
From: skisdpo/PLAND <skisdpo@pland.gov.hk>
Sent: 2025-07-09 星期三 16:46:13
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: 申請編號 A/I-TCV/28
Attachment: 申請文件_20250709_P3.pdf; 申請文件_20250709_P5.pdf; 申請文件_20250709_P8.pdf; 申請文件_20250709_P11.pdf; Plan_20250709.pdf; 短期豁免單.pdf

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Wednesday, July 9, 2025 4:13 PM
To: skisdpo/PLAND <skisdpo@pland.gov.hk>
Cc: [REDACTED]
Subject: Fw: 申請編號 A/I-TCV/28

From: [REDACTED]
Sent: Wednesday, July 9, 2025 2:19 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: 申請編號 A/I-TCV/2

資料補交

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Tung Chung Valley Outline Zoning Plan No. S11-TCV/2 東涌谷分區計劃大綱核准圖編號 S11-TCV/2 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | R(C)2 住宅(丙類)2 |
| (f) Current use(s) 現時用途 | 擺放魚具及農具 (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)

| | |
|---|---|
| 6. Type(s) of Application 申請類別 | |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | |
| (a) Proposed use(s)/development 擬議用途/發展 | PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) 擬議臨時康體文娛場所(休閒農莊) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 155.3 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 123.4 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 1 |
| Proposed domestic floor area 擬議住用樓面面積 | N/A sq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 123.4 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 123.4 sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | |
| | |
| | |
| | |
| | |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目 | |
| Private Car Parking Spaces 私家車車位 | 1 |
| 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) | ..... |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| 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) | ..... |

7. 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。

行政摘要

根據城市規劃條例第16-III條作出規劃許可申請擬在

新界大嶼山東涌丈量第1約地段1886及1890RP號作臨時康體文娛場所（休閒農場）（為期3年）

1. 本擬議臨時康體文娛場所（休閒農場）（為期3年），根據東涌谷分區計劃大綱核准圖編號 S/I-TCV/2 申請地點現時被規劃作「住宅(丙類)」地帶。符合住宅(丙類)的規劃用途第二欄在有附帶條件或無附帶條件下獲准的用途「康體文娛場所」地帶的規劃意向。
2. 申請地點的地盤面積約為278.7平方米(不涉及政府土地)，總樓面面積約123.4平方米，將設有1個1層(高度不多於7米)的構築物，用作接待中心、電錶房、魚菜共生資料室、魚具貯物室、農具貯物室及溫室，地點將提供 1 個輕型貨車上落車位及1 個私家車位。
3. 本擬議發展為臨時性質，因此不會影響申請地點長遠作為住宅發展的發展。
4. 為配合周邊的環境，申請用途的營業時間為每日早上九時到下午六時(已包括星期日及公眾假期)。
5. 申請地點之前已獲規劃許可臨時康樂文娛場所（休閒農場）（為期3年）魚菜共生，使用有近半年，申請編號A/I-TCV/19，有關構築物亦已取得地政署發出的豁免書，申請人已繳交有關費用。
6. 申請人已履行申請編號A/I-TCV/19的附帶條件(b)項的規定落實的排水建議及條件(e)項的規定消防裝置。
7. 在2024年10月26日，由於工務計劃項目第7786CL號東涌新市鎮擴展收回土地，道路（工程、使用及補償）條例（第370章），政府徵收了地段1890的約61.7平方米土地，所以減少了原有面積，申請人配合政府徵收土地，因此申請人需要重新申請。
8. 城市規劃委員會近年屢次批准新界的「住宅(丙類)」地帶作為農業用途的規劃申請，因此申請人希望城市規劃委員會對本申請作出相同的對待。
9. 根據以上各點，申請人誠意懇請城市規劃委員會寬大批准新界大嶼山東涌丈量第1約地段1886及1890RP號作臨時康體文娛場所（休閒農場）（為期3年）。

