

此文件在 2025年 7月 14日 收到
只會在收到所有必要申請文件後才正式確認收到
申請的日期。

This document is received on 14 JUL 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE - PK / 219
	Date Received 收到日期	14 JUL 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
SO Kwai chung

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Conrad Tang & Associates Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 2118 S.A, 2118 S.B, 2118 S.C, 2118 S.D, 2118 S.E, 2118 S.F and 2118 RP in D.D. 91, Fanling
(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 3550.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 320.0 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Kong OZP No. S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

**5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述**

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

- sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (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 _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立法法團/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	
(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) and Associated Filling of Land for a period of 3 years (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	..... 3320.0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 230.0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 7
Proposed domestic floor area 擬議住用樓面面積	..... / .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 320.0 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 320.0 .....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) Please refer to Plan 3	
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	..... 3
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	.....
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)	.....
Van-type Light Goods Vehicle Spaces	..... 1

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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)。

See Detailed Justifications

8. 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

Conrad Tang
.....
Conrad TANG Hong Wai

Director
.....

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

Conrad Tang & Associates Limited
.....

Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及印章（如適用）



Date 日期

22/5/2025
..... (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。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 2118 S.A, 2118 S.B, 2118 S.C, 2118 S.D, 2118 S.E, 2118 S.F and 2118 RP in D.D.91, Fanling	
Site area 地盤面積	3550.0	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Kong OZP No. S/NE-PK/11	
Zoning 地帶	"Agriculture"	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a period of 3 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
	Non-domestic 非住用	320.0 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(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)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用		2.5 to 6.0 m 米 <input type="checkbox"/> (Not more than 不多於)
			1 to 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	6.48	%	<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		3
	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) _____ _____		3
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			1
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) <u>Van-type Light Goods Vehicle Spaces</u>			1

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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>Location Plan, Vehicular Access Plan and Site Photos</u>		
<u>Reports 報告書</u>		
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 checked="" type="checkbox"/>
<u>Estimated Traffic Generation</u>		
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。

Detailed Justifications

The Application Site and Zoning

1. The Application Site (the Site) is located at Tai Lung, Fanling (**Plan 1**). It falls within an area zoned “Agriculture” (“AGR”) on the Ping Kong Outline Zoning Plan (OZP). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Moreover, planning permission is also required for filling of land within “AGR” zone. The Site is a piece of fallow agricultural land and currently vacant. The Site is gently sloping down from south to north in general. The existing ground levels of the southern end and northern end are about 22.6mPD and 20.6mPD respectively. The southern portion has a gradient of about 1:30, whilst further north in the farming area is relatively flat with gradients between 1:150 and 1:190.

The Proposal

2. The applicant seeks planning permission to use the Site for proposed temporary ‘place of recreation, sports or culture (hobby farm) for a period of 3 years and associated filling of land. The major development parameters of the current application are as follows:

Site Area	About 3,550m ²
Total Floor Area	About 320m ²
Site Coverage	About 6.48%
No. and Height of Structures (Plan 3)	7 <ul style="list-style-type: none">- 1 temporary structure (B1) for ancillary office and reception (3.0m high, 1 storey)- 1 temporary structure (B2) for ancillary storage including farm tools, farming materials, seed storage and farm products (6.0m high, 2 storey)- 1 temporary structure (B3) for agricultural education room and activities room (6.0m high, 2 storey)- 1 temporary structure (B4) for toilet and changing room (2.5m high, 1 storey)- 1 temporary structure with canopy (B5) for pantry and staff resting room (3.0m high, 1 storey)- 1 canopy (B6) for compost area (3.5m high, 1 storey)- 1 temporary structure (B7) for products handling area (3.0m high, 1 storey)
No. of Parking Space	3 for private car (5m x 2.5m) (1 for staff and 2 for visitors)
Loading/unloading Bay	1 for van-type LGV (5m x 2.5m)
Operation Hours	10:00 a.m. to 5:00 p.m. daily, including Sundays and public holidays

The applicant also proposes to carry out land filling works at the southern part of the Site for site formation of structures and to meet the operational need of the hobby farm, such as parking and vehicle manoeuvring. The hard paved area would involve about 1,033m² (about 29% of site) of filling of concrete of not more than 0.2m (i.e. to about 21.3mPD - 22.8mPD).

