

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-PK/148 ¹	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of Three Years	15.10.2021
A/NE-PK/206 ¹	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of Three Years	4.10.2024

¹ Applications No. A/NE-PK/148 and A/NE-PK/206 cover the same site.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the Site comprises Old Schedule Agricultural Lots 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site; and
- his advisory comments are at **Appendix IV**.

2. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view against the application from agricultural perspective, on the understanding that agriculture activities are involved in the proposed use at the Site; and
- his advisory comments are at **Appendix IV**.

3. Nature Conservation

Comments of the DAFC:

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

4. Environmental

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint related to the Site was received in the past three years;
- it is noted that heavy vehicles will not be generated by the proposed use and no public announcement system or any form of audio amplification system on the Site during the planning approval period; and
- his advisory comments are at **Appendix IV**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of settled valley landscape character comprising low-rise residential development, village houses, farmland, temporary structures, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;
- with reference to site photos taken in 2025, the majority of the Site is covered with self-seeded vegetation including some existing trees. Compared with the updated Layout Plan (**Drawing A-1**) and the previous Layout Plan (**Appendix I**), the location of the proposed peripheral planting has slightly changed within the Site, with the number remains unchanged. According to the applicant, all existing trees within the Site will be retained;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix IV**.

6. Traffic

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective;
- HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and
- his advisory comments are at **Appendix IV**.

7. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- no in-principle objection to the application from geotechnical perspective; and
- it is noted that a 6m-wide Geotechnical Intact Zone (GIZ) measured from the boundary

of man-made slope Feature No. 3NW-C/CR581 has been designated as a non-building area of the proposed use, as shown on the Layout Plan (**Drawing A-1**). The above-mentioned GIZ should be duly reflected and controlled in the relevant land documents.

8. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from public drainage point of view;
- the Site is in an area where no public sewerage connection is available;
- the drainage proposal submitted under the Planning Statement and further information (**Appendix I and Ia**) were vetted and considered acceptable in general; and
- her advisory comments are at **Appendix IV**.

9. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

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

10. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 400m away from the Site. In this regard, a street fire hydrant system with adequate flow, pressure and size of water tank shall be provided at the Site; and
- his advisory comments are at **Appendix IV**.

11. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that five structures and associated land filling are proposed at the Site, before any new building works (including containers/open sheds as temporary buildings,

demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

- his advisory comments are at **Appendix IV**.

12. Other Departments

The following departments have no comment on the application:

- Project Manager (North), CEDD (PM(N), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) failure to reinstate the application site (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;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the lot owner shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - the applicant should comply with all the land filling requirements imposed by relevant Government departments; and
 - the proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the Site should be reinstated upon the expiry of the planning permission; and
 - the applicant should implement measures to protect nearby watercourses (**Plan A-2**) from adverse impacts during the construction and operational phases;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant shall not use public announcement system or any form of audio amplification system at the Site during the planning approval period;
 - the applicant is advised to:
 - follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”;
 - provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the Environmental Protection Department’s (EPD’s) Practice Note for Professional Person (ProPECC) PN 1/23; and

- meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (f) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site from Fan Kam Road is not managed by her department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the Site is in an area where no public sewerage connection is available. The applicant should consult EPD regarding the sewage treatment/disposal aspects of the development and the provision of septic tank;
 - the applicant should also note the following general comments regarding the drainage aspect:
 - the limited desk-top checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligation to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impact in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage system whenever necessary;
 - all stormwater drainage facilities to be completed under the proposed use, whether within private lots or GL, shall be constructed and solely maintained by the applicants of the proposed use at their own resources. The applicant of the proposed use would be duly bounded by such obligations and all other conditions related to stormwater drainage. The applicant shall be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development;
 - to facilitate checking and enforcement of the obligations above (second bullet point) in the future, records of the drainage works completed under the proposed use should be submitted to his office;

- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary;
 - the applicant of the proposed use shall allow connections from the adjacent New Territories Exempted House (NTEH) to the completed drainage works on GL when so required;
 - the applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed use shall be made good at the applicant's cost;
 - for drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the DLO/N and/or relevant private lot owners;
 - as the proposed stormwater drainage facilities are to be connected to the existing drainage facilities not maintained by DSD, the applicant shall identify the relevant owners or parties who are responsible for maintenance of such existing facilities and seek their consent;
 - the applicant shall submit the as-built drawings showing the completed proposed drainage facilities for record purpose;
 - if walls are to be erected or kerbs are to be laid along the site boundaries, adequate openings should be provided at the wall/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the proposed use, unless the proposal justifies otherwise;
 - peripheral U-channels with Cast-Iron grated cover with levels matching the adjacent ground to intercept any surface runoff flowing across the lot boundary should be provided. The applicant is required to review his/her submission to provide adequate peripheral channels; and
 - the applicant shall check and ensure that the proposed channel covers are at right levels to collect the existing overland flow from the adjacent land, if any;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the Site, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (j) to note the comments of the Director of Fire Services (D of FS) that
- in view of the nearest available street fire hydrant is more than 400m away from the Site, a street fire hydrant system with adequate flow, pressure and size of water tank shall be provided at the Site;
 - in consideration of the design/nature of the proposal, fire service installations (FSIs)

