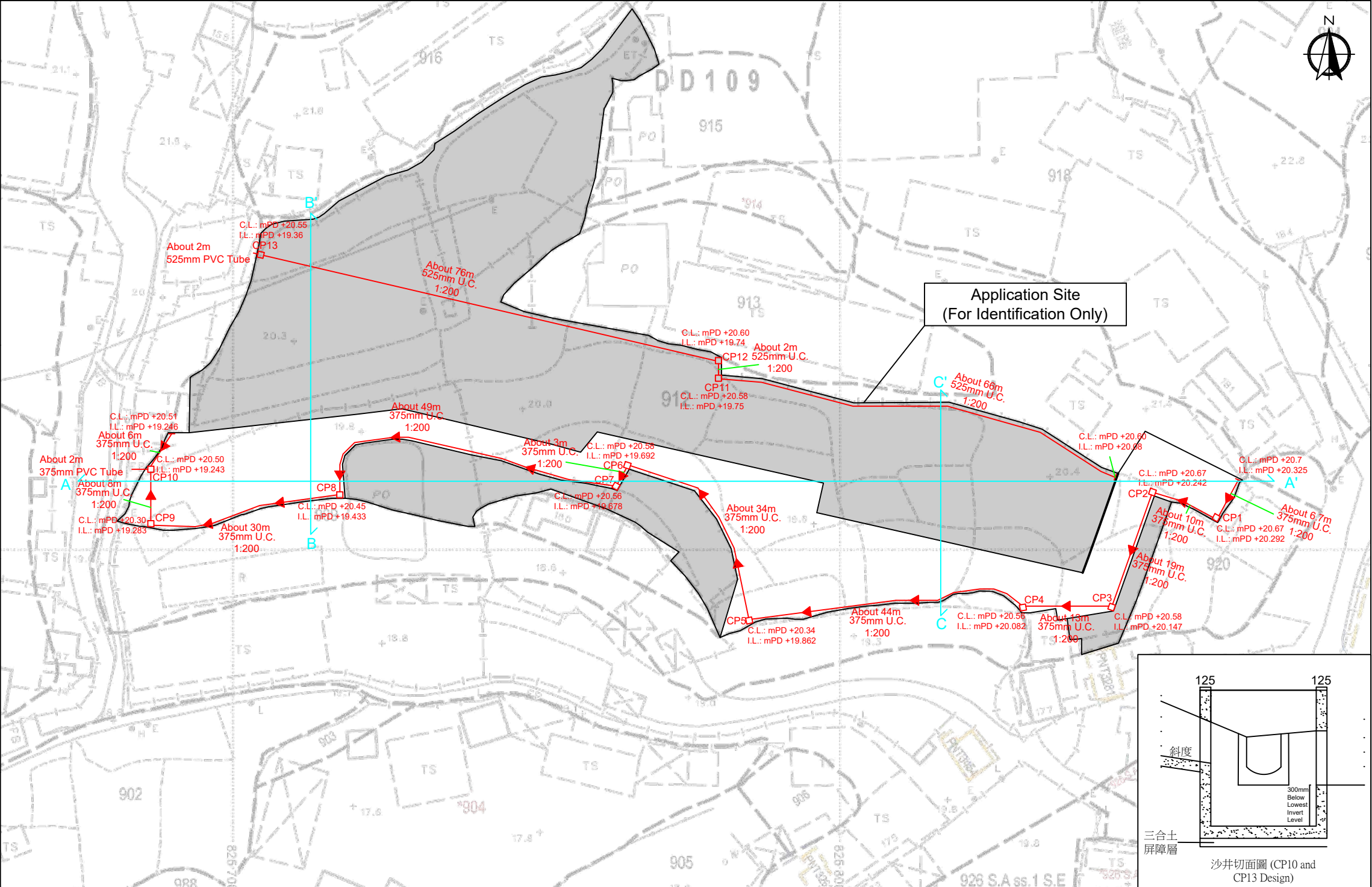
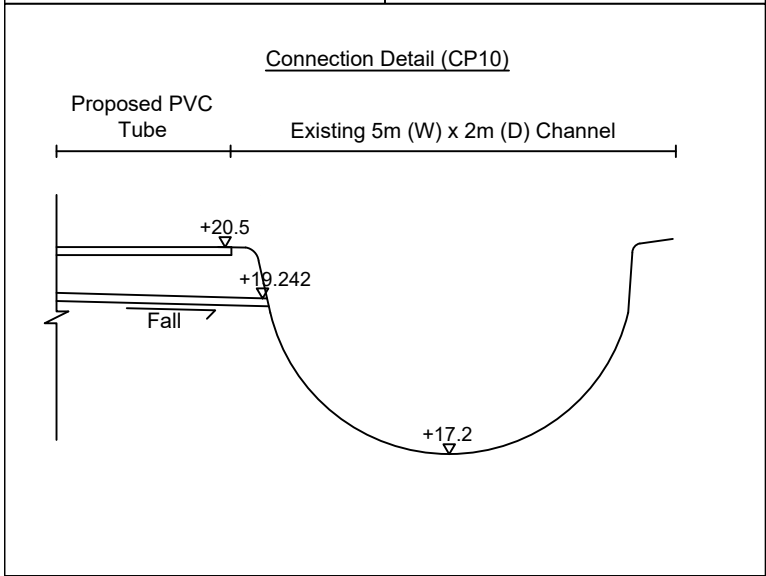
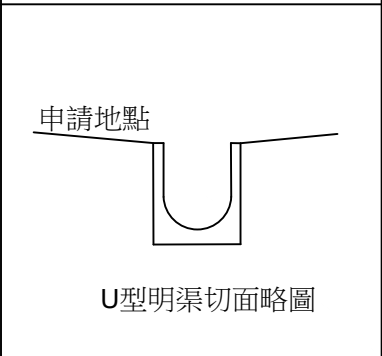
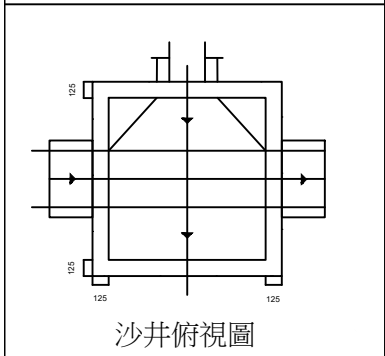
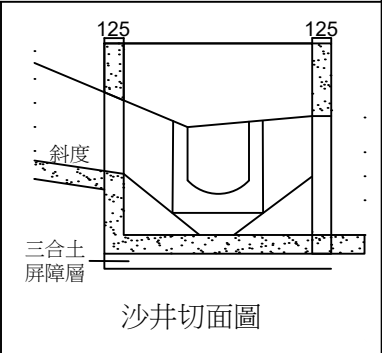
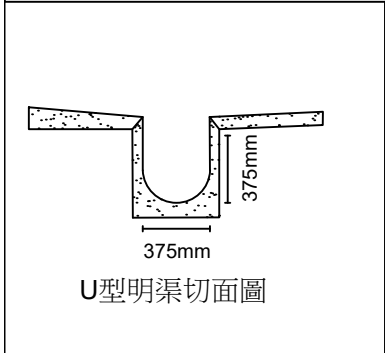
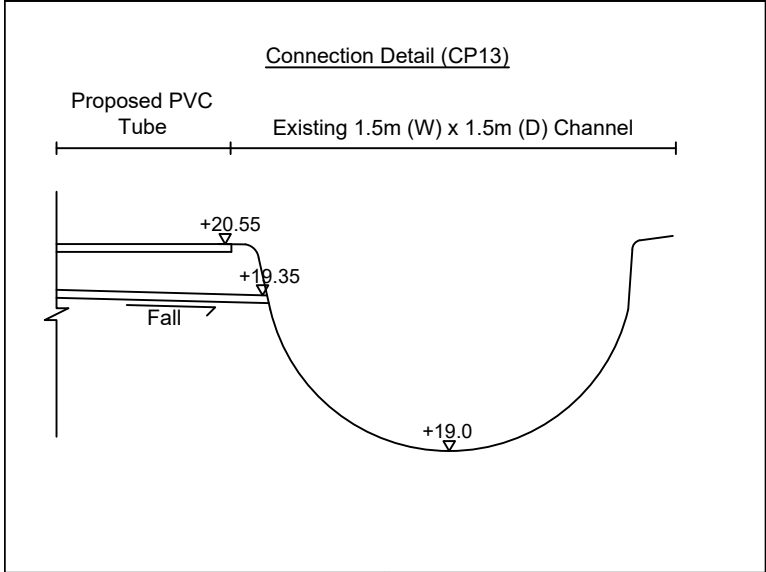
1:1000