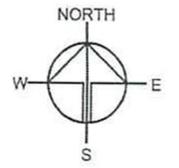
| | | | |
|--|--|--|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 123.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.44 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | 0 | |
| | Non-domestic 非住用 | 1 | |
| (iii) Building height/No. of storeys 建築物高度/層數 | Domestic 住用 | N/A <input type="checkbox"/> (Not more than 不多於) m 米 | |
| | | N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| | Non-domestic 非住用 | 7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米 | |
| | | 1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 | |
| (iv) Site coverage 上蓋面積 | 44 % | | <input checked="" type="checkbox"/> About 約 |
| (v) 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 | | 1 私家車 |
| | 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) _____ _____ | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 | | 1 1架5噸 輕型貨車 車位 |
| | 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) _____ _____ | | |

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 278.7m²(ABOUT±1m²)

AREA OF PRIVATE LAND : 278.7m²(ABOUT)(100%)

AREA OF GOVERNMENT : NOT APPLICABLE



| | |
|---|-------------------|
| Drawing No. P01 | Ver. 02 |
| Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS | |
| LOT NOS. 1886 AND 1890RP IN D.D. 1, TUNG CHUNG, TUNG CHUNG ROAD, LANTAU ISLAND, NEW TERRITORIES | |
| Drawing Title LAND STATUS OF THE SITE | |
| Scale of A4 | |
| Drawn | Date 27-6-2025 |
| Revised | Date |

DEVELOPMENT PARAMETERS

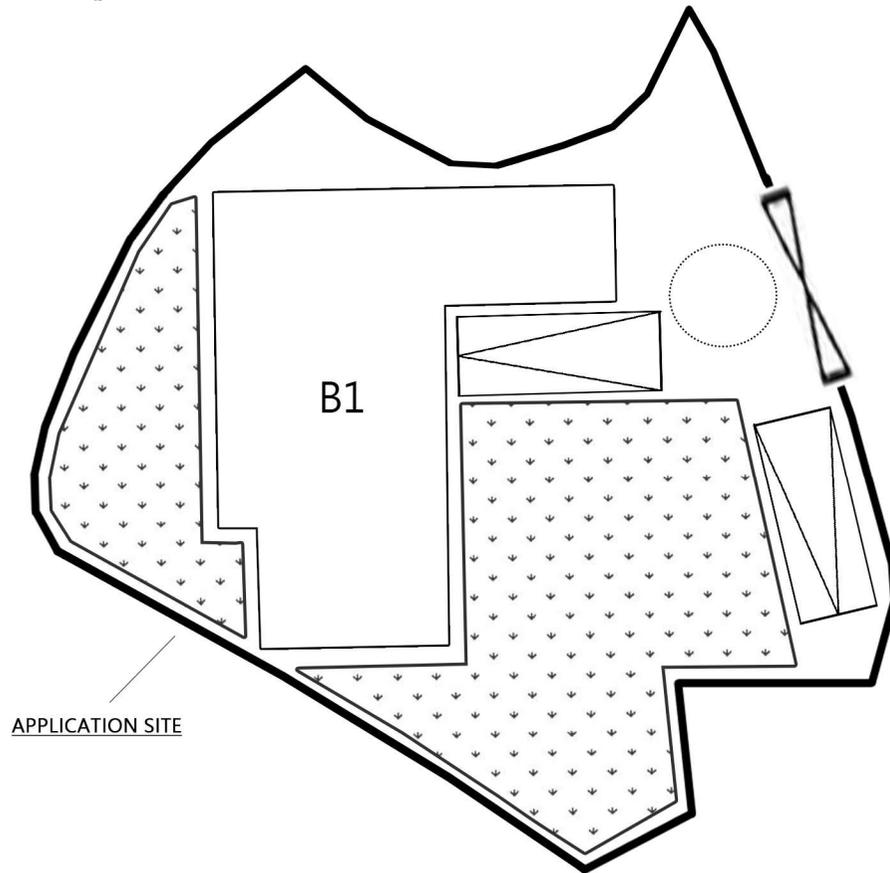
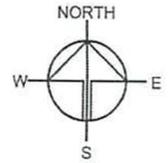
APPLICATION SITE AREA : 278.7m²(ABOUT±1m²)
 COVERED AREA : 123.4m²(ABOUT)
 UNCOVERED AREA : 155.3m²(ABOUT)