are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his office for approval. The layout plans should be (i) drawn to scale and depicted with dimensions and nature of occupancy, and (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a NTEH) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - 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;
 - 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;
 - the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (l) to resolve any land issues relating to the access to the Site, the associated road works, drainage/sewerage works or other works which are required for the proposed use with concerned owner(s), parties or managing department(s).

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-08-12 星期二 02:35:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-PK/219 DD 91 Ping Kong, Sheung Shui

A/NE-PK/219

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, Ping Kong, Sheung Shui

Site area: About 3,550sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous application on record.

The applicant proposes to fill in an excessive amount of the site.

A person with an interest in genuine farming and sustainability would never trash almost one third of a site by filling it in with concrete and thereby ensuring that the land can never again be used to grow food.

The application should be rejected. Hong Kong has far too many fake greenies paying lip service to protecting the environment and preserving valuable food and medicinal resources.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250723-075932-29127

提交限期
Deadline for submission: 12/08/2025

提交日期及時間
Date and time of submission: 23/07/2025 07:59:32

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/219

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 黎浩雲

意見詳情
Details of the Comment :

反對規劃申請，該申請人曾嚴重違規。
該名申請人曾於附近土地非法開挖山泥，試途開路駛入該地，與同地段霸佔官地人士同流合污，地政總署也知情及作出阻止。如果批出，即變相支持霸官地？
另外，申請土地也一直存在主權爭議，一旦批出，必定爆發激烈衝突，與附近人士造成危險。
如果批出這規劃，該申請人必定變本加厲，所有政府土地會被侵蝕。
希望本署停止這項計劃。

就規劃申請/覆核提出意見
Comments on Planning Application / Review

8

申請編號
Application No. **A/NE-PK/219**
(就第 16 條申請提出意見 Comments on section 16 application)
「提意見人」稱謂
Title of "Commenter"
先生 Mr.HO
夫人 Mrs.
「提意見人」姓名
/名稱 小姐 Miss
Name of
"Commenter" 女士 Ms.
其他 Other
(必須資料)
(Required information)

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

聯絡人
Contact Person (只適用於非個人的「提意見人」)
(Applicable to non-individual "commenter" only)

通訊地址 *
Postal Address *

電話號碼
Tel. No. (非必須資料)
(Optional information)

傳真號碼 *
Fax No. *

電郵地址 *
E-mail Address *

* 為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。
* To facilitate communication, either postal address, fax number or email address must be provided.

本人反對上述 **A/NE-PK/219** 申請，提出意見：

一個地產發展商，發展休閒農場，相信能力比一般人士做起來會做得更加好，這是鄰近居民的心聲。

以下兩點需要注意：

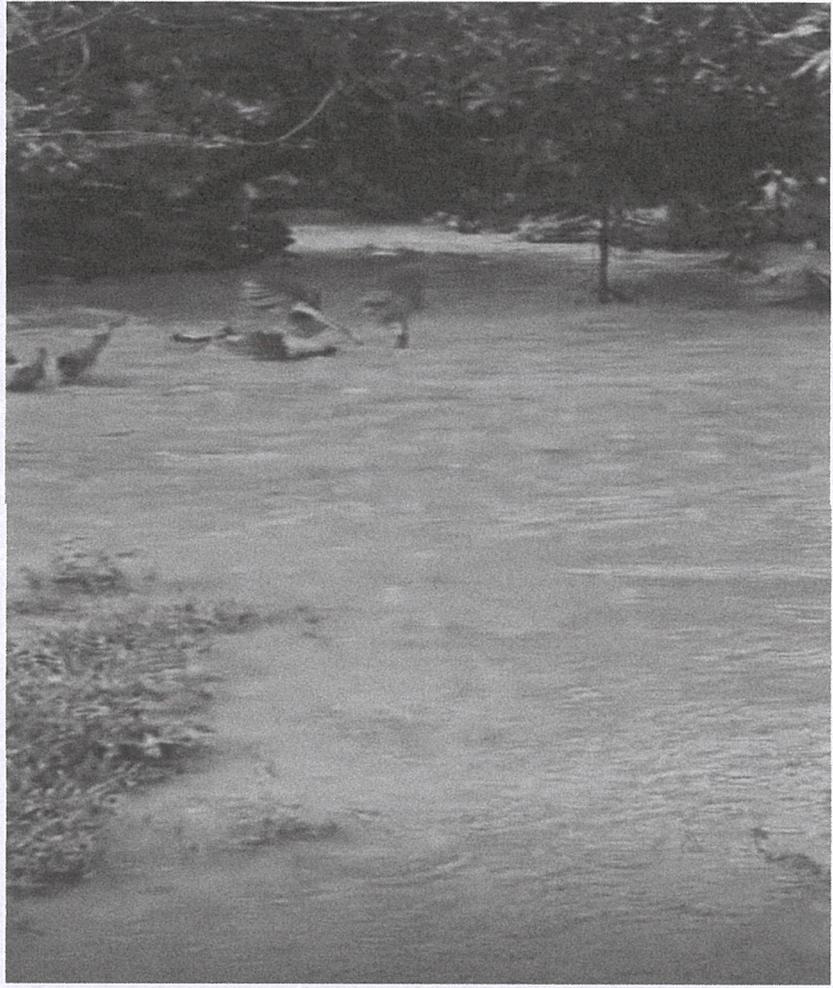
1. 需要確保山坡道路、斜坡要做好，加固工程，防止道路及山坡出現塌泥危險。
2. 填泥工程需顧及原有之生態排洪，如填後會收窄排水原有能力，而使山谷內居民的魚塘、畜牧受水淹。