@A4

For Identification Only

Drawing No.:

4-01

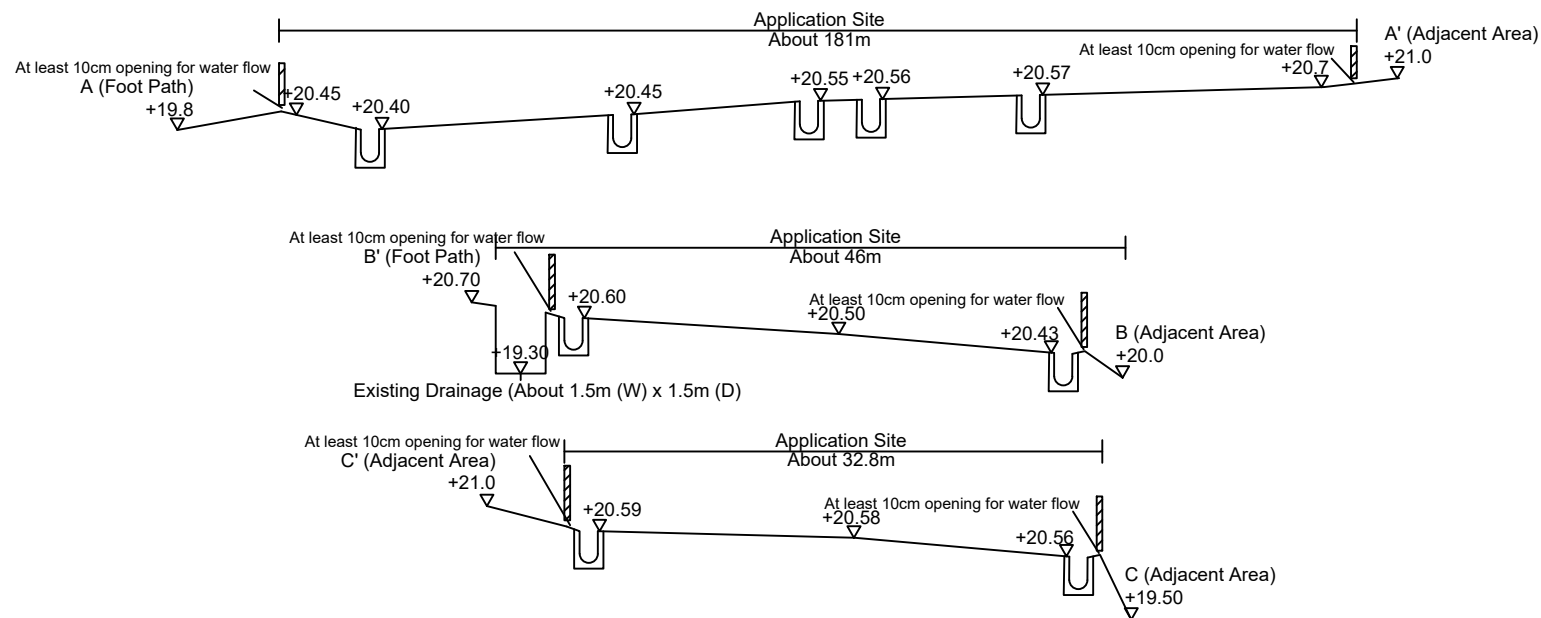


- Note:
1. Adequate opening will be provided around the application site.
 2. Catchpit design shall follow CEDD standard drawing No. C24061.
 3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
 4. Grating Cover is provided to reduce the irregular road surface from entering the site.

