

2025年 12月 1 28
此文件在
收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-12-1.
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

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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	A1YL-SK/440
	Date Received 收到日期	2025-12-12

1. 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。
2. 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。
3. 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 林東文

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 Planning 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)	Lot 1150 RP in D.D. 106, 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 291 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 36 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Shek Kong OZP No.: S/YL-SK/10
(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	Place of Recreation, Sports or Culture (Hobby Farm) (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
06/10/2025 - 20/10/2025 (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 _____ 24/11/2025 (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所用途，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	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <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	Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="504 1350 1441 1844"> <thead> <tr> <th data-bbox="504 1350 790 1478">Name/type of installation 裝置名稱／種類</th> <th data-bbox="790 1350 949 1478">Number of provision 數量</th> <th data-bbox="949 1350 1441 1478">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米)(長 x 寬 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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 寬 x 高)									
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(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)

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	Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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 36 sq.m 平方米 <input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率 0.12 <input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 12 % <input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數 1 <input type="checkbox"/> include 包括 storeys of basements 層地庫
Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層 <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
 3 m 米 <input checked="" type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分																								
GFA 總樓面面積	 sq. m 平方米	<input type="checkbox"/> About 約																					
number of Units 單位數目																							
average unit size 單位平均面積	 sq. m 平方米	<input type="checkbox"/> About 約																					
estimated number of residents 估計住客數目																							
<input checked="" type="checkbox"/> Non-domestic part 非住用部分																								
<input type="checkbox"/> eating place 食肆	 sq. m 平方米	<input type="checkbox"/> About 約																					
<input type="checkbox"/> hotel 酒店	 sq. m 平方米	<input type="checkbox"/> About 約																					
		(please specify the number of rooms 請註明房間數目)																						
<input type="checkbox"/> office 辦公室	 sq. m 平方米	<input type="checkbox"/> About 約																					
<input type="checkbox"/> shop and services 商店及服務行業	 sq. m 平方米	<input type="checkbox"/> About 約																					
<input type="checkbox"/> 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地面積／總 樓面面積)																						
<input checked="" type="checkbox"/> 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地面積／總 樓面面積)																						
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>STORAGE OF FARM TOOLS, WASHROOM AND SITE OFFICE</td> <td>36 m² (ABOUT)</td> <td>36 m² (ABOUT)</td> <td>3 (ABOUT)(1-STORY)</td> </tr> <tr> <td colspan="2"></td> <td>TOTAL</td> <td><u>36 m² (ABOUT)</u></td> <td><u>36 m² (ABOUT)</u></td> </tr> </tbody> </table>					STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	STORAGE OF FARM TOOLS, WASHROOM AND SITE OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3 (ABOUT)(1-STORY)			TOTAL	<u>36 m² (ABOUT)</u>	<u>36 m² (ABOUT)</u>					
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		TOTAL	<u>36 m² (ABOUT)</u>	<u>36 m² (ABOUT)</u>																				
<input type="checkbox"/> Open space 休憩用地 <input type="checkbox"/> private open space 私人休憩用地 <input type="checkbox"/> public open space 公眾休憩用地																								
(please specify land area(s) 請註明地地面積) sq. m 平方米 <input type="checkbox"/> Not less than 不少於 sq. m 平方米 <input type="checkbox"/> 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]																						
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GFA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>STORAGE OF FARM TOOLS, WASHROOM AND SITE OFFICE</td> <td>36 m² (ABOUT)</td> <td>36 m² (ABOUT)</td> <td>3 (ABOUT)(1-STORY)</td> </tr> <tr> <td colspan="2"></td> <td>TOTAL</td> <td><u>36 m² (ABOUT)</u></td> <td><u>36 m² (ABOUT)</u></td> </tr> <tr> <td>.....</td> <td>.....</td> <td>.....</td> <td>.....</td> <td>.....</td> </tr> </tbody> </table>					STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	STORAGE OF FARM TOOLS, WASHROOM AND SITE OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3 (ABOUT)(1-STORY)			TOTAL	<u>36 m² (ABOUT)</u>	<u>36 m² (ABOUT)</u>
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.....																				
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Farming and circulation 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)

Existing.....

.....

.....

.....

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	<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))
	No 否	<input type="checkbox"/> Accessible from Kam Sheung Road via a footpath..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<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) 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) _____ _____ _____
	No 否	<input checked="" type="checkbox"/>
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	<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) 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) _____ _____
	No 否	<input checked="" type="checkbox"/>

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。

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.

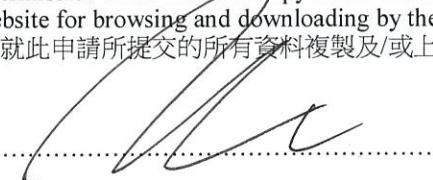


11. Declaration 聲明

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) 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

R-riches Planning 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

26/11/2025 (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^②

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

② 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 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	291	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地)
Plan 圖則	Draft Shek Kong OZP No.: S/YL-SK/10		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Temporary Place of Recreation, Sports or Culture (Hobby Farm) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.12 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		
	Non-domestic 非住用		1
Composite 綜合用途			

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
Non-domestic 非住用	3 m 米 <input type="checkbox"/> (Not more than 不多於)	
	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
	1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(□Include 包括□ 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	12 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(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; Accepted drainage proposals under the previous application No. A/YL-SK/341, Fire Service Installations Proposal</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 *Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**).

1.2 The applicant intends to continue operating the hobby farm to promote sustainable and organic farming in Shek Kong area. The proposed passive recreation outlet also serves as an eco-education farm to enhance the public awareness about the importance of agricultural development in Hong Kong.

2) Planning Context

2.1 The Site is currently falls within an area zoned "Agriculture" ("AGR") on the Draft Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/10. 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 The Site mainly surrounded by plant nursery, cultivated land, unused/vacant land and some residential dwellings within the adjoining "Village Type Development" zone. Given the scale and nature of the proposed development, it is considered not incompatible with the surrounding area. 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 the subject of one previous S.16 planning application (No. A/YL-SK/341) 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 in 2023. As such, approval of the current application is in line with the Board's previous decision.

2.4 When compared with the previous application (No. A/YL-SK/341), all major development parameters and operation mode remain unchanged. The applicant has made effort to comply with the approval conditions of the previous application, 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-SK/341		Date of Compliance
(a)	The submission of a drainage proposal	26.11.2024
(b)	The implementation of the drainage proposal	Not complied with
(d)	The submission of a fire service installations (FSIs) proposal	17.06.2024
(e)	The implementation of the FSIs proposal	Not complied with

2.5 For conditions (b) and (e), the drainage and FSIs proposal previously submitted by the applicant have been considered acceptable by relevant authorities on 26.11.2024 and 17.06.2024 respectively. However, the applicant could not implement the accepted drainage and FSIs proposal as erection of structure required prior approval from the Lands Department (LandsD). As of 21.10.2025, the Short Term Waiver (STW) application is still under consideration by LandsD.

2.6 In support of the current application, the applicant submitted a FSIs proposal and an accepted drainage proposal of the previous application (No. A/YL-SK/341) for the Board's consideration (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupies an area of 291 m² (about) (**Plan 3**). One structure is proposed for storage of farm tools, washroom and site office with total gross floor area (GFA) of 36 m² (about) (**Plan 4**). The remaining uncovered area will be reserved for farm area and circulation space. The operation hours of the proposed development are from 09:00 to 18:00 daily, including public holidays. It is anticipated that the applied use would attract not more than 10 visitors. It is estimated that 4 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	291 m ² (about)
Covered Area	36 m ² (about)
Uncovered Area	255 m ² (about)
Plot Ratio	0.12 (about)
Site Coverage	12% (about)
No. of Structure	1
Total GFA	36 m ² (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	<i>36 m² (about)</i>
Building Height	3m (about)
No. of Storey	1

3.2 A portion of the Site has already been paved with concrete of not more than 0.2 m in depth (about 119m²/ 41% of the Site) for site formation of structures and circulation area (**Plan 5**). The current application serves to regularize the existing filling of land. Concrete site formation is required to meet the operational needs, and the extent of paving has been kept to minimal. The remaining area of the Site will remain as soil ground for the provision of farm area (about 172 m²/ 59% of the Site). The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

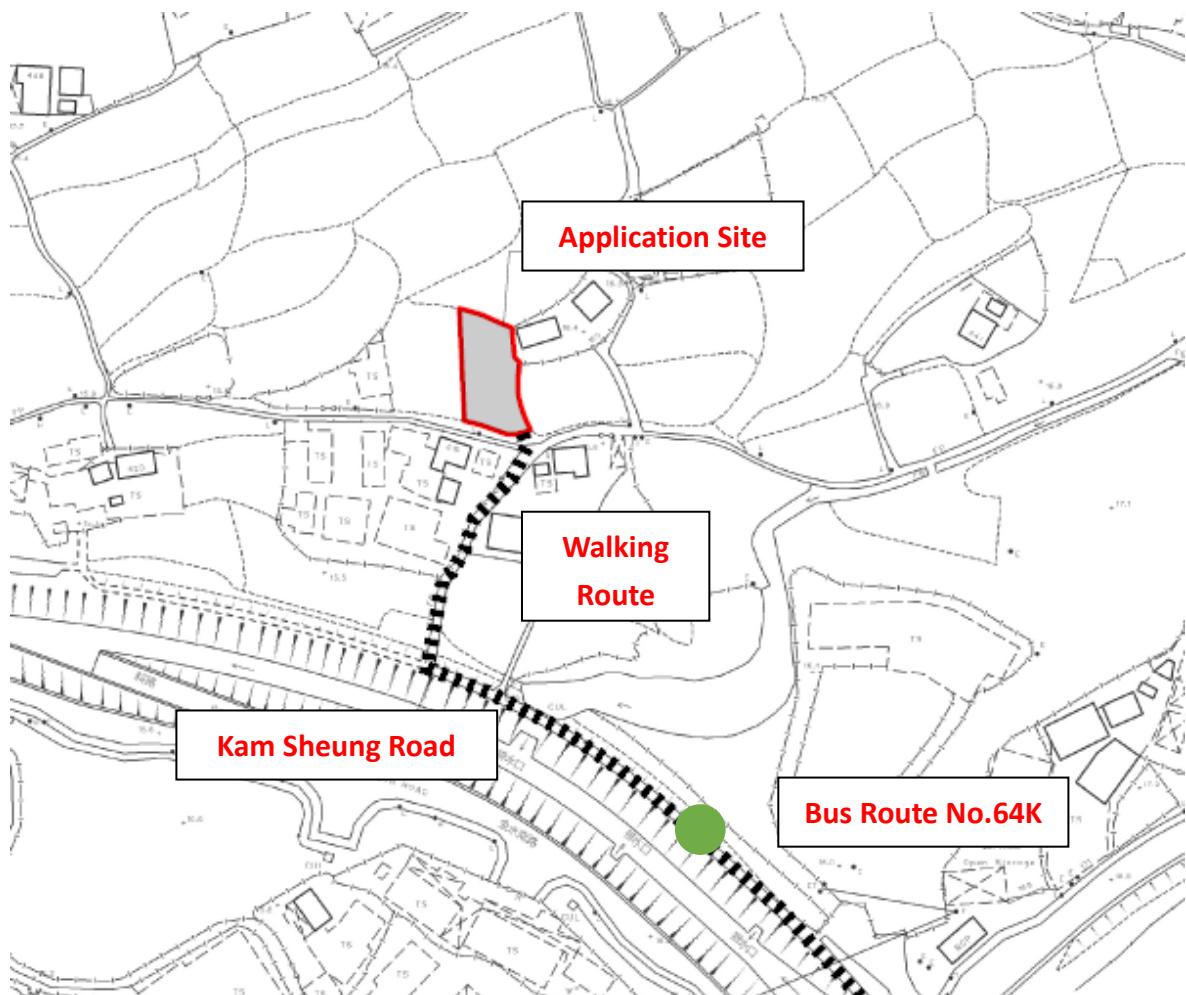
3.3 The farming practice is similar to the always permitted agricultural use. Visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and will be free to carry the crops away for personal consumption. The use of pesticides will be strictly prohibited at the Site.