Types of Agricultural Products

(a) The proposed development is a hobby farm related to healthcare and the types/species to be planted on the fruit planting and Chinese herbal medicines areas would be subject to participants' preference. Nevertheless, the hobby farm would recommend suitable species and provide guidance/advice with examples as shown in the following table:

Type	No. (about)	Spacing (about)	Height (about)	Remark/Other Requirements
Fruit tree planting area (about 1140m ²)				
Lychee ¹ (荔枝)	17	8m	Above 2.75m	Regular pruning required
Longan (龍眼)	14	5m	Above 2.75m	Regular pruning required
<i>Ziziphus jujube</i> (棗樹)	12	4.2m	Above 2.75m	Pruning to promote horizontal growth and prevent excessive height recommended
Pepino Melon (人參果)	28	2.0m	Above 2.75m	Top dressing in the form of decaying leaves recommended
Chinese herbal medicines area (about 1150m ²)				
Type	Row Spacing (about)	Line Spacing (about)	Ridge/furrow Height (about)	Remark/Other Requirements
Tienchi (田七)	15cm	20cm	18 - 20cm	Regular weeding required. Recommended to cover with straw and erect shade shed of 1.5m high
<i>Aloe vera</i> (蘆薈)	40cm	50cm	30cm	Regular weeding and good drainage required
<i>Artemisia argyi</i> (艾草)	20 – 25cm	30 – 35cm	10cm	Top dressing and frequent weeding recommended
<i>Perilla frutescens</i> (紫蘇)	45cm	60cm	30cm	Top dressing and frequent weeding recommended
<i>Chrysanthemum morifolium</i> Ramat (杭菊)	24cm	40cm	30cm	Top dressing and pinching required

(b) The proposed development aims to promote hobby organic farming, related to healthcare, among the applicant's relatives and friends. On weekends and public holidays it will also be opened to the public on payment of an entrance fee and advance booking. The hobby farm is non-profit making and farm products will be shared with the participants for free after harvesting. Hence, no marketing channel is required.

¹ The applicant has expertise in making wine and tea from lychees.

- (c) As the hobby farm is located in a secluded location, more time would be allowed for the visitors to arrive and depart. A shorter operation hour is therefore proposed (i.e. from 10:00 a.m. to 5:00 p.m. daily). It is estimated to attract a maximum of 10 visitors per day. 2 nos. of staff will work at the Site. Office and reception will be provided at structure B1 to support the daily operation of the hobby farm.
- (d) Farm areas will be subdivided into smaller portions for visitors to practice organic farming. Basic farming knowledge is taught at structure B3 proposed for 'agriculture education room' where visitors would also be briefed about the importance of seed saving and the harm of GM food, pesticides and chemical fertilizers. Visitors will then be directed to the activities room or designated farm areas for hobby farming activities.
- (e) The vehicular access to the Site is via a local track leading from Fan Kam Road (**Plan 2**). There will be three parking spaces for private car (one for staff and two for visitors) and one loading/unloading bay for van-type light goods vehicle, all measured 5m x 2.5m (**Plan 3**). The estimated traffic generation/attraction rate is at **Appendix 1**. No medium or heavy goods vehicles will be allowed to be parked or enter the Site. Besides, no vehicular traffic would take place during the morning and afternoon peak hours.

Drainage Consideration

The Site and the surrounding are largely unpaved farmlands which act as a natural drainage system. There are existing field drains within the Site to discharge the overland flow and there is no record of flooding at the Site. The field drain system includes a minimum 1,000mm wide open channel with connection to a drainage pipe discharging into an existing stream to the east of the Site (**Plan 3**). Since the rainwater generated within the site catchment will be discharged effectively², no additional drainage facility is proposed.

3. The justifications are summarized as follows:

- (a) Due to the outbreak of COVID-19 in recent years, the demand for local recreational organic/hobby farming have increased and the proposed use can help meet the huge demand for such activities and promote sustainable organic farming in Hong Kong. It is also in line with the government policy on agriculture by encouraging members of the public to participate in agriculture and greening.
- (b) Ample space (about 64.5%) will be reserved as farmland for the use of visitors. The farming activity including planting of fruit trees and Chinese herbal medicines is similar to the always permitted agricultural use. The proposed development on a temporary basis would not jeopardize the long-term planning intention of the "AGR" zone.