懇請有關部門及發展商能顧及原有居民的安危。

多謝！

A/NE-PK/219 有關申請地段圖片

每落大雨，河流水位上升浸過地面，
如澤地，道路及山坡出現地陷。



8

RECEIVED
11 AUG 2025
Town Planning
Board



From: [REDACTED]
Sent: 2025-08-07 星期四 16:15:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on two planning applications
Attachment: 250807 s16 TKL 808.pdf; 250807 s16 PK 219.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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2

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

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

7th August, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and
Associated Filling of Land for a Period of 3 Years
(A/NE-PK/219)**

1. We refer to the captioned.
2. We would like the Board to investigate whether the site is fully or partially hard-paved at present, and whether the proposed hard-paving (about 29% of the site) would affect the arability of the site, which is within Agriculture (AGR) zone. Also, we would like the Board to investigate whether the proposed hard-paving would need to be removed when the planning permission (if the application is approved) is no longer valid (e.g., revoked).
3. A recent photo taken in August 2025 showing the site and its surroundings is in **Figure 1** below for your reference.
4. Thank you for your attention.

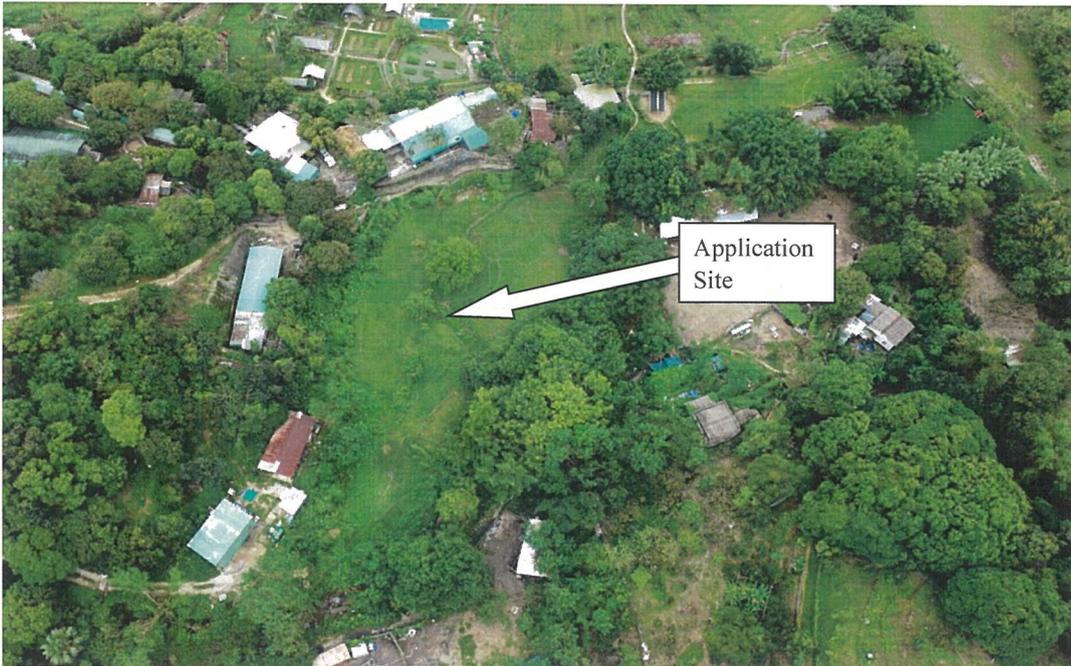
Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





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

Figure 1. The site (indicated by arrow) and its surroundings.



