

Urgent Return receipt Expand Group Restricted Prevent Copy

寄件者: stndp/PLAND
寄件日期: 2025年11月04日星期二 15:56
收件者: [REDACTED]
主旨: Fw: Application No. A/NE-PK/219 - Submission of Further Information

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, November 4, 2025 3:06 PM
To: stndp/PLAND <stndpo@pland.gov.hk>
Cc: [REDACTED]
Subject: Fw: Application No. A/NE-PK/219 - Submission of Further Information

From: pak yeung Yung [REDACTED]
Sent: Tuesday, November 4, 2025 3:03 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: [REDACTED]
Subject: Application No. A/NE-PK/219 - Submission of Further Information

Dear Sir/Madam,

Please be informed that soft copy of the further information has been uploaded via the link provided.

Regards,

P.Y. Yung
for CTA Limited

R to C Table

	Departmental Comments	Applicant's Response
1. Comments of CE/MN, DSD		
(i)	The drainage proposal submitted under the planning statement was vetted and was considered acceptable in general. The applicant is requested to supplement with the following information:	The acceptance of the drainage proposal in general is noted.
	(a) a topographic survey plan that supports the fall direction indicated on the drainage layout plan;	Noted. Please see Plan 3B . the farming area is relatively flat with gradients between 1:25 and 1:100
	(b) a layout showing the proposed formation level of the proposed hard paved area to demonstrate that the proposed fall direction would be achieved; and	Noted. Please see Plan 3B ¹ .
	(c) a set of record photos should be provided showing that the existing open channel is cleared.	Noted. Please see Plan 3C
(ii)	General comments regarding the drainage aspect:	
	(a) 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;	Noted
	(b) all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Land, shall be constructed and solely maintained by the applicants of the proposed development at their own resources. The applicant of the proposed development would be duly bound 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;	Noted

¹ It should be noted that apart from the proposed 0.2m hard paving, excavation (max. 0.42m) and soil paving (max. 0.83m) using cultivable soil in-situ would be required. Such minor formation works are always permitted.

	(c) to facilitate checking and enforcement of the obligations in (i)(b) above in the future, records of the drainage works completed under the proposed development should be submitted to his office;	Noted
	(d) 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;	Noted
	(e) the applicant shall allow connections from the adjacent New Territories Exempted House (NTEH) to the completed drainage works on Government Land when so required;	Noted
	(f) 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 development shall be made good at the applicant's cost;	Noted
	(g) for drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the District Lands Officer/ North and/or relevant private lot owners;	Noted
	(h) 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;	Noted
	(i) the applicant shall submit the as-built drawings showing the completed proposed drainage facilities for record purpose;	Noted
	(j) 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 development, unless the proposal justifies otherwise;	Noted
	(k) 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 their submission to provide adequate peripheral channels; and	Noted. Please see Plan 3B . Details of peripheral U-channels would be provided in the formal submission of drainage proposal upon approval of the planning application.
	(l) 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.	Noted

2. Comments of GEO, CEDD		
(i)	Since there is a sizable man-made slope feature that meets the criteria stated in para.1(ii) of the “GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap. 131)” and that may affect or be affected by the proposed development, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) to support the application pursuant to Annex B of the Guidance Notes of the “Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131).	The major part of slope feature no. 3 SW-C/CR 581 is outside the Site with only a small part falls within the western fringe (Plan 3A). The gradient of the Site is between 1:25 and 1:100 and far smaller than 15°. Besides, the retaining wall outside the Site is between 1.94m and 2.3m high (Plan 3B) and is far below 6m as stipulated in the GEO Advice Note. To avoid affecting this slope feature, a 6m wide geotechnical intact zone (GIZ) is designated on the layout. It is a non-building area to be used as fallow land within the application period. If cultivation is reactivated in future, GEO, CEDD would be consulted to see if submission of GPRR is required.
3. Comments of C for T, TD		
(i)	The applicant shall provide a swept path analysis for vehicles manoeuvring into and out of the subject site;	Noted. Please see Plans A1 to A3 and B1 to B3.
(ii)	Noted that advanced booking is required for the visit to the subject site. Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;	Noted. A gate would be installed at the entry. The parking and L/UL facilities would only be opened to visitors with prior appointment. Their time of arrival would be properly regulated so that no simultaneous entry of vehicles would occur.
(iii)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	The hard paved area and the field paths/furrows of the farming/ planting areas can serve as pedestrian walkway. Visitors would need to report to the farm office upon arrival and leave. Staff would then guide and manage pedestrian movement to ensure no conflict of pedestrian and vehicular traffic.
(iv)	Please note that the local track leading to the subject site from Fan Kam Road is not managed by TD. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access.	Noted

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 1:27, whilst further north in the farming area is also flat with gradients between 1:25 and 1:100 .