3.4 The Site is accessible from Kam Sheung Road via a footpath (**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 Kam Sheung Road (Bus Route No. 64K) and walk to

the Site (about 750 m from the Site) via a local access. Staff will meet visitors at the designated meeting point at Kam Sheung 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 Kam Sheung Road, the applicant will report to respective government departments.

Figure 1 – Nearest public transport services are provided at Kam Sheung Road



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 a FSIs proposal and the accepted drainage under the previous application (No. A/YL-SK/341) to alleviate any potential adverse impact that would have arisen from the proposed development (**Appendices I to II**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years**'.

R-riches Property Consultants Limited

November 2025

LIST OF APPENDICES

Appendix I Fire Service Installations Proposal
Appendix II Accepted drainage proposal under previous application No. A/YL-SK/341

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 291 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHUENG ROAD VIA A FOOTPATH

APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 291 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHUEUNG ROAD VIA A FOOTPATH

APPLICATION SITE

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A FOOTPATH

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

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

SITE LOCATION

SCALE
1: 1500 @ A4

DRAWN BY DATE
MAN 3.1.2023

MIN 3.1.2023
REVISED BY DATE
LT 17.11.2025

17.11.2025

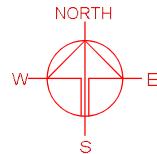
DWG TITLE

LOCATION PLAN

PLAN 1 001

LEGEND

APPLICATION SITE

ZONING OF THE APPLICATION SITEAPPLICATION SITE AREA : 291 m² (ABOUT)OUTLINE ZONING PLAN : DRAFT SHEK KONG OZP
OZP PLAN NO. : SYL-SK/10AREA ZONED AS "AGR"
"AGR" - "AGRICULTURE" : 291 m² (ABOUT)

AGR

APPLICATION SITE

AGR

KAM SHUI SOUTH ROAD

AGR

Seasons
Palace

R(C1)

Moon Wo
Grand Houses**LEGEND**

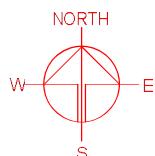
APPLICATION SITE

**PROJECT**
TEMPORARY PLACE OF
RECREATION, SPORTS OR
CULTURE (HOBBY FARM) AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 5 YEARS**SITE LOCATION**
LOT 1150 RP IN D.D. 106, KAM
TIN, YUEN LONG, NEW
TERRITORIES**SCALE**
1 : 2000 @ A4DRAWN BY : MN
DATE : 3.1.2023REVISED BY : LT
DATE : 17.11.2025APPROVED BY :
DATE :**DWG. TITLE**
ZONING OF THE SITEDWG. NO. : PLAN 2
VER : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 291 m² (ABOUT)AREA OF PRIVATE LAND : 291 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



1143

1144

1145

1146

1147

16.37

L

665

666

1149

1150 S.A

1150 RP



APPLICATION SITE

*1150 SC

TS

1150 S.B

*1155 S.A SS.1

*1155 S.A RP

1155 S.B-G RP

TS

*1152

TS

1156

TS

TS

TS

TS

TS

TS

TS

1157 S.C

+ 15.5

668 S.B

*668 S.A

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1150 RP IN D.D. 106, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1:500 @ A4

DRAWN BY

MN DATE 3.1.2023

REVISED BY

LT DATE 17.11.2025

APPROVED BY

APPROVED DATE

Dwg. Title

Dwg. No

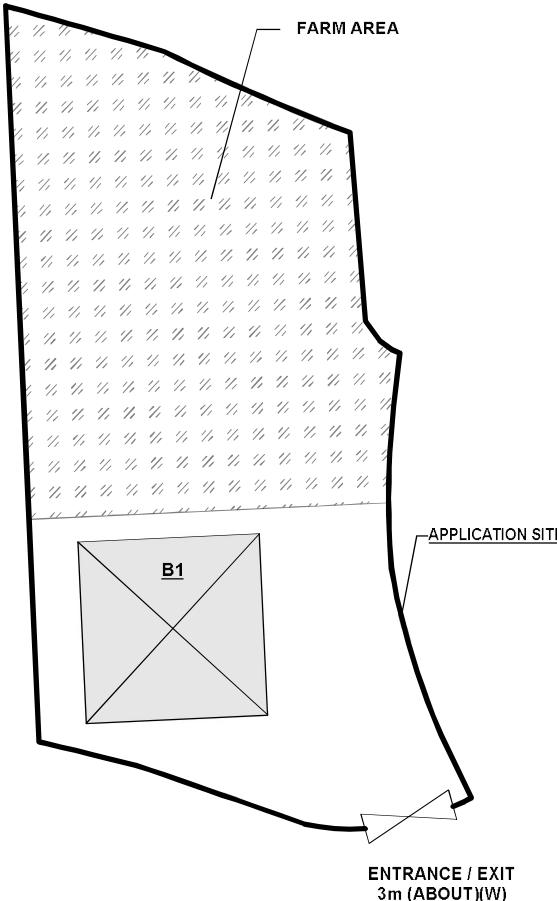
PLAN 3 VER 001

LEGEND

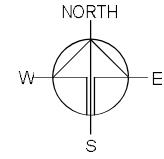
APPLICATION SITE

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 291 m ² (ABOUT)
COVERED AREA	: 36 m ² (ABOUT)
UNCOVERED AREA	: 255 m ² (ABOUT)
PLOT RATIO	: 0.12 (ABOUT)
SITE COVERAGE	: 12% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 36 m ² (ABOUT)
TOTAL GFA	: 36 m ² (ABOUT)
BUILDING HEIGHT	: 3 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF FARM TOOLS, WASHROOM AND SITE OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3 (ABOUT)(1-STORY)
		TOTAL <u>36 m² (ABOUT)</u>	<u>36 m² (ABOUT)</u>	



NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE



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

SITE LOCATION
LOT 1150 RP IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 250 @ A4

DRAWN BY
MN DATE
3.1.2023

REVISED BY
LT DATE
17.11.2025

APPROVED BY
DATE

DWG TITLE
LAYOUT PLAN

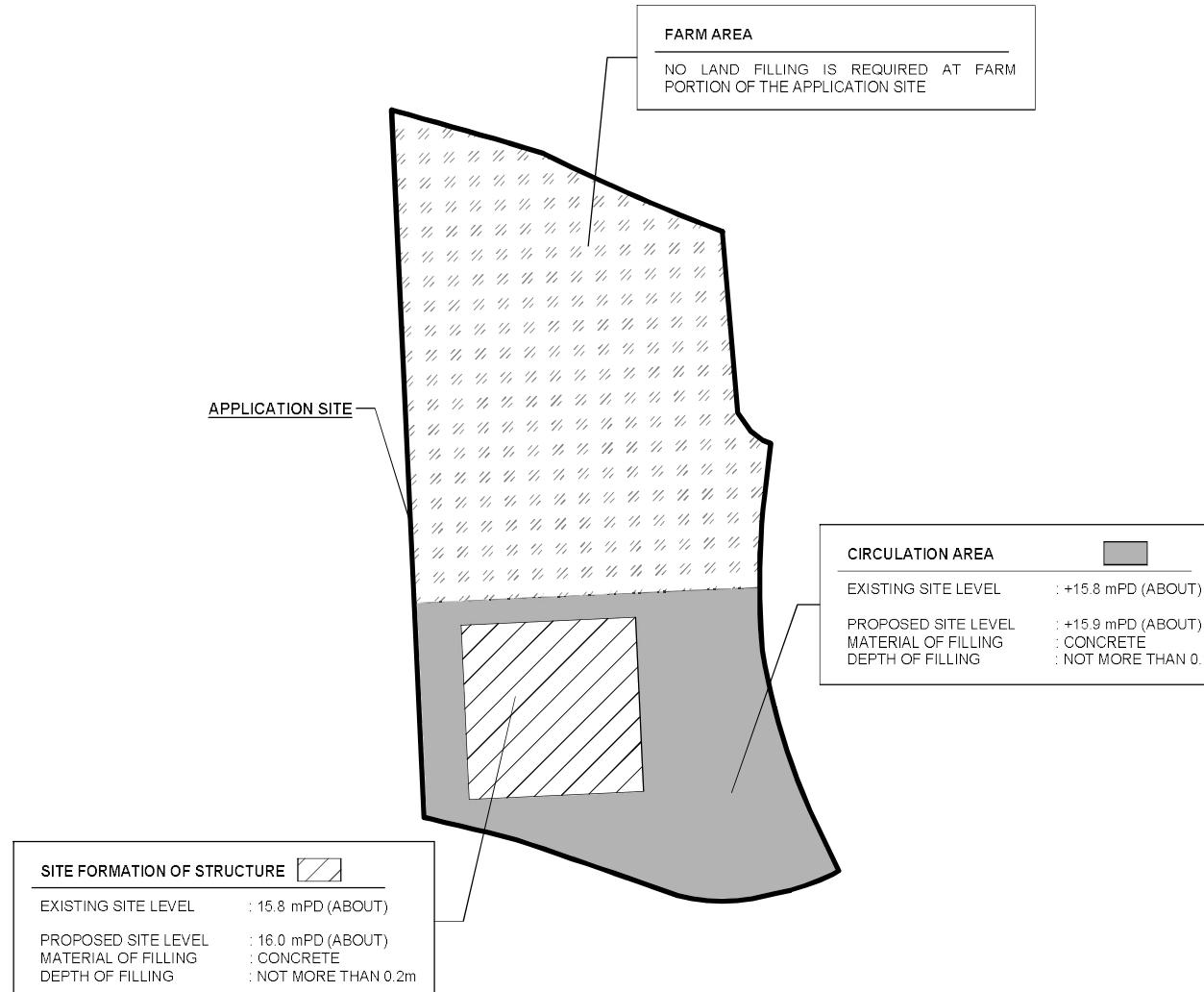
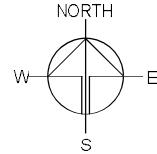
DWG NO
PLAN 4 DATE
001

LEGEND	
	APPLICATION SITE
	STRUCTURE
	FARM AREA
	ENTRANCE / EXIT

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 291 m ² (ABOUT) : 36 m ² (ABOUT)
LAND FILLING AREA	: 119 m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING USE	: CONCRETE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACES

FARMLAND AREA USE	: 172 m ² (ABOUT) : FARMLAND
-------------------	--



LEGEND

	APPLICATION SITE
	LAND FILLING AREA (SITE FORMATION)
	LAND FILLING (CIRCULATION SPACE)

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
LOT 1150 RP IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 250 @ A4

DRAWN BY
MN DATE
3.1.2023

REVISED BY
LT DATE
17.11.2025

APPROVED BY
DATE

DWG TITLE
PAVED RATIO
DWG NO
PLAN 5
VER
001

Appendix I
Fire Service Installations Proposal

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 291 m ² (ABOUT)
COVERED AREA	: 36 m ² (ABOUT)
UNCOVERED AREA	: 255 m ² (ABOUT)
PLOT RATIO	: 0.12 (ABOUT)
SITE COVERAGE	: 12% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 36 m ² (ABOUT)
TOTAL GFA	: 36 m ² (ABOUT)
BUILDING HEIGHT	: 3 m (ABOUT)
NO. OF STOREY	: 1

LEGEND FOR FIRE SERVICE INSTALLATIONS

	STAND-ALONE FIRE DETECTOR
	VISUAL FIRE ALARM
	FIRE ALARM BELL
	MANUAL FIRE ALARM CALL POINT
	SAND BUCKET
	5KG CO ₂ FIRE EXTINGUISHER
	2m ³ FS WATER TANK
	FS CONTROL PANEL
	H.R. FIRE HOSE REEL
	FIRE HOSE REEL PUMP WITH ENCLOSURE

FS NOTE:

FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.