AREA OF FARMLAND : 70m²(ABOUT)
 PAVED AREA : 85.3m²(ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : N/A
 NON-DOMESTIC GFA : 123.4m²(ABOUT)
 BUILDING HEIGHT : Not more than 7m high
 NO. OF STOREY : 1

STRUCTURE PROPOSED USE COVERED AREA GFA BUILDING HEIGHT

| STRUCTURE | PROPOSED USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---|----------------------------------|----------------------------------|---------------------------------|
| B1 | Reception Centre, Electric Meter Room, Aquaponics Reference, Fish&Farm tool storage, Green Houses | 123.4m ² (ABOUT) | 123.4m ² (ABOUT) | Not more than 7m high(1-STOREY) |
| TOTAL | | 123.4m²(ABOUT) | 123.4m²(ABOUT) | |



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS (6m)
- CIRCULATION SPACE
- FARMLAND

| | |
|--------------------|------------|
| Drawing No. P02 | Ver. 05 |
|--------------------|------------|

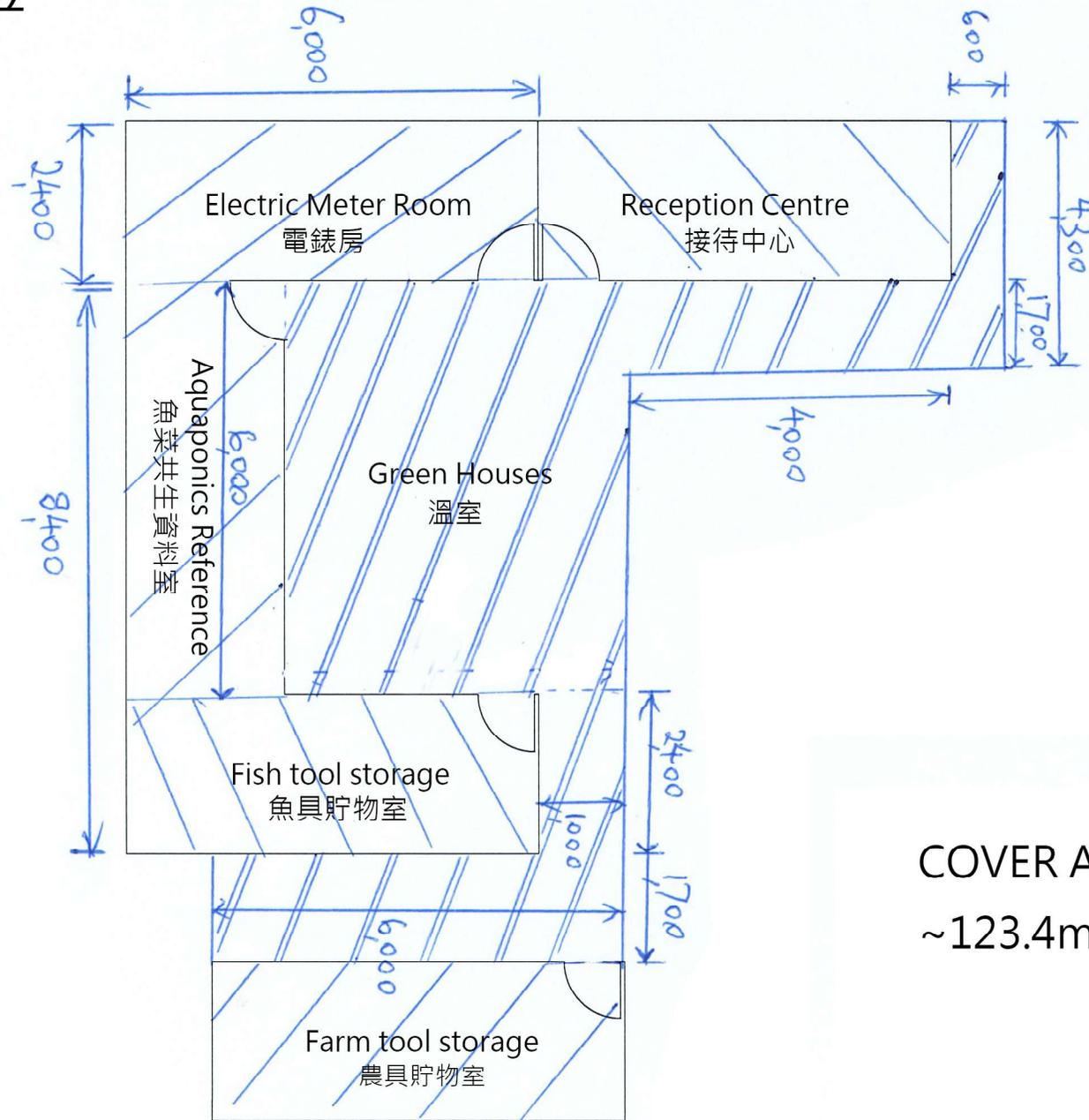
Project
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS

