

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCV/28

- Applicant** : Full Dragon Investment Limited
- Site** : Lots 1890 RP and 1886 in D.D.1 TC, Tung Chung, Lantau Island
- Site Area** : About 278.7m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tung Chung Valley (TCV) Outline Zoning Plan (OZP) No. S/I-TCV/3
- Zoning** : “Residential (Group C)2” (“R(C)2”)
[restricted to a maximum plot ratio of 1 and a maximum building height of 25mPD]
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (hobby farm) for a period of three years at the application site (the Site) falling within an area zoned “R(C)2” (**Plan A-1**). According to the Notes of the OZP for “R(C)2” zone, ‘Place of Recreation, Sports or Culture’, which is a Column 2 use, requires planning permission from the Town Planning Board (the Board). The Site is currently vacant and fenced off with some obsoleted hobby farm structures erected thereon (**Plans A-4a to A-4b**).
- 1.2 Access to the Site is available through a local track connecting Tung Chung Road (**Plan A-1**) to the proposed ingress/egress of about 6m wide at the east of the Site which allows access by pedestrian and vehicles (**Drawing A-1**).
- 1.3 According to the applicant, the proposed use comprises a farming area of about 167.3m² (about 60% of the Site), a one-storey temporary structure (covering about 35.2% of site area) with a total gross floor area (GFA) of about 98.2m² and a building height of not more than 7m for ancillary uses including green houses, aquaponics reference, fish and farm tools storage, electric meter room, and reception centre, and a paved area of about 13.2m² for vehicle manoeuvring.

No tree felling would be involved. A loading/unloading space for light goods vehicle will be provided on site (**Drawing A-1**). The operation hours will be from 9:00 a.m. to 6:00 p.m. daily, including public holidays. Visitors to the hobby farm are required to make prior appointments and three groups of visitors (only one group of not more than 12 persons and 3 staff each time) are expected to be received per week. The Site will be supported by the drainage and fire service facilities installed under the previous approved scheme for the same use which have been accepted by the Drainage Services Department (DSD) and Fire Services Department (FSD). The layout plan, schematic diagram of the aquaponics proposal, drainage proposal and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5**.

- 1.4 The majority of the Site is the subject of two previous applications submitted by the same applicant for temporary warehouse for storage of construction materials (No. A/I-TCV/5) and temporary place of recreation, sports or culture (Hobby Farm) (No. A/I-TCV/19) (details in paragraph 5 below). The last application for the same use as the current application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 29.7.2022. Compared with the previous approved scheme, the current application mainly involves a reduction in site area from 320m² to 278.7m², an increase in farming area from about 160m² (50% of the Site) to about 167.3m² (about 60% of the Site), a reduction in the number of temporary structures from 6 to 1 and change to the general layout.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 3.7.2025 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 9.7.2025 (**Appendix Ia**)
 - (c) 1st Further Information (FI) received on 14.10.2025* (**Appendix Ib**)
 - (d) 2nd FI received on 3.2.2026* (**Appendix Ic**)
 - (e) 3rd FI received on 16.2.2026* (**Appendix Id**)
- *accepted and exempted from publication and recounting requirements*
- 1.6 On 15.8.2025 and 5.12.2025, the Committee of the Board agreed to defer making a decision on the application for two months each as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the application form and FIs at **Appendix I to Id**. They can be summarized as follows:

- (a) the proposed hobby farm falls within Column 2 use on “R(C)2” zone and hence is generally in line with the planning intention of “R(C)2” zone;
- (b) the proposed use is temporary in nature and will not jeopardise the planning intention of the “R(C)2” zone for residential development in the long run;

- (c) the proposed hobby farm will operate daily from 9:00 a.m. to 6:00 p.m., including public holidays, to harmonize with the surrounding environment;
- (d) the Site is the subject of a previously approved application (No. A/I-TCV/19) for the same use for a period of three years. Short Term Waiver (STW) was granted by the Lands Department and the fee had been paid;
- (e) approval conditions of the previously approved application (No. A/I-TCV/19) related to the implementation of drainage proposal and fire service installations have been complied with;
- (f) in view of the land resumption of Tung Chung New Town Extension, the site boundary and site area have to be revised (compared to the last approved application No. A/I-TCV/19). Hence, the applicant has postponed the commencement of the hobby farm and decided to submit a new planning application for the same use with a revised site boundary; and
- (g) there are planning applications for agricultural use within “R(C)” zone in the New Territories being approved by the Board, favourable consideration should be given to the current application.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active planning enforcement action.