1) HOSE REEL SYSTEM

- 1.1) NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 1.2) THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m F.S. FIBRE GLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 1.3) HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS.
- 1.4) ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 1.5) ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE.
- 1.6) SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

2) FIRE ALARM SYSTEM

- 1.1) NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021.
- 1.2) NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

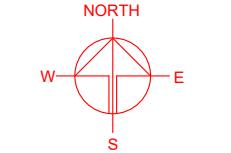
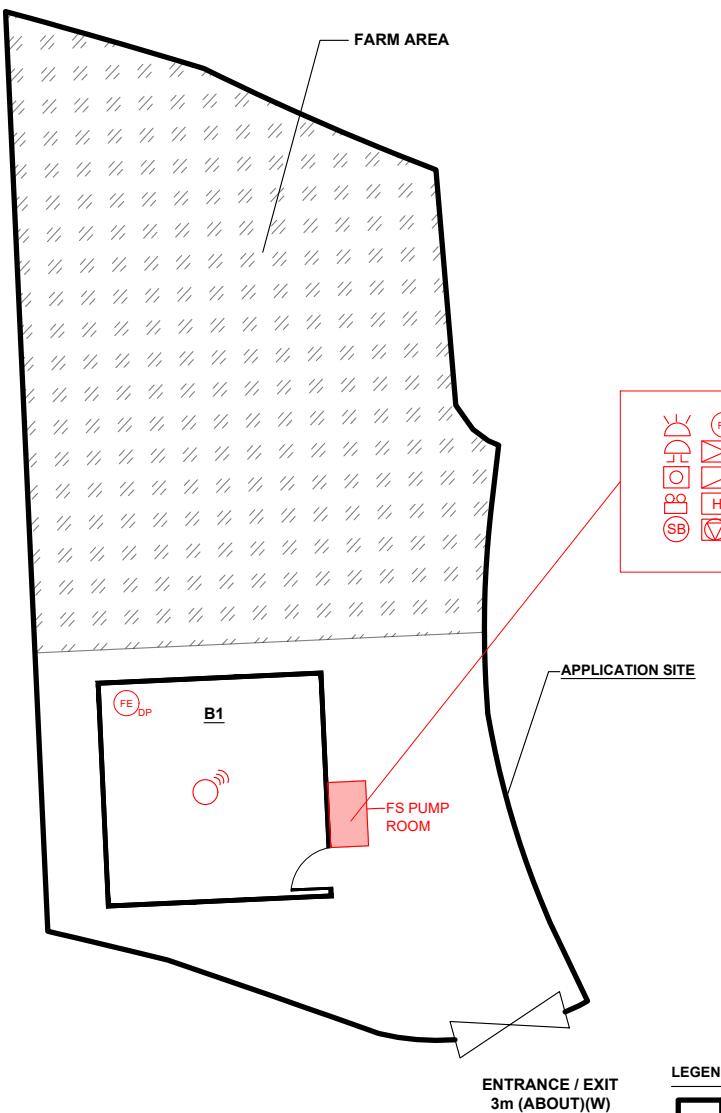
3) STAND-ALONE FIRE DETECTOR

- 1.1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 1.2) IN RELATION TO 1.1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

4) PORTABLE APPLIANCES

- 1.1) PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF FARM TOOLS, WASHROOM AND SITE OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
		TOTAL	36 m² (ABOUT)	36 m² (ABOUT)



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
LOT 1150 RP IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 200 @ A4

DRAWN BY
MN DATE
28.5.2024

REVISED BY
LT DATE
17.11.2025

APPROVED BY
DATE

DWG. TITLE
FSIs PROPOSAL

DWG. NO.
APPENDIX I
VER.
003

LEGEND
APPLICATION SITE
STRUCTURE
FARM AREA
ENTRANCE / EXIT

Appendix II

Approved Drainage Proposal of the Previous Application No. A/YL-SK/341

規 劃 署

粉嶺、上水及元朗東規劃處
新界華豐青山公路 388 號
中榮大廈 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.

來函編號 Your Reference : DD106 Lot 1150 RP
本署編號 Our Reference : TPB/A/YL-SK/341
電話號碼 Tel. No. : 3168 4042/ 3168 4072
傳真號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ()

R-riches Property Consultants Ltd.

(Attn.: Danny NG)

26 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,
Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-SK/341)

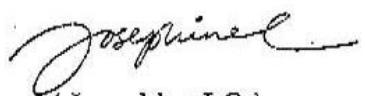
I refer to your submission dated 10.10.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- 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 comments in *Appendix*.

- 2 -

Should you have any queries, please contact Mr. Kenneth Y L Chan [REDACTED] of the Drainage Services Department directly.

Yours faithfully,


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

C.C.
CE/MN, DSD

(Attn.: Mr. Kenneth Y L Chan)

Internal
CTP/TPB

JL/FS/th

Appendix

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

- (a) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (b) The applicant is required to 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.
- (c) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (d) The existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, District Office/Yuen Long should be consulted.
- (e) The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land outside the Site.

Our Ref.: DD106 Lot 1150 RP
Your ref.: TPB/A/YL-SK/341

盈卓物業
顧問有限公司

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

10 October 2024

By Email

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,
Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/341)

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

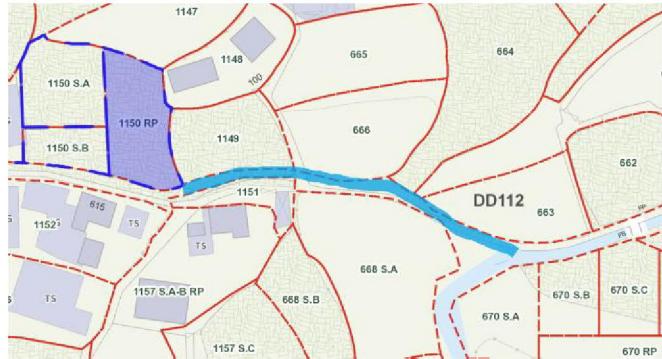


Appendix I - Response-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/341)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259)		
<p>(a) Figure 1 and 2 indicated the alignment of the discharge path from the application site, all the way down to the existing watercourse via an existing drain. Please indicate the size of the existing drain in the drainage plan and check and ensure the hydraulic capacity of the existing drain would not be adversely affected by the captioned development.</p>		Noted. Size of existing drain in the plan has been indicated. Hydraulic checking of existing drain has been provided due to proposed development.
<p>(b) The existing drain cannot be seen in photos (view 1 and 3). Please indicate the drain on the photos. In addition, it may not be desirable for the discharge path via a drain which is fenced off in private lot (photo view 3).</p>		Noted and indicated accordingly. Discharge path via existing drain is not fenced off by private lot so it is desirable, shown as follows:
		
<p>(c) Please include the connection details of the discharge pipe at the existing drain in the submission.</p>		Noted. Connection details to existing drain is provided.