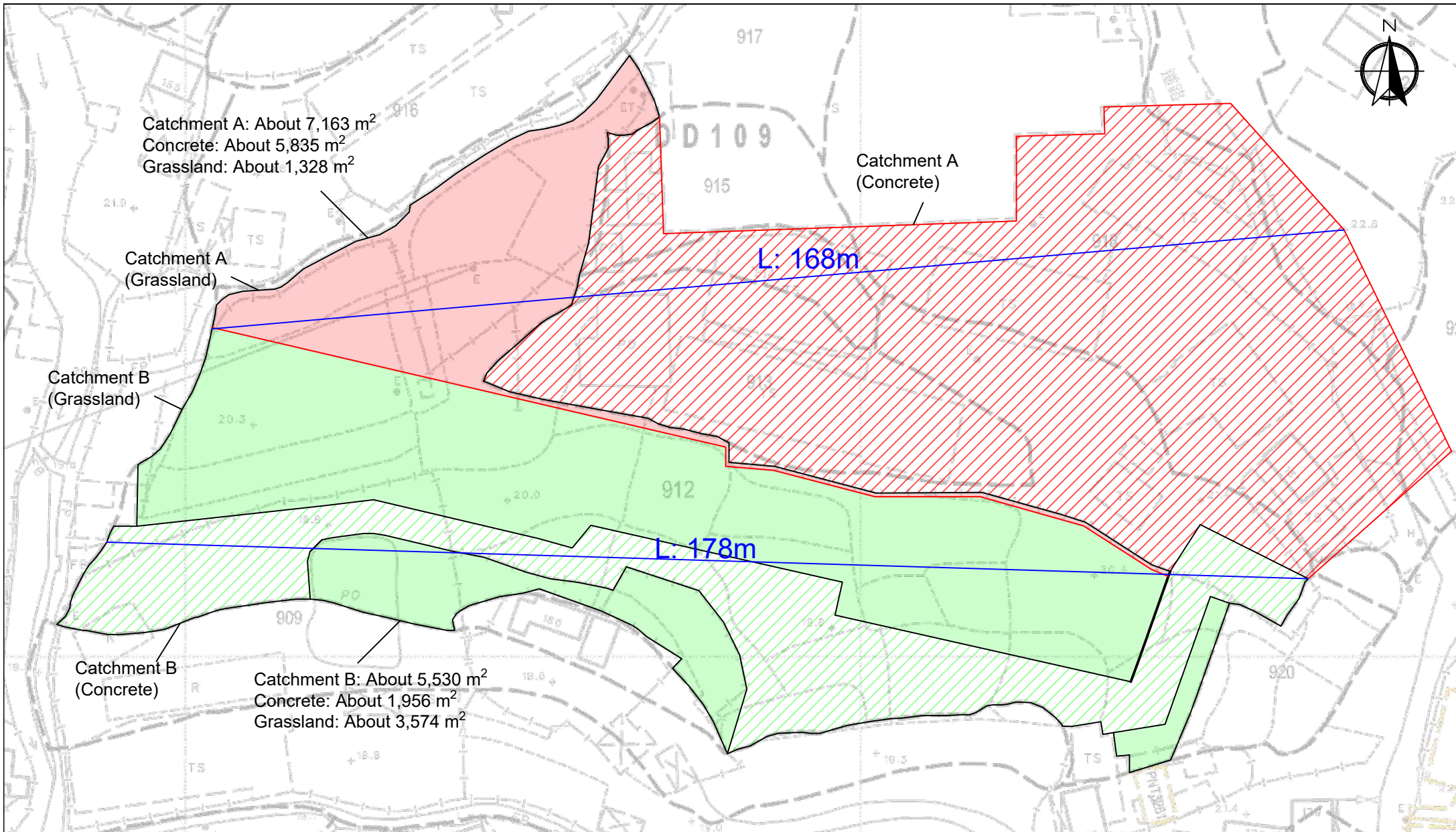
- Legend:
- Proposed Catchpit
 - Proposed U-Channel
 - Water Flow

*Invert Level of Connection Point Should Be Verified On Site Before Construction.
*Cover Level Are Indicative Only Which Should Be Verified On Site.

Appendix 5	Location: DD 109 Lot 912 (Part) App. No.: A/YL-KTN/1141 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	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	Proposed Drainage Plan		Drawing No.
					5-01
					For Identification Only
					Date: 26 August 2025



Appendix 5.1 Cross Section A-A' B-B' C-C'	Location: D.D. 109 Lot 912 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	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		Drawing No.: 5.1-1
				For Identification Only
				Date: 26/08/2025



<u>Appendix 5.2</u> Catchment Area	Location: D.D. 109 Lot 912 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	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	Around 12,693 m²  Scale: 1:750 @A4	Drawing No.: 5.2-1 For Identification Only Date: 26/08/2025
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Catchment Area (A)	=	5,835.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	1,328.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	7,163.0 m ² (About)		
Catchment Area (B)	=	1,956.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	3,574.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))

Calculation of Design Runoff of the Proposed Development,
For the design of drains inside the site, For Catchment A (Concrete)

$$Q_p = 0.278 C I A$$

$$\begin{aligned} A &= 5,835.0 && \text{m}^2 \\ &= 5,835.0 && \text{m}^2 \\ &= 0.0058350 && \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 168 / 1.31^{0.2} * 5835^{0.1} \\ &= 11.385 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c && \text{(50 years return period, Table 3a,} \\ &= 1.111 * 505.5 / (11.385 + 3.29)^{0.355} && \text{Corrigendum 2024, SDM) and} \\ &= 216.42061 && \text{(11.1\% increase due to climate change)} \end{aligned}$$

$$\begin{aligned} Q &= 0.278 * 0.95 * 216 * 5835 / 1000000 \\ &= 0.3335092 && \text{m}^3/\text{sec} \\ &= 20011 && \text{lit/min} \end{aligned}$$