² Based on channel requirement calculation, Total Peak Runoff for the Site including Catchments C1, C2 and External Catchment C3 is about 9065 liter/min (**Appendix 2**). According to Figure 8.7 – Chart for the Rapid Design of Channels, for gradients between 1:30 and 1:190, maximum 375UC will be sufficient. The existing field drain system has ample capacity to discharge the storm water passing through and generated at the Site. Detailed drainage proposal would be submitted to DSD upon approval of the application.

- (c) The proposed development is generally not incompatible with the surrounding uses, including village houses, cultivated/fallow agricultural land and temporary structures.
- (d) Advanced booking is required for the visit and so traffic flow could be managed in an efficient manner. As the proposed hobby farm is mainly to serve residents in the locality, most of the customers would arrive on foot and traffic generated by the proposed development is not significant, as revealed in **Appendix 1**. Besides, sufficient manoeuvring space will be provided within the Site and no queuing and reverse movement of vehicles onto/from public roads is allowed. Hence, no adverse traffic impact is envisaged.
- (e) The proposed use is clean in nature. No advertisement boards with neon light devices would be installed. No public announcement system or any form of audio amplification system will be used at the Site. No recreational facilities such as karaoke room, game room, mahjong room and barbecue area will be provided. No night-time operation or workshop activities would take place during the planning approval period.
- (f) The applicant will follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD to minimize possible environmental impacts and nuisance to the surrounding area.
- (g) Sewage discharge from the Site would be directed to a proposed septic tank (**Plan 3**), which will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC). Besides, no herbicide, pesticide and chemical fertilizers will be applied in the farming areas. There will be insignificant environmental, drainage and sewage impacts arising from the development.
- (h) All existing trees (e.g. *Cleistocalyx nervosum* (Cn) (水翁) and *Ficus hispida* (Fh) (對葉榕)) and vegetation with landscape value like *Colocasia antiquorum* Schott (野芋) within the Site would be retained. Besides, peripheral fruit tree planting and *Chrysanthemum morifolium* Ramat (杭菊) would be provided to enhance the landscape setting (**Plan 3**). Significant adverse landscape impact arising from the proposed development is not envisaged.
- (i) To avoid any possible environmental nuisance generated by the development, the applicant would agree to the imposition of approval conditions restricting the operation hours and workshop activities. Any non-compliance with the approval conditions would be subject to revocation of the planning permission. Besides, the applicant would follow the EPD's Code of Practice.
- (j) Fire services installation (FSI) and detailed drainage proposals would be submitted and implemented should the application be approved by the Board. The applicant will also apply for a Short Term Waiver for the structures to DLO/N, LandsD.

Filling of Land

- (k) The proposed land filling works would involve filling of concrete of not more than 0.2m (about). The hard paved area can provide a clean environment for visitors and avoid soil erosion. The paved area would also stabilize the structures, provide manoeuvring and parking spaces for vehicles and facilitate drainage works. The proposed structures are for the use of visitors and ancillary facilities such as office, reception, storage, agricultural education room, activities room, toilet/changing room, pantry/staff resting room, compost area and products handling area. The area for structure and paved area is kept to a minimum for operational need. The paving will be removed upon expiry of the planning approval and the Site will be reinstated to a condition suitable for agricultural use.
4. To conclude, the proposed development is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view that it can promote sustainable organic farming in Hong Kong and is in line with the Government policy on agriculture, favourable consideration may be given to the application.

Estimated Traffic Generation

1. The vehicular access to the Site is via a local track leading from Fan Kam Road. The ingress/egress point is 5m wide. As the proposed hobby farm is mainly to serve residents in the locality, most of the customers would arrive on foot and traffic generated by the proposed development is not significant.
2. The proposed parking spaces and loading/unloading bay at the Site would only be opened to visitors with prior appointment.
3. There will be three parking spaces for private cars (1 for staff and 2 for visitors) and one loading/unloading bay for van-type light goods vehicle, all measured 5m x 2.5m. As the volume of farm products and the size of farming materials will be small, they shall be able to be transported by a van-type LGV. The estimated traffic generation/attraction rate is shown as follows:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.3	0.3	0	0
Van-type Light Goods Vehicle	0.15	0.15	0	0
Total	0.45	0.45	0	0

Note:

- a) The operation hours of the proposed development are revised to 10:00 a.m. to 5:00 p.m. daily, including Sundays and public holidays;
 - b) The pcu of private car and van-type light goods vehicle are taken as 1 and 1.5 respectively; and
 - c) Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.
4. In association with the proposed use, adequate space for manoeuvring would be provided within the Site such that no queuing up of vehicles would be occurred outside the Site.