5. Previous Applications

- 5.1 The Site is the subject of two previous applications (No. A/I-TCV/5 and 19) submitted by the same applicant. The first application (No. A/I-TCV/5) for proposed temporary warehouse for storage of construction materials for a period of three years was rejected by the Committee on 26.1.2018. The planning considerations are not relevant to the current application due to different use involved.
- 5.2 Another application (No. A/I-TCV/19) for the same use as the current application was approved by the Committee with conditions on a temporary basis for three years on 29.7.2022 mainly on the grounds that approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “R(C)2” zone; the proposed use is considered not incompatible with the surrounding environment; it is anticipated that the proposed use would not generate adverse traffic, drainage, environmental, landscape and fire safety impacts on the surrounding areas; and the concerned government departments consulted in general had no adverse comment or their technical concerns could

be addressed by relevant approval conditions. All of the approval conditions of this application including the submission and implementation of drainage proposal and FSIs proposal have been complied with. The planning permission was valid until 29.7.2025. Compared with this previous application, the current application involves major changes in the layout and development parameters as stated in paragraph 1.4 above.

- 5.3 Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plans A-1** and **A-2**.

6. Similar Application

There is no similar application within the same “R(C)2” zone.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on Plan A-3 and Site Photos on Plans A-4a and A-4b)

7.1 The Site is mainly hard-paved with obsoleted temporary hobby farm structures erected thereon. It is accessible from Tung Chung Road via a local track (**Plans A-2** and **A-3**).

7.2 The surrounding areas are predominantly rural in nature, comprising scattered village settlements, active and fallow agricultural land alongside hard-paved vacant lots. The immediate south of the Site is the planned Road L26. The village cluster of Lam Che is located to its west while a columbarium at Nim Yuen is located to its further southwest.

8. Planning Intention

The planning intention of the “R(C)2” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9. Comments from Relevant Government Departments

All the government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.

10. Public Comment Received During Statutory Publication Period

On 11.7.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sport or culture (hobby farm) for a period of three years at the Site which is zoned “R(C)2” on the OZP (**Plan A-1**). Whilst the proposed use is not in line with the planning intention of the “R(C)2” zone which is primarily for low-rise, low-density residential developments, there is no known proposal for residential development in this “R(C)2” zone. In this regard, it is considered that approval of the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “R(C)2” zone.
- 11.2 The Site is situated in an area of mixed rural fringe landscape character predominated by woodlands, village houses and open car park. It is adjacent to vegetated areas to the south and southwest whilst the northern and western areas are largely vacant. According to the applicant’s proposal, about 167.3m² (i.e. 60% of site area) will be used for farming whilst a one-storey temporary structure for ancillary uses including green houses, aquaponics reference, fish and farm tools storage, electric meter room and reception centre will be erected on the Site. The Chief Town Planner /Urban Design and Landscape, Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that no significant adverse impact from the application is anticipated. The proposed temporary hobby farm is considered not incompatible with the surrounding environment.
- 11.3 Other relevant government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Hong Kong & Islands, Drainage Services Department, Director of Agriculture, Fisheries and Conservation and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of the concerned government departments, relevant approval condition have been recommended in paragraph 12.2 below.
- 11.4 The majority of the Site is the subject of an approved previous application (No. A/I-TCV/19) for the same use submitted by the same applicant as detailed in paragraph 5 above. The applicant had complied with all approval conditions by the specified date. Approval of the current application is in line with the previous decision of the Committee.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 27.3.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.6.2026**;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **27.12.2026**;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) and (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "R(C)2" zone which is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 3.7.2025
Appendix Ia	SI received on 9.7.2025
Appendix Ib	FI received on 14.10.2025
Appendix Ic	FI received on 3.2.2026
Appendix Id	FI received on 16.2.2026
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Floor Plan
Drawing A-3	Drainage Plan
Drawings A-4 to A-5	Fire Services Installation Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MARCH 2026**