Catchment Area (A)	=	5,835.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	1,328.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	7,163.0 m ² (About)		
Catchment Area (B)	=	1,956.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	3,574.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
Calculation of Design Runoff of the Proposed Development,				
For the design of drains inside the site, For Grassland (Heavy Soil) (Catchment A)				
$Q_p = 0.278C I A$				
A	=	1,328.0	m ²	
	=	1,328.0	m ²	
	=	0.0013280	km ²	
t	=	$0.14465L/H^{0.2}A^{0.1}$		
	=	$0.14465*186/1.31^{0.2}*1328^{0.1}$		
	=	13.201	min	
i	=	$1.111*a/(t+b)^c$		(50 years return period, Table 3a,
	=	$1.111*505.5/(13.201+3.29)^{0.355}$		Corrigendum 2024, SDM) and
	=	207.63862		(11.1% increase due to climate change)
Q	=	$0.278*0.25*208*1328/1000000$		
	=	0.0191642	m ³ /sec	
	=	1150	lit/min	
Total Rainfall lit/min	=	20011	+ 1150	lit/min
Catchment (A)	=	21161		lit/min
Provide 525UC (1:200) has enough capacity to accomend the runoff of the Catchment (A) area				

Catchment Area (A)	=	5,835.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	1,328.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	7,163.0 m ² (About)		
Catchment Area (B)	=	1,956.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	3,574.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))

Calculation of Design Runoff of the Proposed Development,
For the design of drains inside the site, For Catchment B (Concrete)

$$Q_p = 0.278 C I A$$

$$\begin{aligned} A &= 1,956.0 \text{ m}^2 \\ &= 1,956.0 \text{ m}^2 \\ &= 0.0019560 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 178 / 0.337^{0.2} * 1956^{0.1} \\ &= 13.456 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c && (50 \text{ years return period, Table 3a,} \\ &= 1.111 * 505.5 / (13.456 + 3.29)^{0.355} && \text{Corrigendum 2024, SDM) and} \\ &= 206.51271 && (11.1\% \text{ increase due to climate change}) \end{aligned}$$

$$\begin{aligned} Q &= 0.278 * 0.95 * 207 * 1956 / 1000000 \\ &= 0.1066803 \text{ m}^3/\text{sec} \\ &= 6401 \text{ lit/min} \end{aligned}$$

Catchment Area (A)	=	5,835.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	1,328.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	7,163.0 m ² (About)		
Catchment Area (B)	=	1,956.0 m ² (About)	C:	0.95 (Covered with Concrete)
	=	3,574.0 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
Calculation of Design Runoff of the Proposed Development,				
For the design of drains inside the site, For Grassland (Heavy Soil) (Catchment B)				
$Q_p = 0.278 C I A$				
$A = 3,574.0 \text{ m}^2$				
$= 3,574.0 \text{ m}^2$				
$= 0.0035740 \text{ km}^2$				
$t = 0.14465 L / H^{0.2} A^{0.1}$				
$= 0.14465 * 178 / 0.337^{0.2} * 3574^{0.1}$				
$= 12.669 \text{ min}$				
$i = 1.111 * a / (t + b)^c$				
$= 1.111 * 505.5 / (12.669 + 3.29)^{0.355}$				
$= 210.07269$				
(50 years return period, Table 3a, Corrigendum 2024, SDM) and (11.1% increase due to climate change)				
$Q = 0.278 * 0.25 * 210 * 1328 / 1000000$				
$= 0.0521806 \text{ m}^3/\text{sec}$				
$= 3131 \text{ lit/min}$				
Total Rainfall lit/min	=	6401	+	3131 lit/min
Catchment (B)	=	9532		lit/min
Provide 375UC (1:200) has enough capacity to accomend the runoff of the Catchment (B) area				

Check 525mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

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

where:

- | | | | |
|----------------|---|--|--|
| V | = | mean velocity (m/s) | |
| g | = | gravitational acceleration (m/s ²) | |
| D | = | internal pipe diameter (m) | |
| k _s | = | hydraulic pipeline roughness (m) | (Table 14, from DSD SDM 2018, concrete pipe) |
| v | = | kinematic viscosity of fluid (m ² /s) | (Transitional flow and water at 15 degree celcius) |
| s | = | hydraulic gradient (energy loss per unit length due to friction) | |
| | | | |
| g | = | 9.81 | m/s ² |
| D | = | 0.525 | m |
| k _s | = | 0.00015 | m |
| v | = | 1.14E-06 | m/s ² |
| s | = | 0.01 | |

Therefore, design V of pipe capacit = 2.584201 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.508675 \text{ m}^3/\text{s} \\ &= 30520.48 \text{ lit/min} \\ &> 21161 \text{ lit/min} \end{aligned}$$

Provide 525mm dia. pipe (1:200) has enough capacity to accomend the runoff of the proposed development

Check 375mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

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

where:

- | | | | |
|----------------|---|--|--|
| V | = | mean velocity (m/s) | |
| g | = | gravitational acceleration (m/s ²) | |
| D | = | internal pipe diameter (m) | |
| k _s | = | hydraulic pipeline roughness (m) | (Table 14, from DSD SDM 2018, concrete pipe) |
| v | = | kinematic viscosity of fluid (m ² /s) | (Transitional flow and water at 15 degree celcius) |
| s | = | hydraulic gradient (energy loss per unit length due to friction) | |
| | | | |
| g | = | 9.81 | m/s ² |
| D | = | 0.375 | m |
| k _s | = | 0.00015 | m |
| v | = | 1.14E-06 | m/s ² |
| s | = | 0.01 | |