Drainage Proposal

A. Existing Situation

1. The Application Site (the Site) is located at Tai Lung, Fanling (**Plan 1**). It is a piece of fallow agricultural land and currently vacant. The Site is gently sloping down from south to north in general. The southern part of the will be filled with concrete to a maximum of about 0.2m for site formation of structures and to meet the operational need of the hobby farm, such as parking and vehicle manoeuvring.

B. Level and Gradient of Site

2. The existing ground levels of the southern end and northern end are about 22.6mPD and 20.6mPD respectively. The southern portion has a gradient of about 1:30, whilst further north in the farming area is relatively flat with gradients between 1:150 and 1:190.

C. Catchment Areas

3. The existing drainage facilities could effectively drain surface runoff from the proposed hobby farm. According to the direction of flow, the southern portion proposed to be hard-paved forms Catchment 1 (C1) and further north mainly including the farming area forms Catchment 2 (C2).
4. To the west of the Site is a piece of Government land on a gently sloping platform with a gradient of about 1:27. Taking into account the site topography, only the area below an existing footpath (colored green area on **Plan 3**) is included as an external catchment (C3) and considered in the calculation.

D. Existing Drainage Facilities

5. An existing stream to the east of the Site would intercept most of the surface runoff from the adjacent areas.
6. As demonstrated in Section E below, the existing field drains within the Site including a minimum 1,000mm wide open channel with connection to a drainage pipe discharging into an existing stream to the east of the Site (**Plan 3**), will be more than sufficient to drain surface runoff accrued at the Site and those from adjacent areas.

E. Calculation for Channels

Catchment 1 (C1)(Gradient about 1:30)

$$\begin{aligned}\text{Site Area} &= 1033 \text{ m}^2 \\ \text{(concrete-paved)} &= 0.001033 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.95 \times 250\text{mm/hr} \times 0.001033 \text{ km}^2 \\ &= 0.0682 \text{ m}^3/\text{s} \\ &= 4092 \text{ liter/min}\end{aligned}$$

Catchment 2 (C2)(Gradients between 1:150 and 1:190)

$$\begin{aligned}\text{Site Area} &= 2490 \text{ m}^2 \\ \text{(soil-paved)} &= 0.00249 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.25 \times 250\text{mm/hr} \times 0.00249 \text{ km}^2 \\ &= 0.04326 \text{ m}^3/\text{s} \\ &= 2596 \text{ liter/min}\end{aligned}$$

External Catchment Area – Catchment 3 (C3) (Government land to the west of the Site)

$$\begin{aligned}\text{Site Area} &= 600 \text{ m}^2 \\ \text{(concrete-paved)} &= 0.0006 \text{ km}^2\end{aligned}$$