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 and the fringe of a registered slope form 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 3A**) is included as an external catchment (C3) and considered in the calculation.

D. Existing and Proposed 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 proposed peripheral 375mm U-channels an existing field drain 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 3B**), 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 1:27)

$$\begin{aligned}\text{Site Area} &= 1100 \text{ m}^2 \\ \text{(concrete-paved)} &= 0.0011 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.95 \times 250\text{mm/hr} \times 0.0011 \text{ km}^2 \\ &= 0.07262 \text{ m}^3/\text{s} \\ &= 4358 \text{ liter/min}\end{aligned}$$

Catchment 2 (C2)(Gradients between 1:25 and 1:100)

$$\begin{aligned}\text{Site Area} &= 2450 \text{ m}^2 \\ \text{(soil-paved)} &= 0.00245 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.25 \times 250\text{mm/hr} \times 0.00245 \text{ km}^2 \\ &= 0.04257 \text{ m}^3/\text{s} \\ &= 2554 \text{ liter/min}\end{aligned}$$

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

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

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

$$\begin{aligned}\text{Total Peak Runoff for Site} &= 0.15481 \\ &= 9289 \text{ liter/min}\end{aligned}$$

According to Figure 8.7 – Chart for the Rapid Design of Channels,
For gradients 1: 25 to 1:100, maximum 375UC will be sufficient.

F. Existing Drainage Facilities

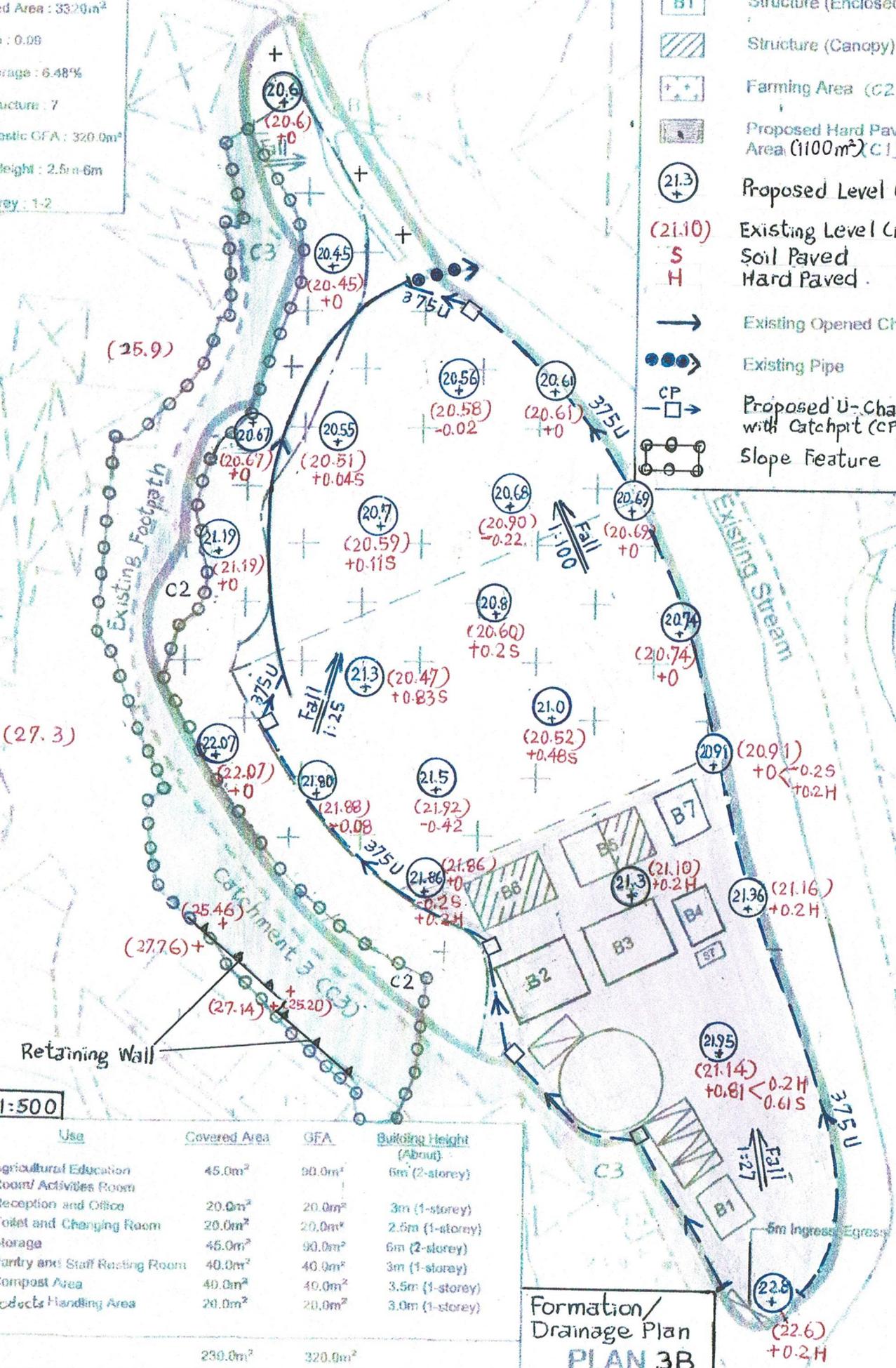
7. Based on the above calculations, it is considered that the existing drainage facilities for Catchment 1, Catchment 2 and the external catchment Catchment 3 would be adequate to intercept storm water passing through and generated at the Site (**Plan 3B**).
8. All the existing drainage facilities will 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.