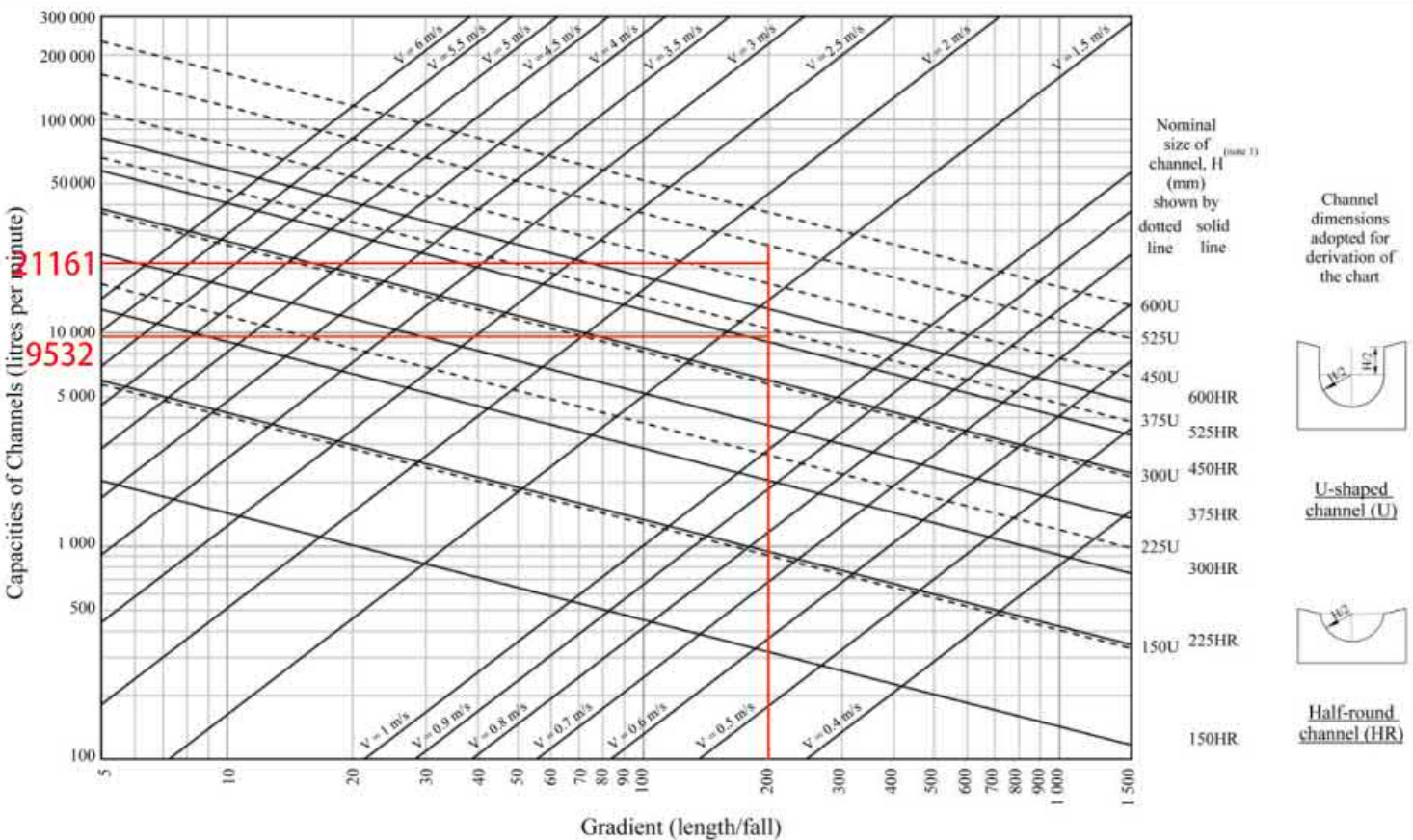
Therefore, design V of pipe capacit = 2.097119 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.210611 \text{ m}^3/\text{s} \\ &= 12636.65 \text{ lit/min} \\ &> 9532 \text{ lit/min} \end{aligned}$$

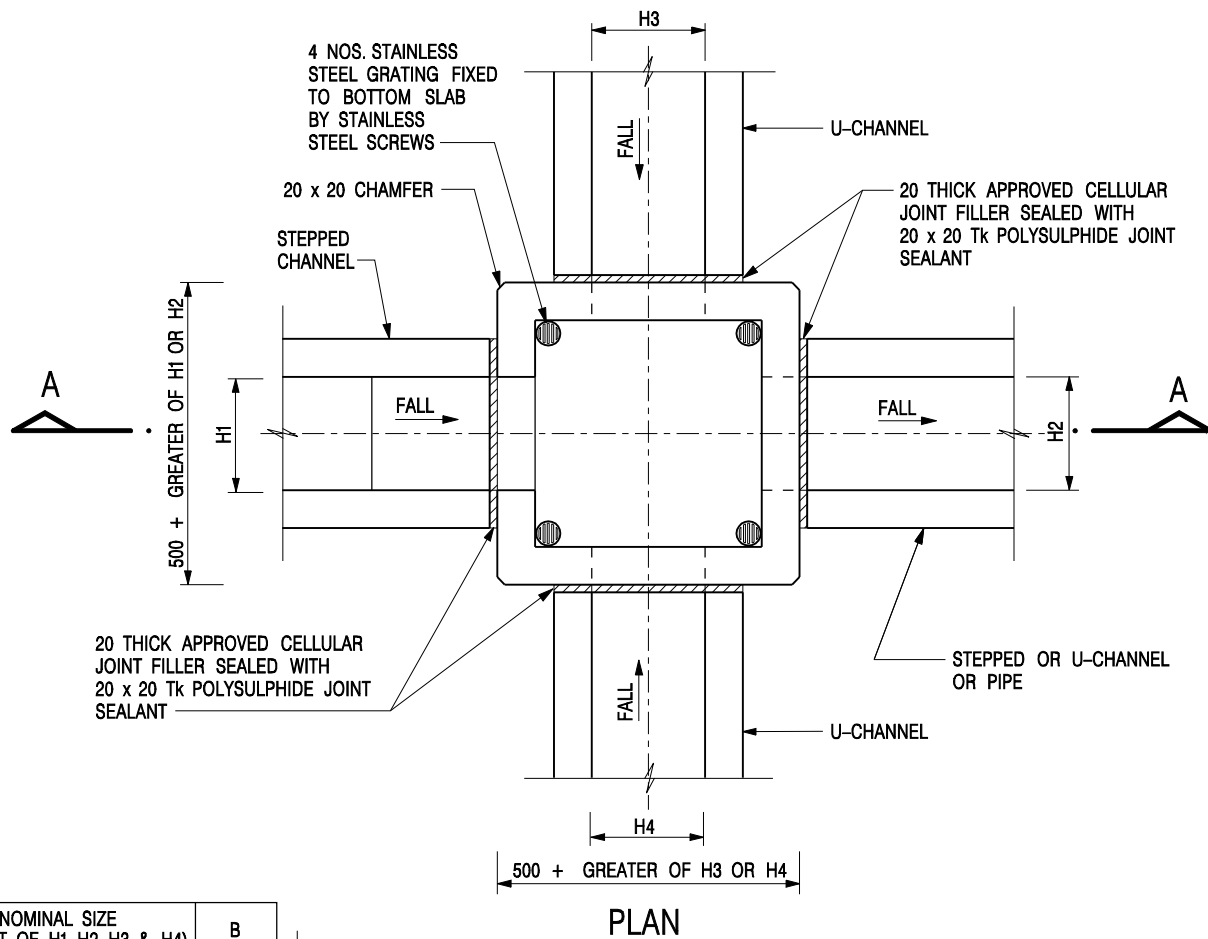
Provide 375mm dia. pipe (1:200) has enough capacity to accomend the runoff of the proposed development