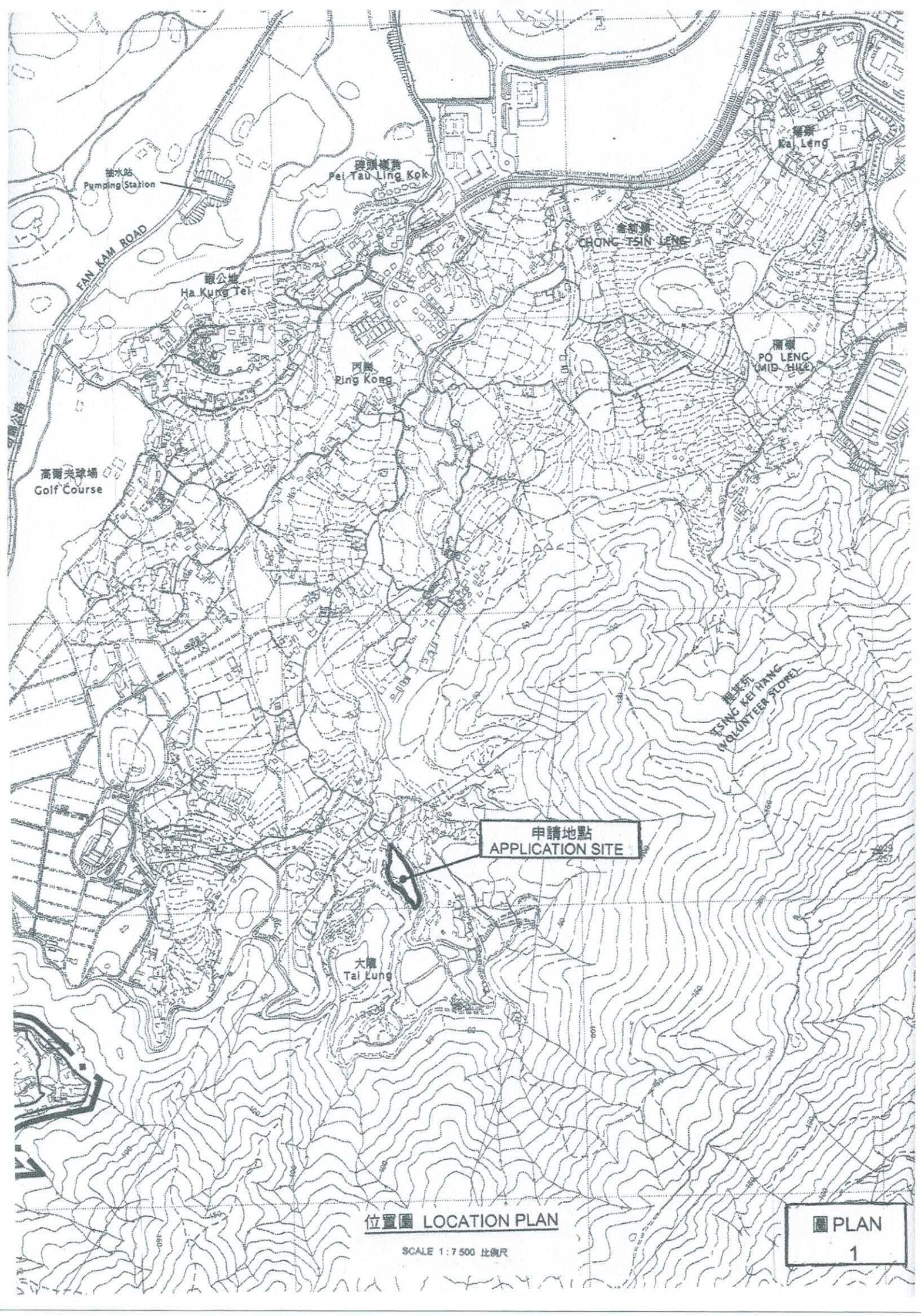
$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.95 \times 250\text{mm/hr} \times 0.0006 \text{ km}^2 \\ &= 0.03962 \text{ m}^3/\text{s} \\ &= 2377 \text{ liter/min}\end{aligned}$$

$$\begin{aligned}\text{Total Peak Runoff for Site} &= 0.15108 \\ &= 9065 \text{ liter/min}\end{aligned}$$

According to Figure 8.7 – Chart for the Rapid Design of Channels,
For gradients 1: 30 to 1:190, maximum 375UC will be sufficient.

F. Existing Drainage Facilities

7. Based on the above calculations, it is considered that the existing drainage facilities for Catchment 1, Catchment 2 and the external catchment Catchment 3 would be adequate to intercept storm water passing through and generated at the Site (**Plan 3**).
8. All the existing drainage facilities will be maintained at the applicant's own cost.
9. Proposed improvement to the existing drainage facilities would be submitted to DSD upon approval of the application.



抽水站
Pumping Station

碑頭樓房
Pei Tau Ling Kok

福新
Rai Leng

FAN KAM ROAD

顯公墟
Ha Kung Tai

金鐘樓
CHONG TSIN LING

高爾夫球場
Golf Course

丙崗
Ping Kong

滿樓
PO LENG
(MID HILL)

龍雲山
TSING HEI PANG
(VOLUNTEER SCOUTS)