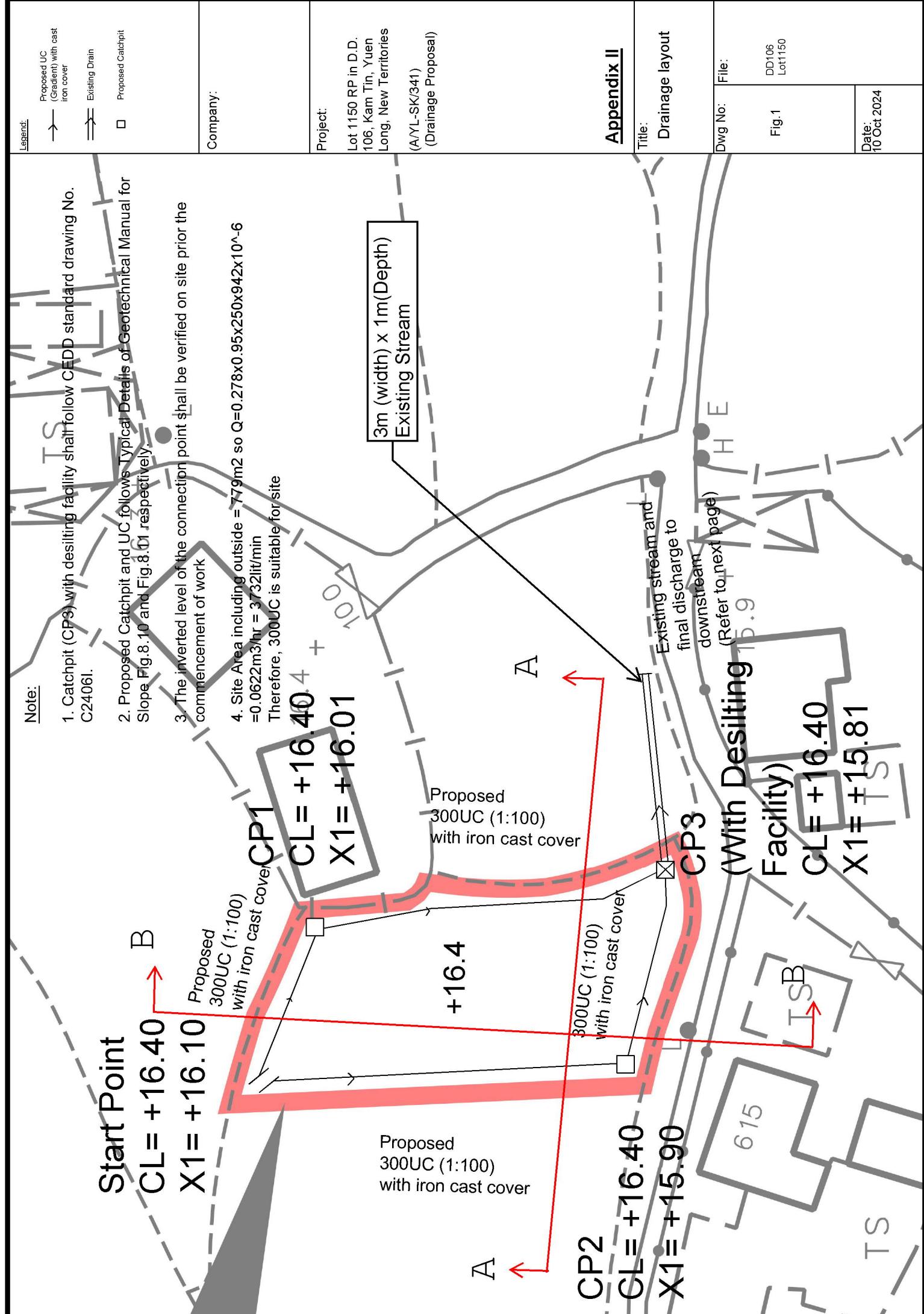
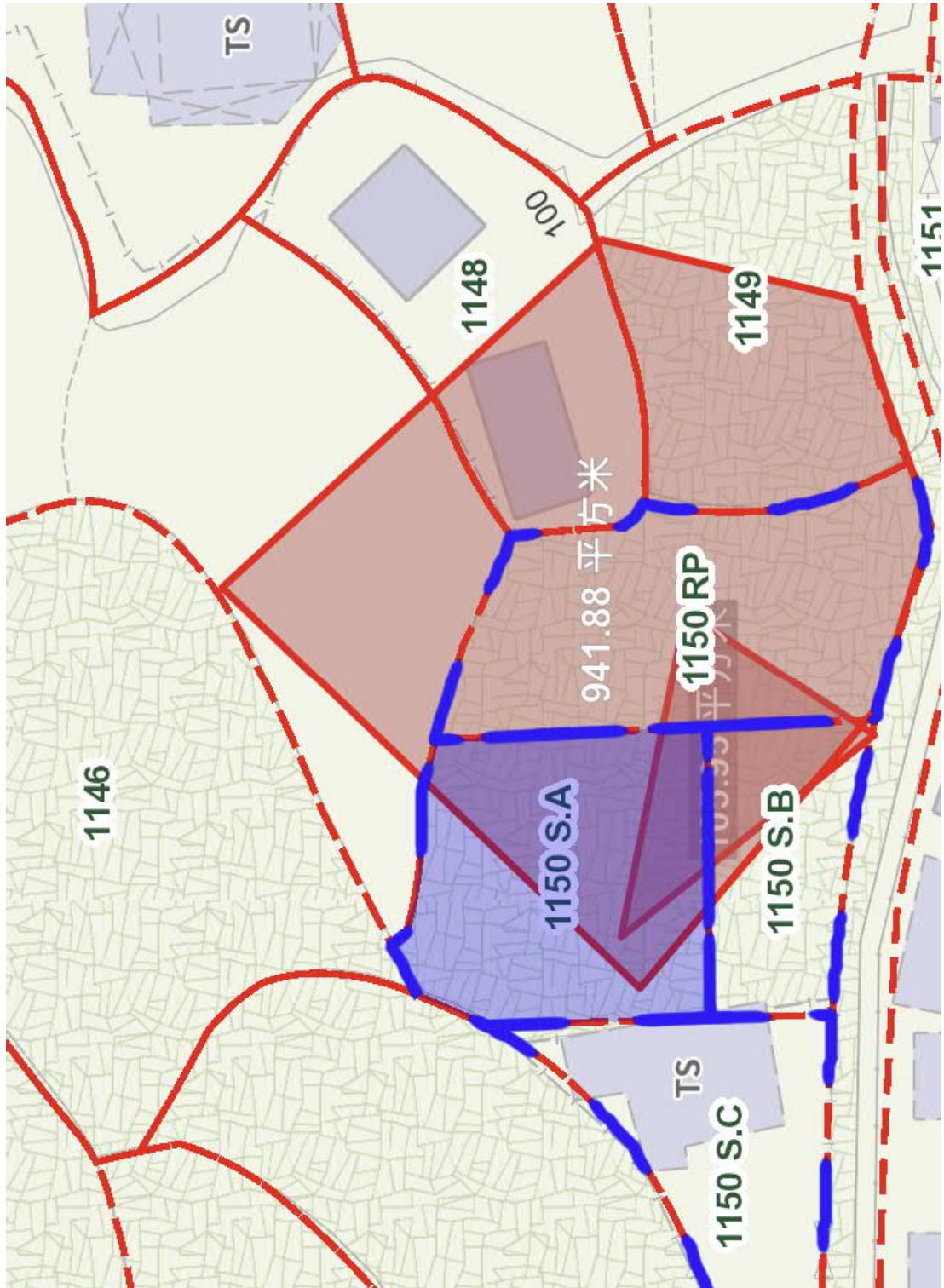


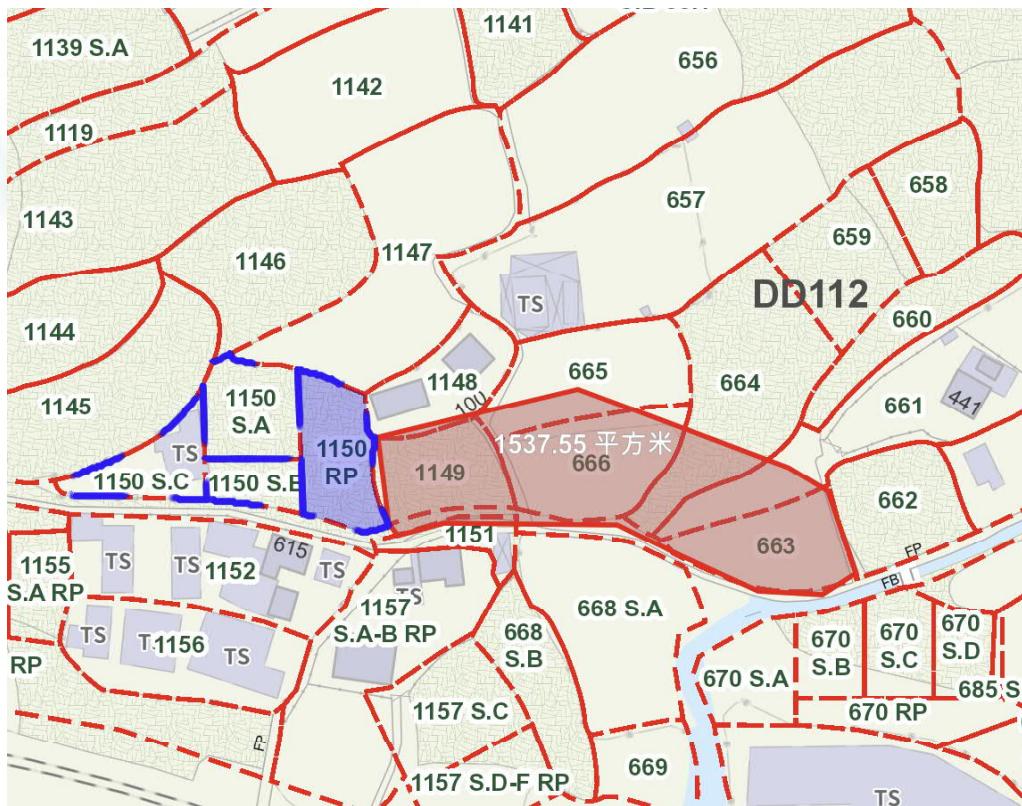


Figure 2. Final Discharge Point



Catchment Area = 941.88 m²

Figure. 3a: Catchment Zone for Proposed Site



Catchment Area = 1537m²

$$Q = 0.278 C i A$$

$$= 0.278 (0.25)(250)(1537 \times 10^{-6})$$

$$= 0.02671 \text{m}^3/\text{hr}$$

3m (W) x 1m(H) existing channel is final discharge point

By Manning's Equation,

$$Q = \frac{1}{n} \frac{A^{\frac{2}{3}}}{P^{\frac{2}{3}}} S_0^{\frac{1}{2}} \quad \text{where} \quad n = 0.015$$

$$= \frac{1}{0.015} \frac{(3)^{\frac{2}{3}}}{(5)^{\frac{2}{3}}} (0.001)^{\frac{1}{2}} \quad A = 3 \times 1 = 3 \text{m}^2$$

$$P = 1 \times 2 + 3 = 5 \text{m}$$

$$= 4.50 \text{m}^3/\text{hr}$$

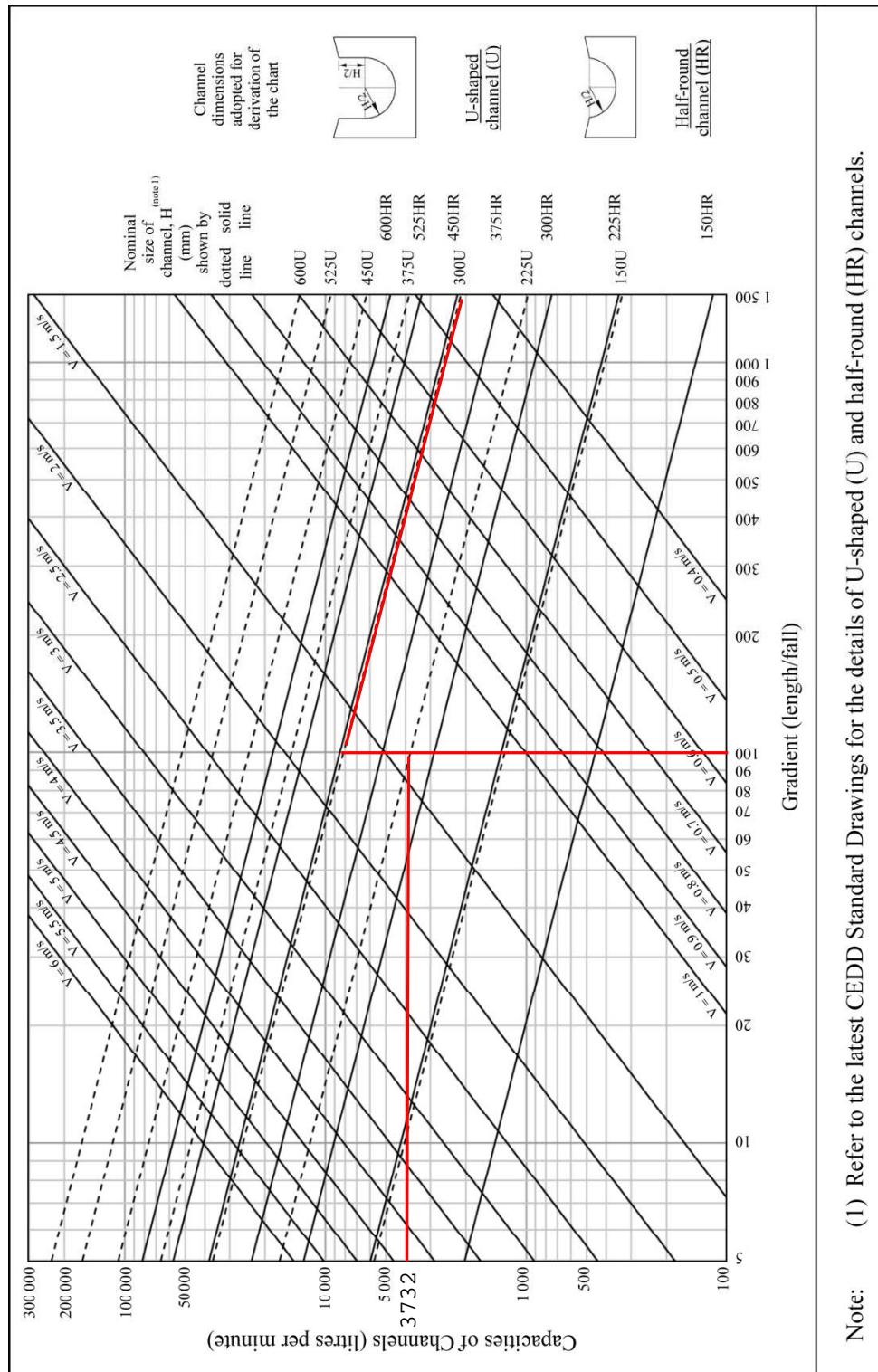
$$> 0.02671 \text{m}^3/\text{hr}$$

1061

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



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

S.B.