LOT NOS. 1886 AND 1890RP IN D.D. 1, TUNG CHUNG, TUNG CHUNG ROAD, LANTAU ISLAND, NEW TERRITORIES

Drawing Title
LAYOUT PLAN
 Scale of A4

| | |
|---------|--------------------|
| Drawn | Date 08-07-2025 |
| Revised | Date |

Floor Plan(B1)



COVER AREA :
~123.4m²

消防設施

DEVELOPMENT PARAMETERS

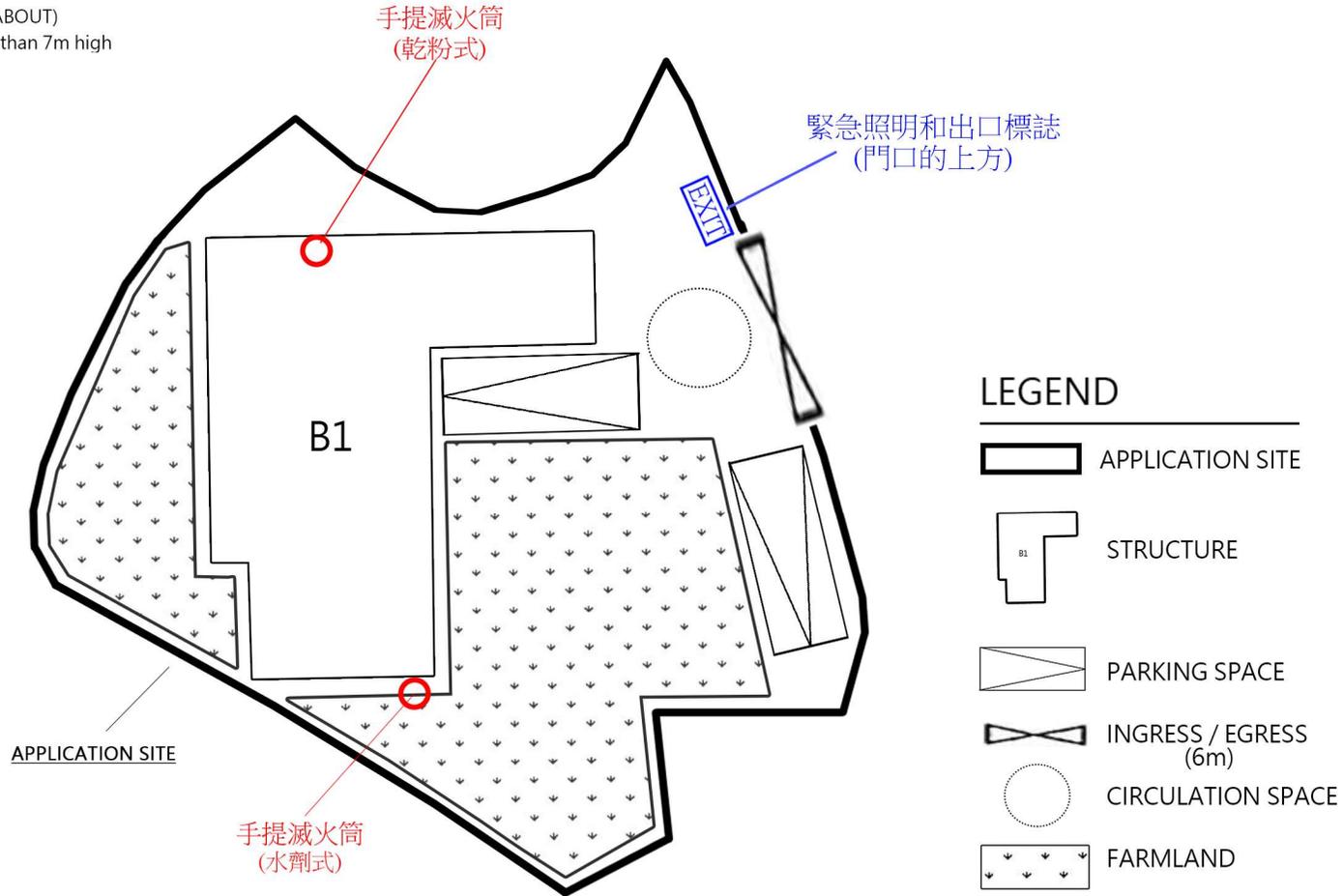
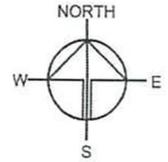
APPLICATION SITE AREA : 278.7m²(ABOUT±1m²)
 COVERED AREA : 123.4m²(ABOUT)
 UNCOVERED AREA : 155.3m²(ABOUT)