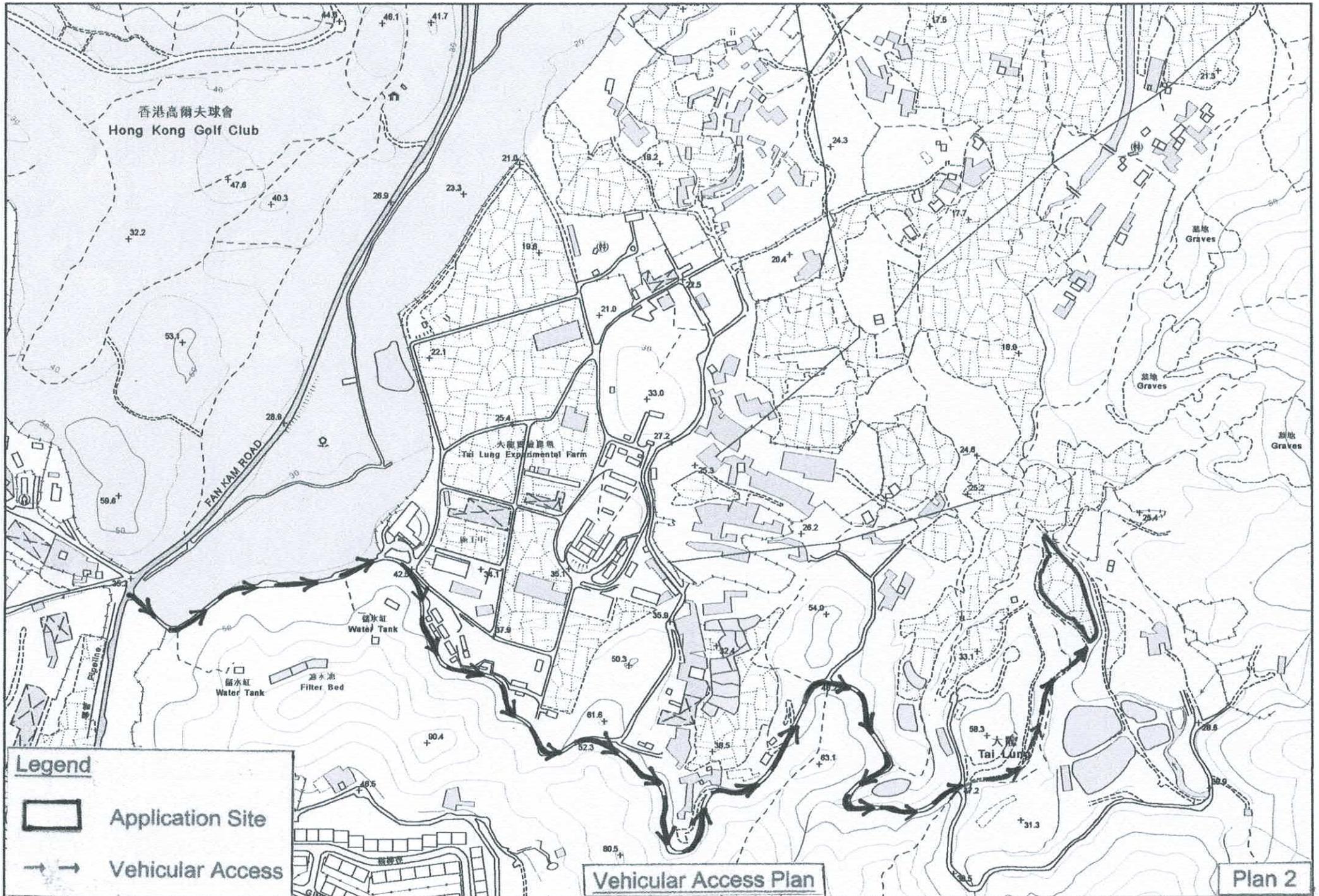
申請地點
APPLICATION SITE

大圍
Tai Lung

位置圖 LOCATION PLAN

SCALE 1:7500 比例尺

圖 PLAN
1



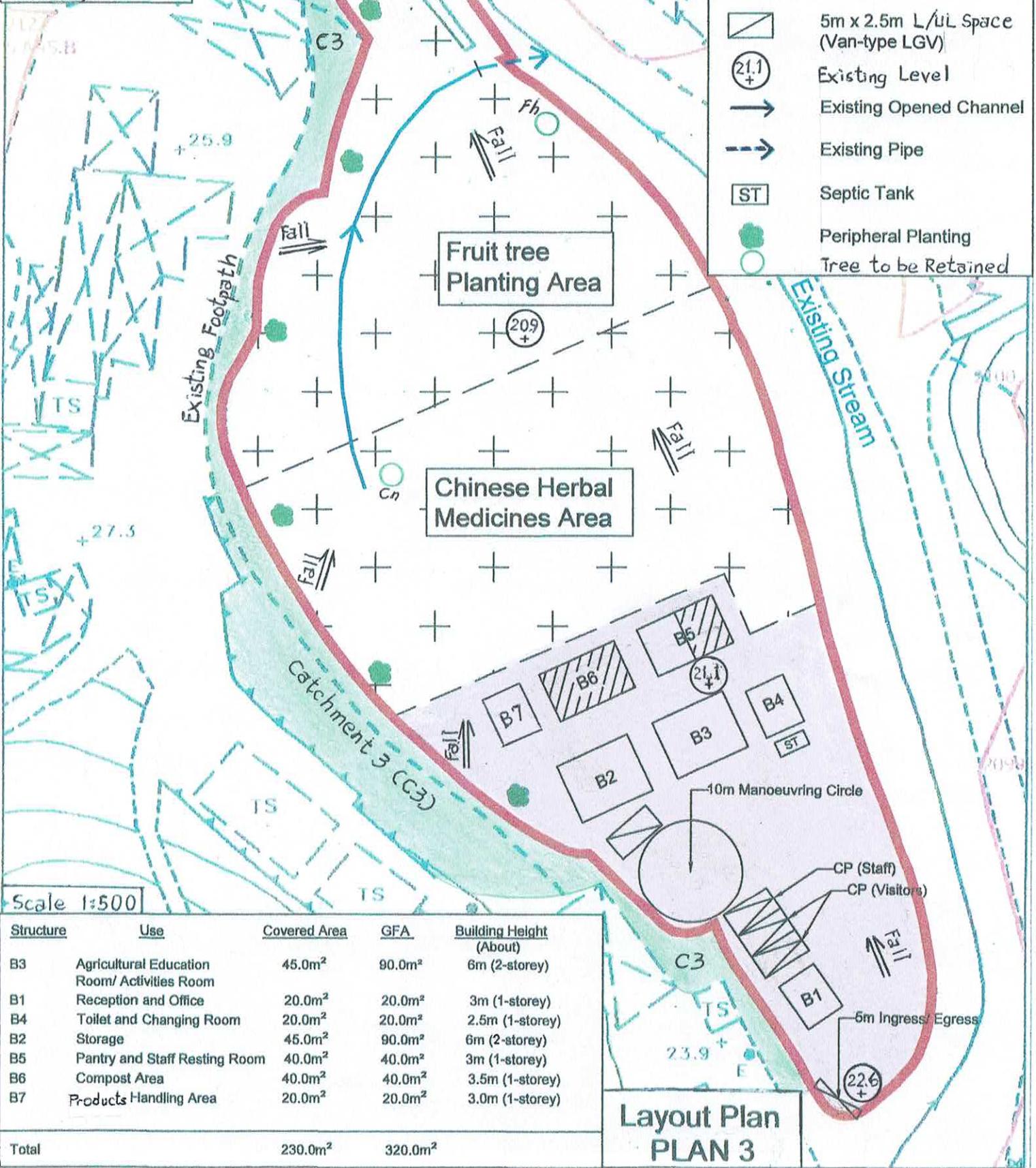
Scale 1:5000

Development Parameters

Site Area : 3550m²
 Covered Area : 230m²
 Uncovered Area : 3320m²
 Plot Ratio : 0.09
 Site Coverage : 6.48%
 No. of Structure : 7
 Non-domestic GFA : 320.0m²
 Building Height : 2.5m-6m
 No. of storey : 1-2

Legend

- Application Site
- B1 Structure (Enclosed)
- Structure (Canopy)
- + + + Farming Area (C2)
- Proposed Hard Paved Area(1033m²) (C1)
- Parking Space 5m x 2.5m
- 5m x 2.5m L/UL Space (Van-type LGV)
- 20.6
+ Existing Level
- Existing Opened Channel
- Existing Pipe
- ST Septic Tank
- Peripheral Planting
- Tree to be Retained



Scale 1:500

Structure	Use	Covered Area	GFA	Building Height (About)
B3	Agricultural Education Room/ Activities Room	45.0m ²	90.0m ²	6m (2-storey)
B1	Reception and Office	20.0m ²	20.0m ²	3m (1-storey)
B4	Toilet and Changing Room	20.0m ²	20.0m ²	2.5m (1-storey)
B2	Storage	45.0m ²	90.0m ²	6m (2-storey)
B5	Pantry and Staff Resting Room	40.0m ²	40.0m ²	3m (1-storey)
B6	Compost Area	40.0m ²	40.0m ²	3.5m (1-storey)
B7	Products Handling Area	20.0m ²	20.0m ²	3.0m (1-storey)
Total		230.0m²	320.0m²	

Layout Plan PLAN 3



Photo 1 - Site Viewed from East



Photo 2 - Existing Open Channel

Plan 4b