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

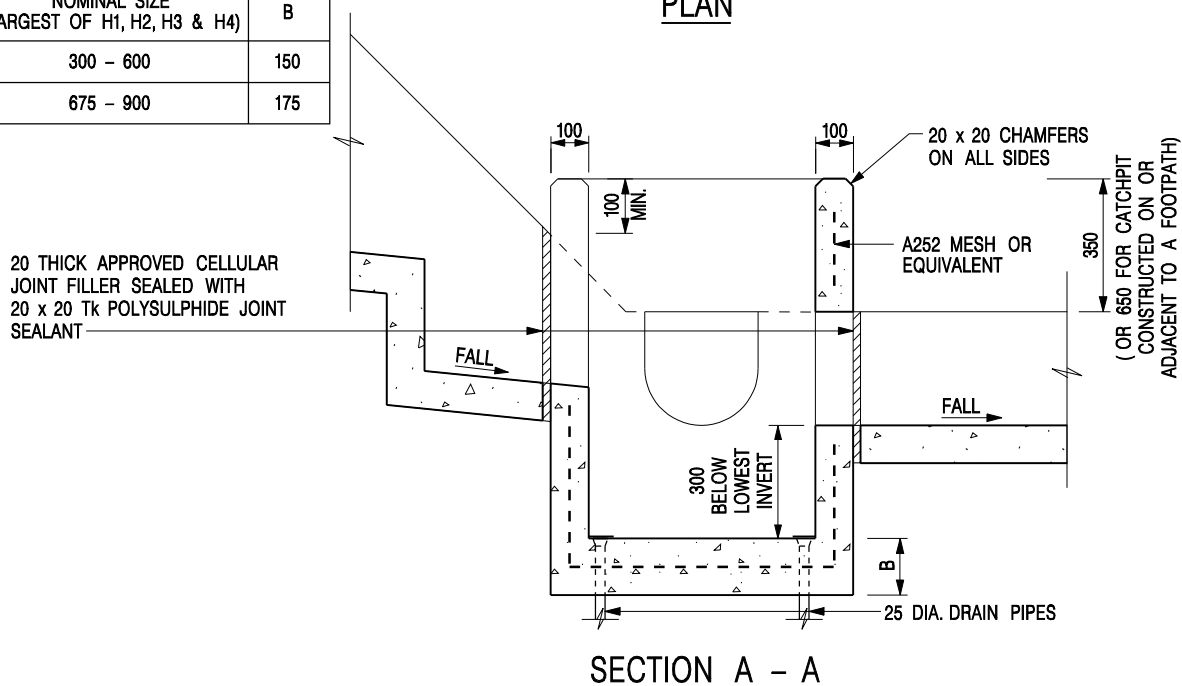
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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

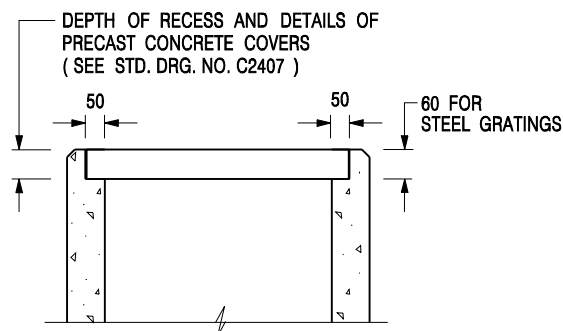


NOTES:

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 /2) 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 'J' ON STD. DRG. NO. C2405 /5; 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 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	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 /2A