AREA OF FARMLAND : 70m²(ABOUT)
 PAVED AREA : 85.3m²(ABOUT)

NO. OF STRUCTURE : 1
 DOMESTIC GFA : N/A
 NON-DOMESTIC GFA : 123.4m²(ABOUT)
 BUILDING HEIGHT : Not more than 7m high
 NO. OF STOREY : 1

STRUCTURE PROPOSED USE COVERED AREA GFA BUILDING HEIGHT

| STRUCTURE | PROPOSED USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---|----------------------------------|----------------------------------|---------------------------------|
| B1 | Reception Centre, Electric Meter Room, Aquaponics Reference, Fish&Farm tool storage, Green Houses | 123.4m ² (ABOUT) | 123.4m ² (ABOUT) | Not more than 7m high(1-STOREY) |
| TOTAL | | 123.4m²(ABOUT) | 123.4m²(ABOUT) | |

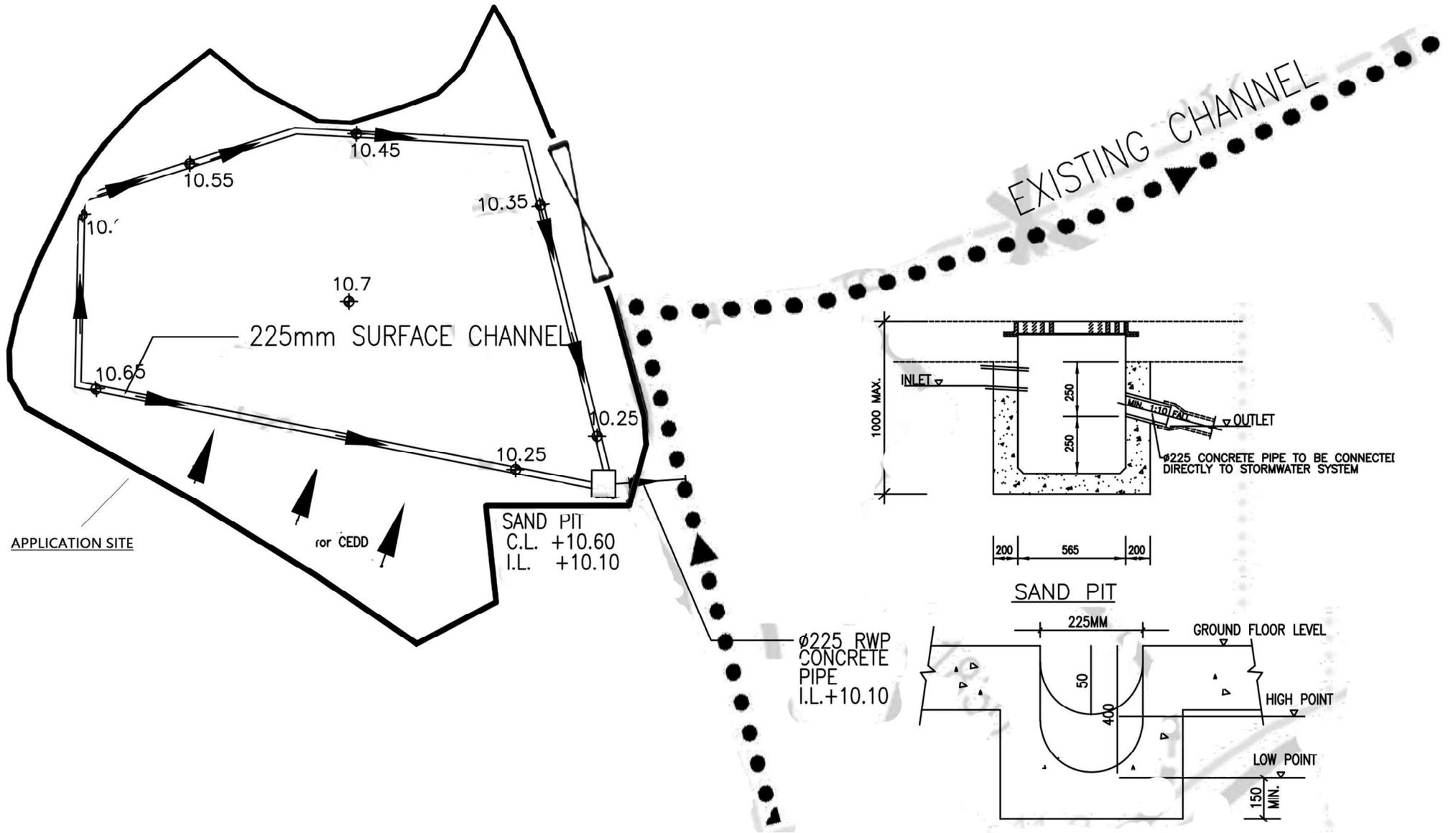


LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS (6m)
- CIRCULATION SPACE
- FARMLAND

| | |
|---|--------------------|
| Drawing No. P02 | Ver. 05 |
| Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS | |
| LOT NOS. 1886 AND 1890RP IN D.D. 1, TUNG CHUNG, TUNG CHUNG ROAD, LANTAU ISLAND, NEW TERRITORIES | |