Existing and
Proposed level

+16.4

+16.4

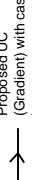
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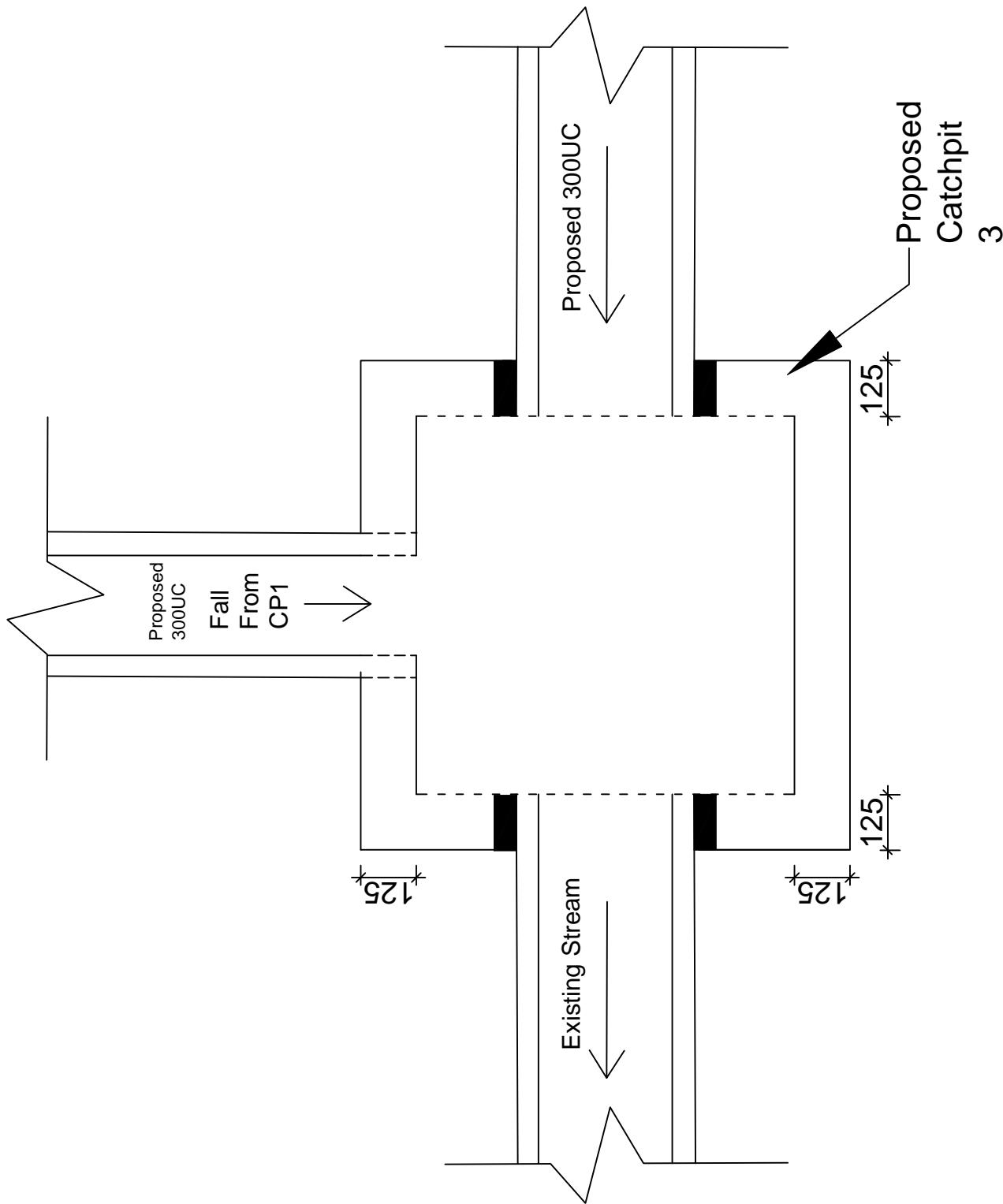
S.B.

+15.9

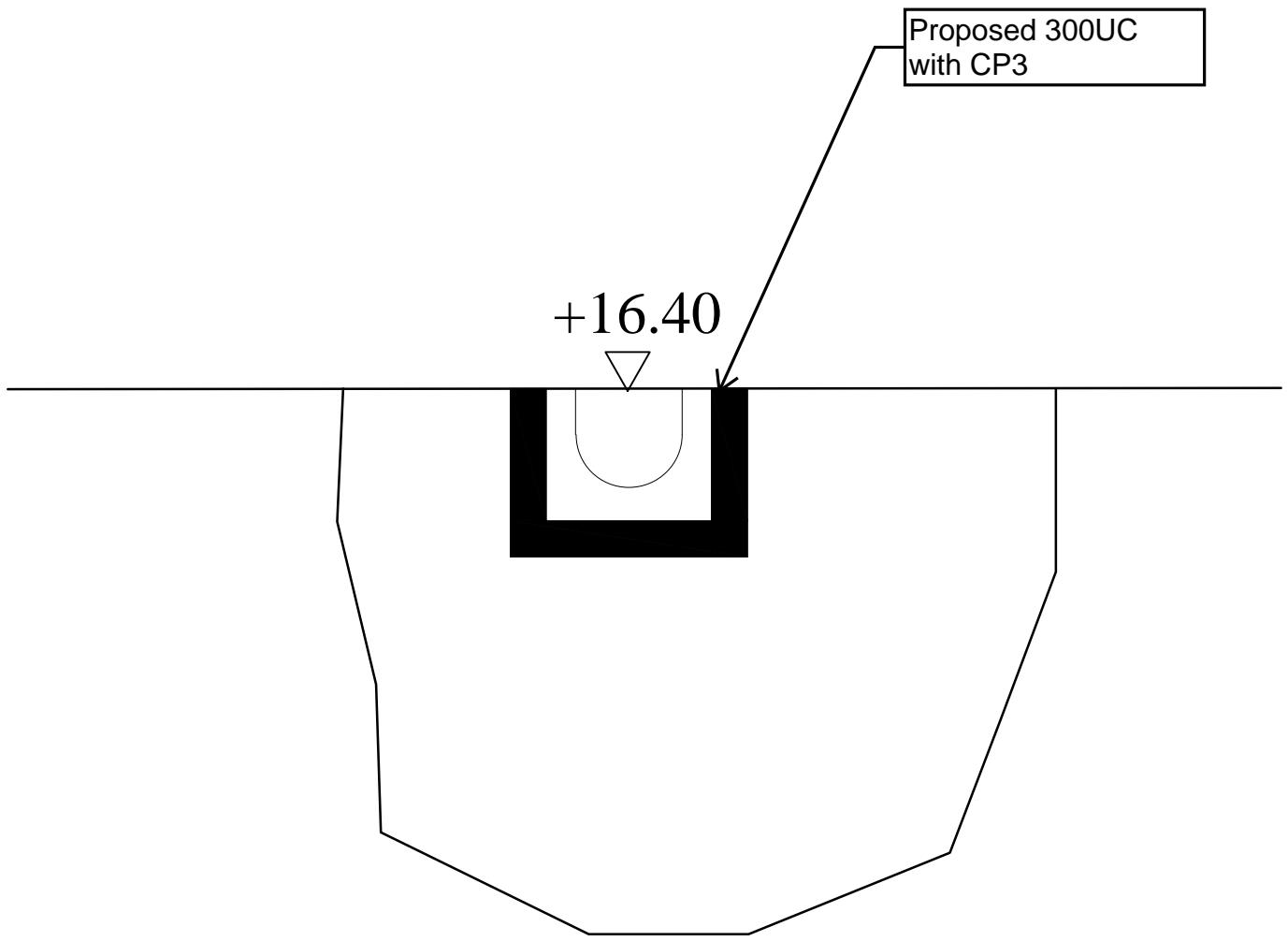
S.B.

Section B-B(Not to Scale)

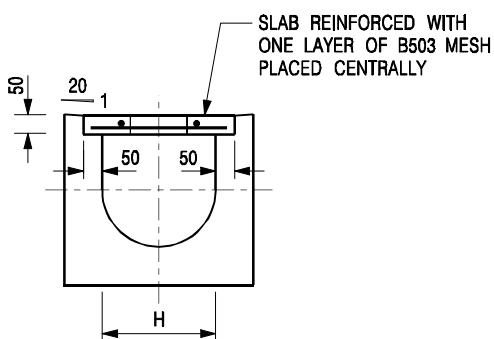
Legend:	 Proposed UC (Gradient) with cast iron cover  Existing Drain  Proposed Catchpit
Company:	
Project:	Lot 1150 RP in D.D. 106, Kam Tin, Yuen Long, New Territories (A/NE-TKL/663) (Drainage Proposal)
Title:	Connection Detail
Dwg No:	Fig.5
File:	Lot 247 in D.D. 99
Date:	17 Aug 2023



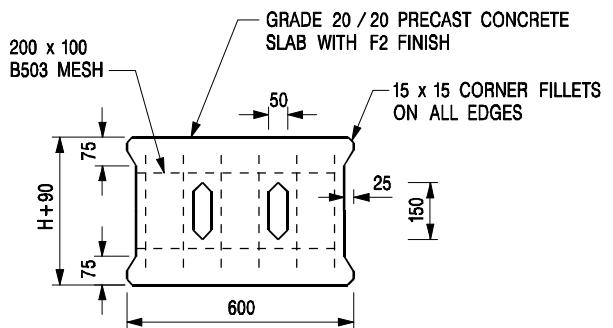
Connection Details- CP3



Cross-section of Existing Stream



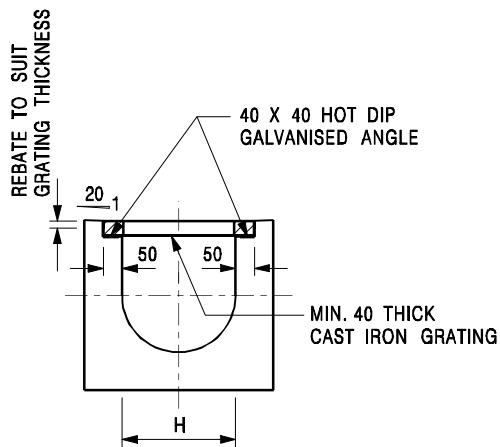
TYPICAL SECTION



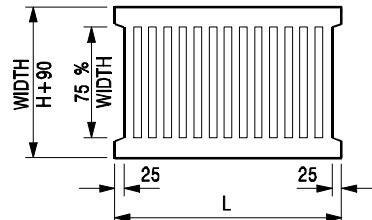
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H \leq 375mm
L = 400mm FOR H $>$ 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS