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250725-222805-17280

提交限期
Deadline for submission: 12/08/2025

提交日期及時間
Date and time of submission: 25/07/2025 22:28:05

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/219

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Li

意見詳情
Details of the Comment :

香港有更多休閒農場固然是有利社區的事，但前提是該地方是否合適去營運？申請人又是否真心真意去營運？還是搭建建築物賣地為實？太多相關申請到最後都不是真心營運！請城規會審慎批核！

第一，該位置偏遠，亦無公共交通工具到達，而且所申請種植的作物亦不是稀有品種，為何認為可吸引到公眾前往？

第二，前往該位置需要行經一條山泥路，申請人必須要確保公眾人士或車輛可以在安全情況下前往。包括泥路需鋪上水泥或立青路，讓車輛安全前往。

第三，前往該位置最後途經之山路有很大幅山泥斜坡，申請人必須做好斜坡鞏固工程，確保不會有山泥傾瀉問題，因車路的左右兩傍是山坡，是否已做好評估，行車安全？斜坡穩固？山坡上下是否不會因有更多車輛出入而影響結構？

第四，早前往路段已有人報警，涉及有人非法開墾山路及掘闊車路，不排除有人「先破壞後發展」

第五，本人經常於丙崗及大隴行山，亦曾行過該申請位置附近，附近有很多村狗惡狗，申請人亦必須處理好狗隻問題，以免公眾或動物受傷

希望城規會將以上問題向有關部門反映，並要求申請人在開放予公眾前，先確保前往場地安全！

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250809-195200-51277

提交限期
Deadline for submission: 12/08/2025

提交日期及時間
Date and time of submission: 09/08/2025 19:52:00

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/219

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lai

意見詳情
Details of the Comment :

第一，鄰近申請地西面方向的山坡隔數年便有山火出現，有時會波及附近建築物，申請人要留意消防安全，例如防火設備。
第二，前往申請範圍最後需通過政府土地及私人路段，車路原本是爛泥路及斜路，很多車輛因跌胎無法進退，申請人要留意行車安全問題，是否需要鋪設水泥或立青路。
第三，前往申請範圍最後一段車路傍是爛泥斜坡，申請人如何確保山坡安全問題？車路的山坡下面已有民居及動物居住，會否影響安全？車輛失控衝下山坡？
第四，申請範圍傍邊是河道，每逢雨季必定水浸，如果填土，會否影響附近原有居民？導致水浸或改變河道排水？影響原有居民？

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250809-202318-28566

提交限期
Deadline for submission: 12/08/2025

提交日期及時間
Date and time of submission: 09/08/2025 20:23:18

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/219

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss MS LAM

意見詳情
Details of the Comment :

首先就申請者自行開闢的道路是否有得到各安全標準,我抱有懷疑態度。若沒有,該路是一條大斜路,而附山坡旁,就一條沒有任何全標準的新路而言,一旦出現山泥倒塌、路面地塌,容易造成事故。申請者如何就道路問題確保山坡安全問題及道路安全?其次,請範圍旁邊是上流河道,每逢雨季必定水浸,如果填土,一旦沖倒,必定影響附近環境及居民,河道更會成為泥河,影響下流兩旁的數個村,而且政府可能要支付一大筆費清理河道,申請人會否確保如水浸後,由該地造成的影響,由申請者支付?而非由納稅人承擔?

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 250809-203546-98796

提交限期
Deadline for submission: 12/08/2025

提交日期及時間
Date and time of submission: 09/08/2025 20:35:46

有關的規劃申請編號
The application no. to which the comment relates: A/NE-PK/219

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 唐

意見詳情
Details of the Comment :

- 1) 斜坡安全問題: 之前非法開墾政府山坡, 導致山泥傾瀉, 如何鞏固斜坡確保市民安全?
- 2) 非法傾倒泥頭, 自行開闢爛泥車路, 如何確保車輛安全運行?
- 3) 鄰近河道, 填土會否導致附近水浸問題更加嚴重?

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877.0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

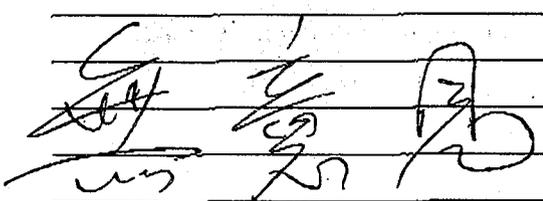
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-PK/219

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.7.26

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature 

日期 Date 2025. 8. 2