| Drawing Title LAYOUT PLAN | |
| Scale of A4 | |
| Drawn | Date 08-07-2025 |
| Revised | Date |

渠務工程圖則



Location : TC Lot 1890RP & 1886 Pipe No. : _____

Refer to IOP Formula is

Reference

$$v = 8 Q / \sqrt{\Theta} D^2$$

where

Q = Flow Rate (l/min)

(Area x Precipitation)

$$= 320 \text{ sq. m } \times 200 \text{ mm/hr}$$

$$= 64 \text{ cu.m/hr}$$

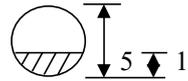
$$= 1067 \text{ l/min}$$

D = Pipe Diameter (mm)

Θ = Defined in terms of the angle

$$= 2 \cos^{-1} ((1 - 2 d) / D)$$

d / D = Proportional depth of the flow (Say **1 / 5** full for pipe)



v = Velocity (Say **0.5** m/s Minimum self-cleansing velocity)

when

$$\Theta = 2 \cos^{-1} ((1 - 2 d) / D)$$

$$= 2 \cos^{-1} ((1 - 2 \times 1) / 5)$$

$$= 2 \cos^{-1} -0.20$$

$$= 3.54$$

Rain water connection pipe size is

$$v = 8 Q / \sqrt{\Theta} D^2$$

$$0.50 = 8533 / 1.883 D^2$$

$$1.883 D^2 = 8533.33 / 0.5$$

$$1.883 D^2 = 17066.67$$

$$D^2 = 17066.67 / 1.883$$

$$D^2 = 9065.32$$

$$D = 95.21 \text{ mm dia.}$$

$$\text{Say } = \mathbf{225} \text{ mm dia.}$$