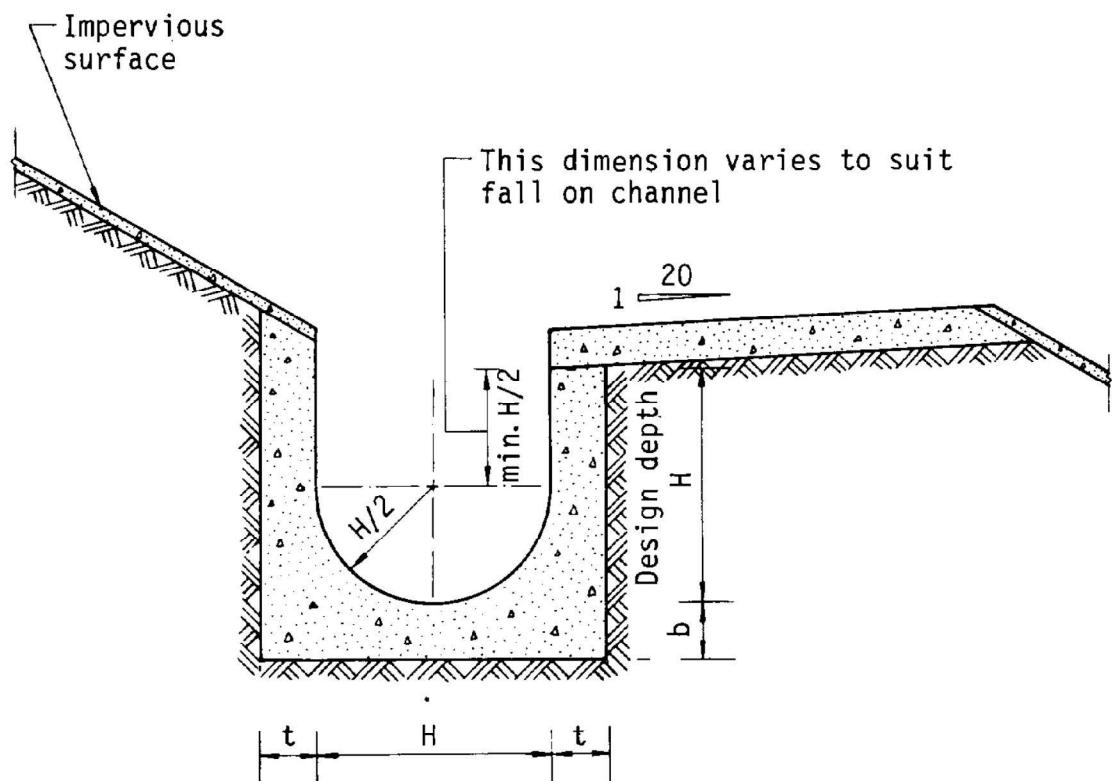


CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1:20

DATE JAN 1991

DRAWING NO.
C2412E



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

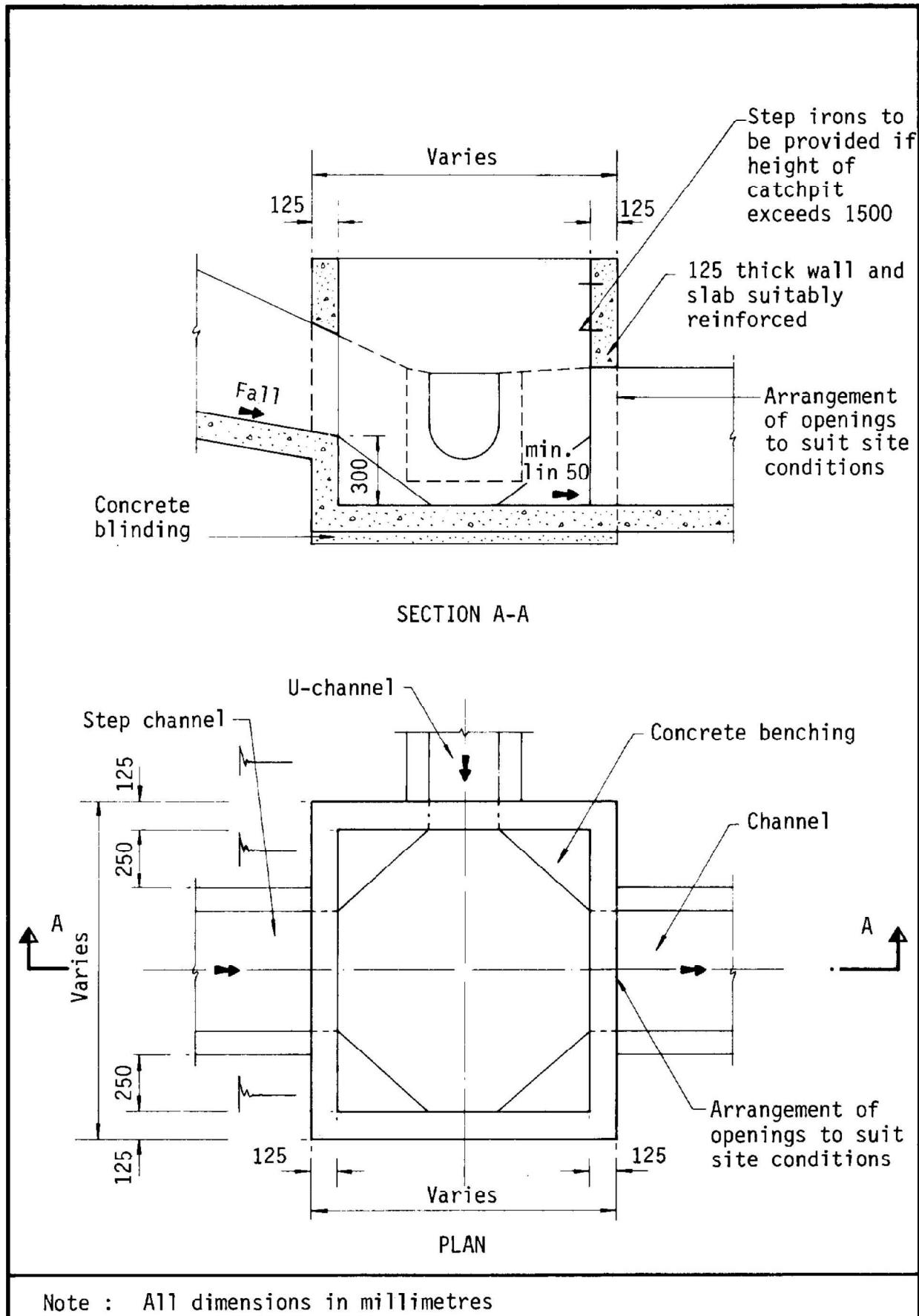
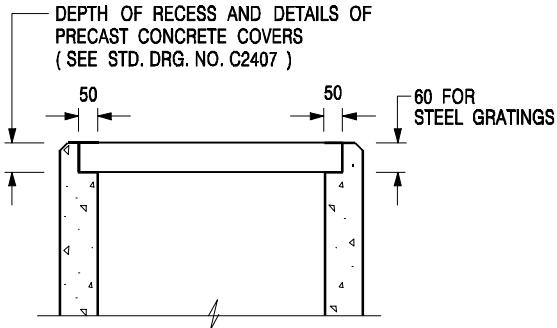


Figure 8.10 - Typical Details of Catchpits



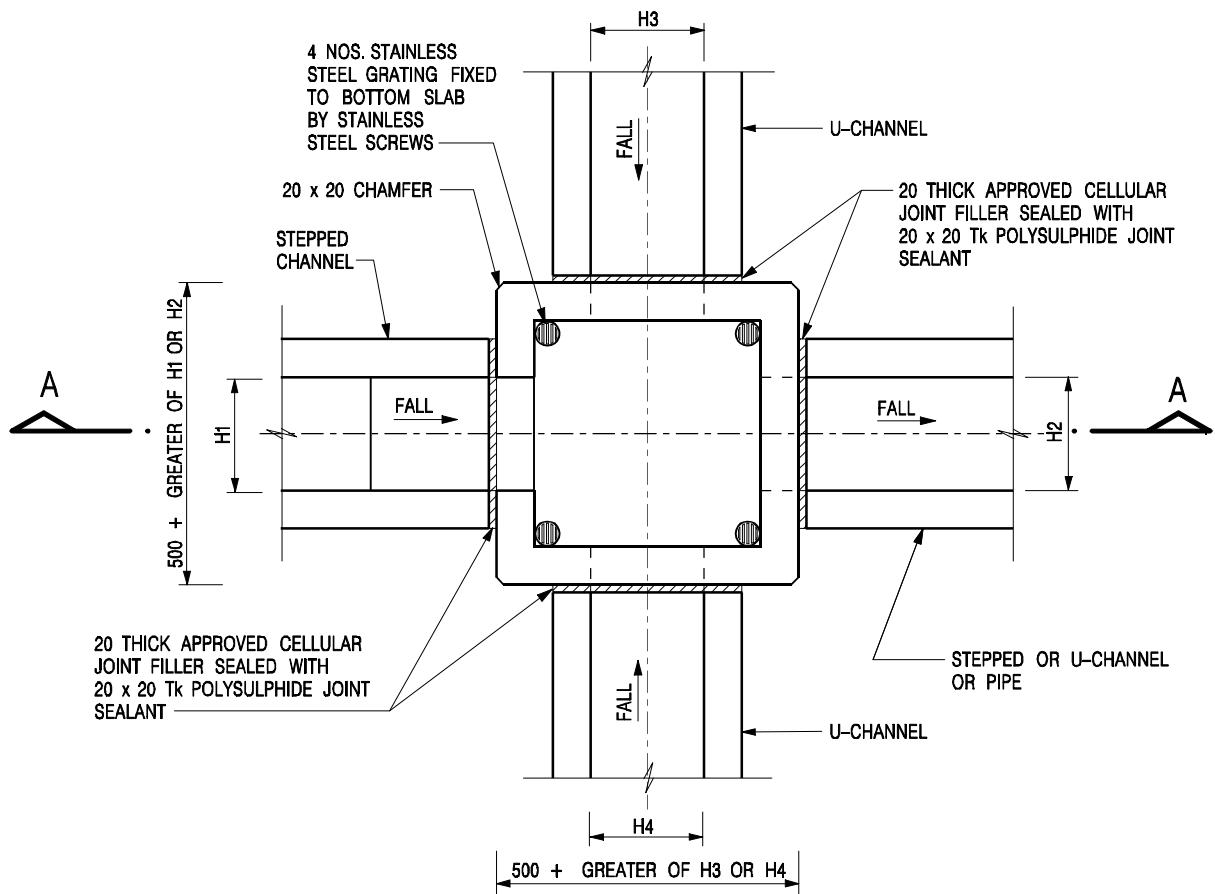
ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