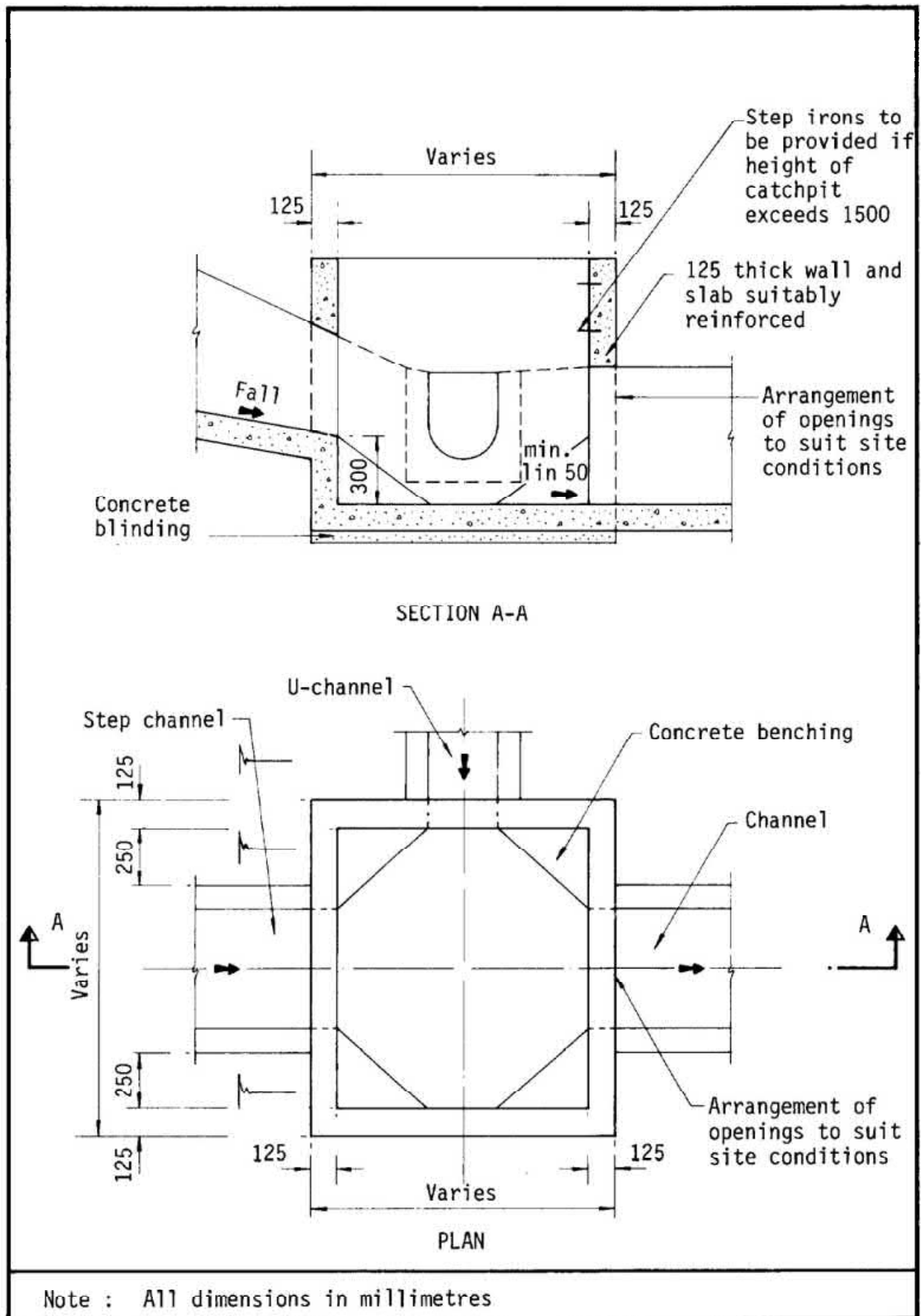
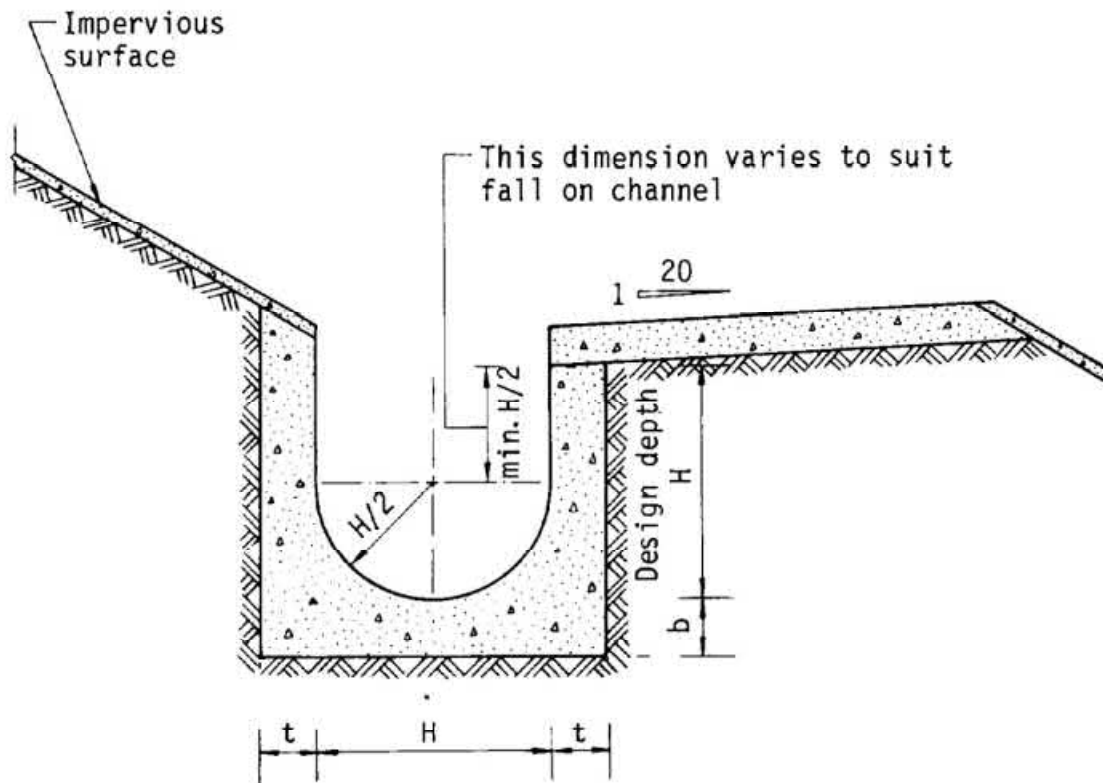


Figure 8.10 - Typical Details of Catchpits



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

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

Return Period T (years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.