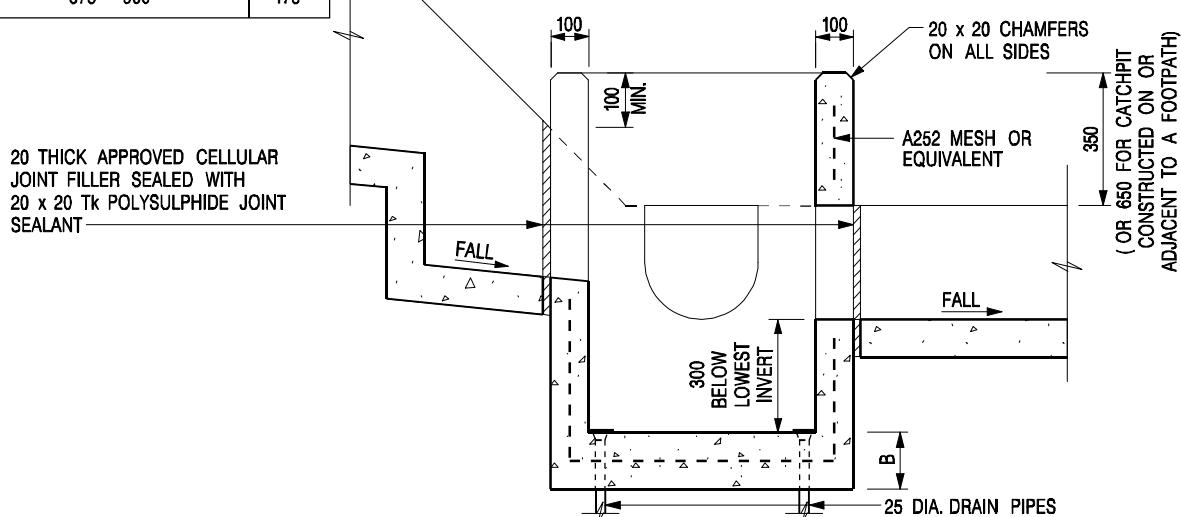
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED 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 cc 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.

REF.	FORMER DRG. NO. C2406J. REVISION	Original Signed SIGNATURE	03.2015 DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1:20		DRAWING NO. C2406 /2	
DATE JAN 1991			

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



PLAN



SECTION A - A

NOTES:

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

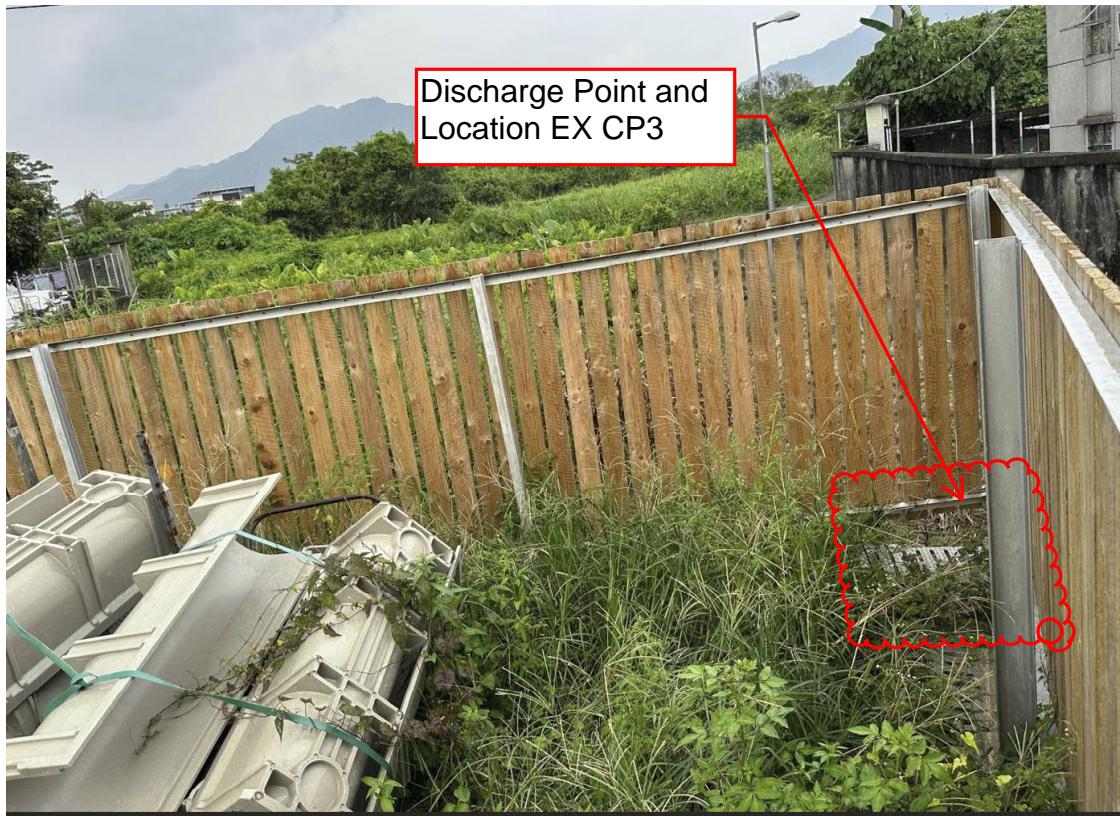
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1:20		DRAWING NO.	
DATE JAN 1991		C2406 /1	

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

APPENDIX
SITE PHOTO



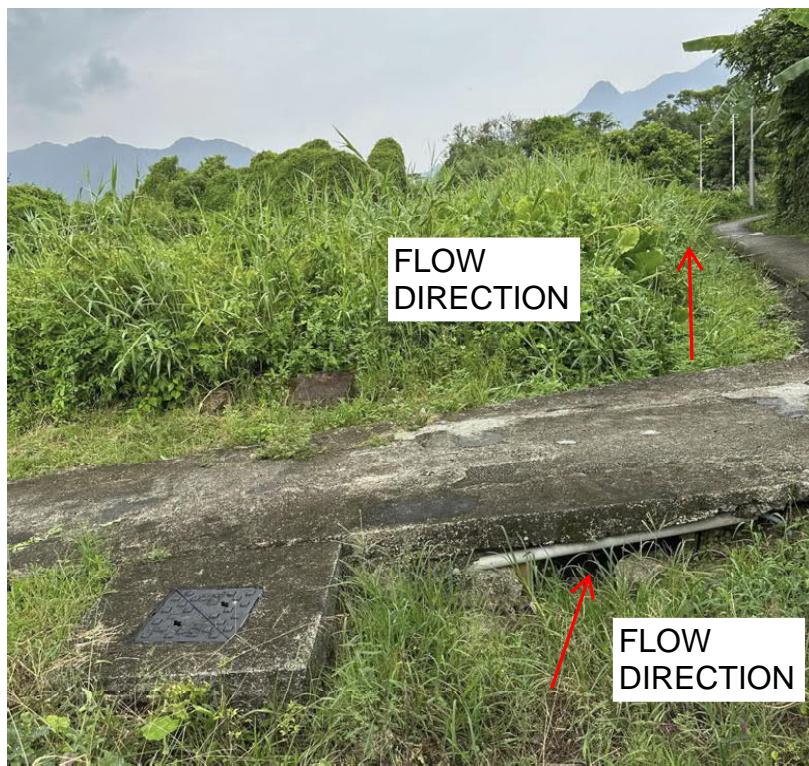
EYE LOCATION PLAN



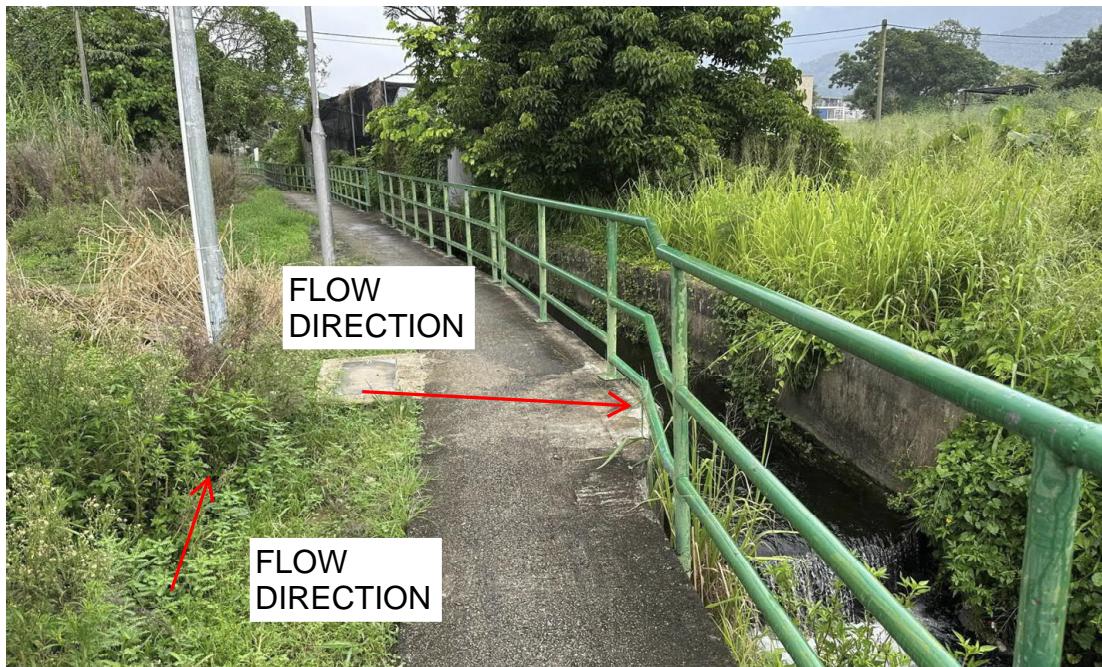
VIEW 1: Discharge location to EXISTING STREAM



VIEW 2: Existing Stream



VIEW 3: Existing Stream



VIEW 4: Final Discharge to Ultimate Point

Our Ref. : DD106 Lot 1150 RPL
Your Ref. : TPB/A/YL-SK/440

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

By Email

17 December 2025

Dear Sir,

Supplementary Information

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 1150 RP in D.D.106, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/440)

We are writing to submit supplementary information in support of the subject application, details are as follows:

- The Short Term Waiver application under the previous application (No. A/YL-SK/341) for the applied use is provided (**Annex I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



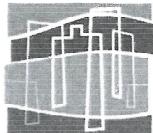
Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG

email: jshwong@pland.gov.hk)





R-RICHES
PLANNING LIMITED

Our Ref.: RR/STW/ SK- 20250923 - 1

COPY

盈卓有限公司

新界元朗橋樂坊 2 號
元朗政府合署 7 樓, 9-11 樓,
致元朗地政處
短期豁免組

短期豁免書申請
已獲批准規劃許可編號: A/YL-SK/341
新界元朗錦田丈量約份第 106 約地段第 1150 號餘段



申請人 林東文 LAM Tung Man 於 2023 年 4 月 21 日獲城市規劃委員會批准上述地段用作擬議臨時康體文娛場所 (休閒農場) (為期 5 年) 及填土工程。

故此申請人現向地政處提交有關上述地段的短期豁免書申請。

有關短期豁免資料	
上蓋構造物所涉及土地	: 新界元朗錦田丈量約份第 106 約地段第 1150 號餘段
總上蓋面積	: 36 平方米 (約)
構造物高度	: 3 米 (約) (一層)
用料	: 鋁板, 鋼鐵, 鐵板, 玻璃
用途	: 擬議臨時體文娛場所 (休閒農場) (為期 5 年) 及填土工程
有關短期租約資料	
政府土地面積	: N/A
用途	: N/A
申請人資料	
申請人	: 林東文 LAM Tung Man
聯絡電話	: [REDACTED]
香港身份證號碼	: [REDACTED]
地址	: [REDACTED]

懇請貴處考慮批准上述地段的短期豁免書申請。



豁免書個案標準申請表格

元朗地政處

注意：

1. 本表格須以中文或英文填寫，一式兩份。
2. 本表格須由有關地段／物業的所有業主或有關地段／物業業主的受託人或遺產管理人或遺產代理人填寫及簽署。
3. 填妥後，可將表格寄回或親自交回地政總署屬下的地政處。
4. 應保留一份填妥的表格，以備參考。
5. 政府不一定接納任何一份提交的申請表格。

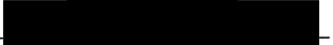
元朗地政專員

本人／我們 林東文 LAM Tung Man (申請人姓名) {〔為(地段第____號／位於____的物業)*的(全權業主／共同業主)*〕或〔為(地段第 106 號／位於 1150號餘段 的物業)*的業主(受託人／遺產管理人／遺產代理人／其他(請說明)____)*〕}*。現謹申請豁免書，豁免規管(地段第 106 號／位於 1150號餘段 的物業)*的(租契／____條件中特別條件第____條／新批約第____號中特別條件第____條)*所載的(用途限制／其他限制(請說明)____)*，俾使(上述地段／物業／上述地段／物業的一部分)*可作〔(擬議臨時康體文娛場所(休閒農場)(為期5年)及填土工程用途)或(其他目的(請說明)____)*〕*。

為方便你考慮本人／我們的申請，本人／我們付上下列文件，以供參考：

- a. 一份或多份契約登記冊／業主記錄的真確副本，顯示在上述地段／物業項下註冊的所有文件的文書性質及註冊摘要編號；
- b. 一份或多份信託契據／授權書／遺囑認證／遺產管理書的真確副本(如適用)；

申請人簽署 : 

(香港身份證號碼): 

申請人姓名(請用正楷填寫): 林東文 LAM Tung Man

地址 : 

電話號碼 : 

日期 : 27/10/2025



盈卓規劃有限公司

Our Ref. : DD106 Lot 1150 RP
Your Ref. : TPB/A/YL-SK/440

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

27 January 2026

By Email

Dear Sir,

1st Further Information

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 1150 RP in D.D.106, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/440)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, followed by a circular blue company seal. The seal contains the text 'R-RICHES PLANNING LIMITED' around the perimeter and '盈卓規劃有限公司' in the center.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG

email: [REDACTED])



Responses-to-Comments

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 1150 RP in D.D.106, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-SK/440)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE, PlanD) (Contact Person: Mr. Jason WONG; [REDACTED])	
Comments received on 22.1.2026	
(a) As stated in the application form, the application site is currently used as Place of Recreation, Sports or Culture (Hobby Farm). Please clarify and provide more descriptions on the current use(s) and the site conditions of the application site.	The application site (the Site) is currently reframing the existing structure and carrying out maintenance works on it for operational needs. Majority of the Site (i.e. 172m ²) is reserved as farm area for farming practice. The remaining area has been hard paved for site formation of structure and circulation space. The applicant will strictly follow the proposed scheme after planning permission has been obtained from the Town Planning Board.
Comments received on 26.1.2026	
(b) As noted from the Application Form and the Supporting Planning Statement (para. 3.1), one single-storey structure (with a total GFA of about 36 sqm.) is proposed to be erected within the Application Site for storage of farm tools, washroom and site office. Please elaborate and clarify on how the above uses may be directly related and deemed ancillary to the applied use under the current application.	Structure B1 is intended for ancillary functions that support agricultural activities within the Site. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site; the storage of farm tools ensures that tools are readily available for daily operations, enhancing efficiency on the farm; and the washroom promotes hygienic environment.
2. Comments of the Antiquities and Monuments Office (AMO) (Contact Person: Ms. Kelly LAU; [REDACTED])	
Comments received on 12.1.2026	
(a) As the application site falls within the Shui Lau Tin Site of Archaeological Interest, the	The Site is located within Shui Lau Tin Site of Archaeological Interest (SAI). Other than

	<p>applicant is required to confirm /clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's comment.</p>	<p>the proposed drainage work, <u>no other ground excavation work</u> will be carried out within the Site. Subject to final approval of the Drainage Authority, peripheral drainage u-channels of not more than 1 m in depth will be proposed along the site boundary to collect surface run-off to minimise the adverse drainage impact to the surrounding area. Given that the scale of excavation for the proposed drainage work is minimal, adverse impact to the SAI is not anticipated.</p>
Comments received on 22.1.2026		
(b)	<p>Please be informed that the application site is situated within the Shui Lau Tin Site of Archaeological Interest. After reviewing the location and the proposed scope of works, the applicant is required to inform AMO (Mr. Tsang Chi-hung, [REDACTED] and [REDACTED] and Miss Kelly Lau, [REDACTED] and [REDACTED]) immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53).</p>	<p>Noted. The applicant will inform AMO immediately if any antiquities or supposed antiquities under the ordinance are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53) during the construction works.</p>
<p>3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; [REDACTED])</p>		
(a)	<p>"The subject site falls within the "AGR" zone and possesses potential for agricultural rehabilitation. We have no strong view against the application for the proposed use and land filling from agricultural perspective <u>on the understanding that agricultural activities are involved in the proposed use and the application site will be reinstated upon the expiry of the planning permission.</u>"</p>	<p>Noted.</p>

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-SK/341	Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 5 Years	21.4.2023 [revoked on 21.10.2025]

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 Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no 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 (HyD):

- no in-principle objection to the application from highways maintenance point of view, on the understanding that there is and will be no vehicular access to/from the Site; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the application, the proposed use would not generate traffic of heavy vehicles nor involve dusty operation. According to his review, there are residential dwellings located within 100m from the boundary of the Site;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

4. Landscape

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

- no adverse comment from landscape planning perspective;

- based on the aerial photo of 2025, the Site is situated in an area of rural inland plains landscape character comprising village houses, temporary structures, farmlands, vegetated areas, and tree clusters. The Site is hard paved with boundary fences at the periphery of the Site. The proposed use is considered not incompatible with the landscape character of its surroundings;
- no distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are at **Appendix IV**.

5. **Drainage**

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

- no objection in principle to the application from the public drainage point of view, provided that all existing drains/watercourses should be maintained and the overland flow from adjacent lands should not be affected;
- should the application be approved, conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities to his satisfaction or the Town Planning Board; and
- advisory comments are at **Appendix IV**.

6. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view against the application from agricultural perspective on the understanding that agricultural activities are involved in the Site;
- no comment on the application from nature conservation perspective; and
- the Site should be reinstated upon the expiry of the planning permission.

7. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

8. **Archaeological and Heritage Conservation**

Comments of the Executive Secretary (Antiquities and Monument)1 and Executive Secretary (Antiquities and Monument)2, Antiquities and Monuments Office:

- no adverse comment on the application from the archaeological and built heritage conservation perspectives;

- the Site is situated within the Shui Lau Tin Site of Archaeological Interest; and
- advisory comments are at **Appendix IV**.

9. Building Matters

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

- no objection to the application; and
- advisory comments are at **Appendix IV**.

10. District Office

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

- no comment received from the locals and no particular comment on the application.

11. Other Departments

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

- (a) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (b) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Director of Electrical and Mechanical Services;
- (f) Director of Food and Environmental Hygiene; and
- (g) Commissioner of Police.

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 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 development with the concerned owner(s) of the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (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 said private lot(s). 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 (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of any access connecting the Site to Kam Sheung Road, including the local track, if any;
 - (ii) the proposed access arrangement of the Site should be commented and approved by TD; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
 - (i) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;

- (ii) the applicant shall follow the latest “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; 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 detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
- (ii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (iii) 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 Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

(k) to note the comments of the Director of Fire Services that:

- (i) the detailed comments on the submitted fire service installations (FSIs) proposals previously provided to the applicant shall be taken into account in the revised FSIs proposal; and
- (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(l) 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 FEHD is required if there is any food business / catering service / activities regulated by the 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 food factory, a fresh provision shop etc). Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish), and chilled or frozen 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 FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and PlanD 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) the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority;
- (v) proper licence issued by FEHD 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 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 1 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 Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (vi) 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;

(m) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

- (i) 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;

- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (iii) 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;
- (iv) 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
- (v) detailed checking under the BO will be carried out at building plan submission stage;

(n) to note the comments of the Executive Secretary (Antiquities and Monument)2, Antiquities and Monuments Office (AMO) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53).

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者:

[REDACTED]
2026年01月04日星期日 11:42

寄件日期:

tpbpd/PLAND

收件者:

反對規劃申請編號 A/YL-SK/440

主旨:

類別:

Internet Email

本人為申請地點附近的居民，對規劃申請編號 A/YL-SK/440（位於錦田丈量約份第106的地段第1150號餘段，建議臨時5年用作休憩處、體育或文化（興趣農場/Hobby Farm）及相關填土工程）提出強烈反對。

該申請雖標榜為「休閒農場」，但預計會吸引大量非本村居民及外來訪客，尤其是假日，可能帶來嚴重社區滋擾。本人反對的主要理由如下：

1. 加劇停車問題，影響本村居民生活：

本村村口及附近道路原有停車位已嚴重不足，主要供本村居民使用。一旦興趣農場運作，訪客車輛湧入將令停車位更緊張，甚至導致本村居民無位泊車，嚴重影響日常生活及緊急車輛進出。

2. 垃圾及環境污染：人流增加難免帶來亂拋垃圾、廢物污染，影響村落環境衛生及生態。若管理不善，更可能污染附近農地及水源。

3. 噪音及環境滋擾：

訪客進行體育或休憩活動（如團體遊戲、燒烤等）會產生噪音，特別在假日持續整天，嚴重擾亂附近居民的安寧及休息。

本人懇請城市規劃委員會考慮本地居民的實際影響，拒絕批准此申請，以維護錦田村落的安寧及居民權益。

此致

敬禮

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月09日星期五 2:37
收件者: tpbpd/PLAND
主旨: A/YL-SK/440 DD 106 Kam Tin
類別: Internet Email

Dear TPB Members,

341 approved 2 Apr 2023. However conditions were not fulfilled.

Members should question why the installation of fire services equipment is taking so long

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 27 March 2023 2:40 AM HKT
Subject: A/YL-SK/341 DD 106 Kam Tin

A/YL-SK/341

Lot 1150 RP in D.D. 106, Kam Tin

Site area: About 291sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong Objections. This is 'Destroy to Build', Around 40% of the site would be cemented over even though there is no parking and the proposed building is only 39mts. So the filling in would be 3 times that of the facilities.

Members Do The Math. Hong Kong has an obligation to conserve agricultural land in order to comply with the mandate of the central government that China should become self-dependent with regard to the production of food.

Mary Mulvihill