Similar s.16 Applications within/straddle the Same “Agriculture” Zone on the OZP in the Vicinity of the Application 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/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	28.5.2021 [revoked on 28.11.2022]
3.	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]
4.	A/YL-KTN/812	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	18.2.2022 [revoked on 18.11.2023]
5.	A/YL-KTN/823	Proposed 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]
6.	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Ancillary Supporting Facilities for a Period of Three Years	9.9.2022
7.	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]
8.	A/YL-KTN/857	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	3.2.2023 [revoked on 3.8.2024]
9.	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]
10.	A/YL-KTN/891	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	24.11.2023
11.	A/YL-KTN/933	Renewal of Planning Approval for Temporary Place of Recreation, Sports or	11.8.2023

	Application No.	Use/Development	Date of Consideration
		Culture (Hobby Farm) for a Period of Three Years	
12.	A/YL-KTN/977	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Associated Filling of Land	16.2.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises an Old Schedule Agricultural Lot No. 912 in D.D. 109 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- 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 drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

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

- no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.

5. **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 the desktop review, there are residential buildings within 100m from the boundary of the Site;
- no comment on the proposed filling of land;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

7. **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, the Site is located in an area of rural inland plains landscape character comprising temporary structures, vacant land, and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- based on the site photos, the Site is erected with some temporary structures. Some existing trees of common species are observed within the Site. Given the existing trees are common species, significant adverse impact on landscape resources is not anticipated.

8. **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**:

- District Officer (Yuen Long), Home Affairs Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Food and Environmental Hygiene; 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) 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;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) 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 the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the adjoining section of Kong Tai Road is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site, including the adjoining section of Kong Tai Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall not use whistle or any form of audio amplification system at the Site;

- (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (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 proposed use;
 - (v) the applicant shall adopt suitable mitigation measures to prevent pesticides from entering the surface runoff and nearby sensitive receivers in the event that pesticide will be used for the proposed use; and
 - (vi) the applicant shall meet the statutory requirements under relevant environmental legislation, particularly the Waste Disposal Ordinance (Cap. 354) and Water Pollution Control Ordinance (Cap. 358);
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iv) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- (i) given the potential use of the existing pond for fisheries purposes, the applicant shall adopt precautionary measures to prevent any deterioration of the pond's water quality throughout the construction, operation, and eventual demolition phases of the paving area and the overall Site; and
 - (ii) the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (j) to note the comments of the Director of Fire Services that:
- (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.

The location of proposed FSIs to be installed should be clearly marked on the layout plans; 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 Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk, etc). Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) (including wholesale and retail) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iv) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display , a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (v) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

- (l) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) it is noted that five 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 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 structure is erected on lease land without the approval of the Building Authority, they are UBW under the BO and should not be designated for any proposed use under the 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: 2025-08-05 星期二 03:31:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1141 DD 109 Tai Kong Po, Kam Tin North

A/YL-KTN/1141

Lot 912 (Part) in D.D. 109, Tai Kong Po, Kam Tin North

Site area: About 6,859.4sq.m

Zoning: "Agriculture"

Applied Use: Hobby Farm / 11 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

Another **FAKE** Hobby Farm application with the intention clearly to gain approval to initially fill in a third of the site. Paved Area: About 2,272 m² (About 33%). In view of the site of the site, almost 7,000sq.m, this is disproportionate and no genuine farmer would sacrifice such a large amount of arable land.

The plan is obviously to eventually apply for a warehouse. However this area is not Cat 2 designation.

Object also to the 5 year term that allows ample time for the land to be trashed while the conditions are inevitably never fulfilled.

Members should reject the application. Filling in farmland with concrete is an irreversible process.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-08-05 星期二 13:13:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 250805 s16 KTN 1145.pdf; 250805 s16 KTN 1119.pdf; 250805 s16 KTN 1141.pdf; 250805 s16 KTN 1146.pdf; 250805 s16 KTN 1147.pdf; 250805 s16 SK 421.pdf; 250805 s16 TT 717.pdf; 250805 s16 PK 220.pdf; 250805 s16 PK 221.pdf

Dear Sir/ Madam,

Attached please see our comments regarding nine applications. There are nine 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

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

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

5th August, 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/1141)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Kong Po¹. According to the relevant government document¹, the objectives 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 document¹ also states:
 - *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*

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

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., Tai Kong Po); 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 – 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?
5. Overall, we urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.
6. We urge the Board to seriously consider all the above before making a decision.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

Seq 1 3

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

From: [REDACTED]
Sent: 2025-09-29 星期一 16:57:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on five planning applications
Attachment: 250929 s16 LI 37.pdf; 250929 s16 KTN 1167.pdf; 250929 s16 LTY 497.pdf; 250929 s16 KTN 1162.pdf; 250929 s16 KTN 1141.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five 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

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

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

29th September, 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/1141)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Tai Kong Po¹. According to the relevant government document¹, the objectives 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 document¹ also states:
 - *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*

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

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., Tai Kong Po); 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 – 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?
5. Overall, we urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government. If this application is to be approved, we urge the Board to consider whether the site would need to be reinstated upon the expiry of the planning permission; if yes, whether this should be set as an approval condition.
6. We urge the Board to seriously consider all the above before making a decision.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[REDACTED]

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From: [REDACTED]
Sent: 2025-10-02 星期四 02:23:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1141 DD 109 Kam Tin

A/YL-KTN/1141

Lot 912 (Part) in D.D. 109, Kam Tin North

Site area: About 6,859.4sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 11 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections to another FAKE Hobby Farm. No previous history of applications. The location is not Cat 2 so the conversion to brownfield is a circuitous process.

The Planning Statement refers to families of 10 – 15, in Hong Kong with a fertility rate of under 1%????

The operator proposes to fill in 2,272sq.m, more than 30% of the site, always an indication that the real intention is to gradually fill in the land for eventual brownfield operations.

That part of the site is currently under active cultivation indicates that the entire site could be used for genuine agriculture purposes.

The application should be rejected.

Mary Mulvihill