Development Parameters

Site Area : 3550m²
 Covered Area : 230m²
 Uncovered Area : 3320m²
 Plot Ratio : 0.06
 Site Coverage : 6.48%
 No. of Structure : 7
 Non-domestic GFA : 320.0m²
 Building Height : 2.5m-6m
 No. of storey : 1-2

Legend

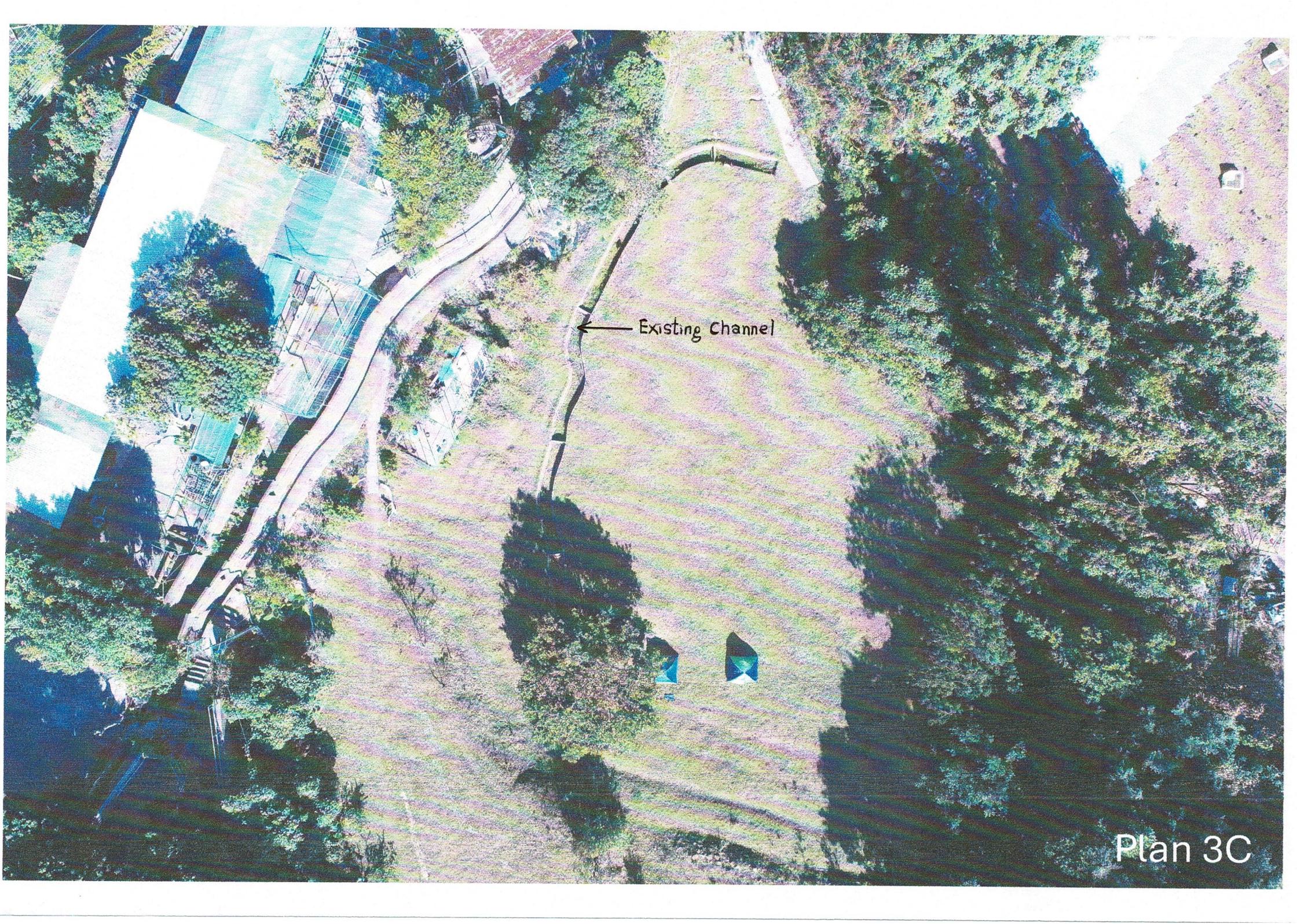
- Application Site
- Structure (Enclosed)
- Structure (Canopy)
- Farming Area (C2)
- Proposed Hard Paved Area (1100m² x C1)
- Proposed Level (mPD)
- Existing Level (mPD)
- Soil Paved
- Hard Paved
- Existing Opened Channel
- Existing Pipe
- Proposed U-Channel with Catchpit (CP)
- Slope Feature



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	

Formation/
 Drainage Plan
PLAN 3B



Existing Channel

Plan 3C

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 1:27, whilst further north in the farming area is also flat with gradients between 1:25 and 1:100.

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 1,100m² (about 31% of site) of filling of concrete of not more than 0.2m (i.e. to about 21.3mPD - 22.8mPD) (**Plan 3B**).

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 750m²)				
Lychee ¹ (荔枝)	14	8m	Above 2.75m	Regular pruning required
Longan (龍眼)	11	5m	Above 2.75m	Regular pruning required
<i>Ziziphus jujube</i> (棗樹)	3	4.2m	Above 2.75m	Pruning to promote horizontal growth and prevent excessive height recommended
Pepino Melon (人參果)	3	2.0m	Above 2.75m	Top dressing in the form of decaying leaves recommended
Chinese herbal medicines area (about 980m²)				
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
Fallow Zone (about 600m²)				
Total Farming Area = 750m² + 980m² + 600m² = 2,330 m² (about 65.6%)				

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

- (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.
- (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 3A**). 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 proposed peripheral 375mm U-channels and an existing minimum 1,000mm wide open channel with connection to a drainage pipe discharging into an existing stream to the east of the Site (**Plan 3B**). Since the rainwater generated within the site catchment will be discharged effectively², no additional drainage facility is proposed.

3. Justifications

- (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.

² Based on channel requirement calculation, Total Peak Runoff for the Site including Catchments C1, C2 and External Catchment C3 is about 9289 liter/min (**Appendix 2**). According to Figure 8.7 – Chart for the Rapid Design of Channels, for gradients between 1:25 and 1:100, maximum 375UC will be sufficient. The existing and proposed 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.

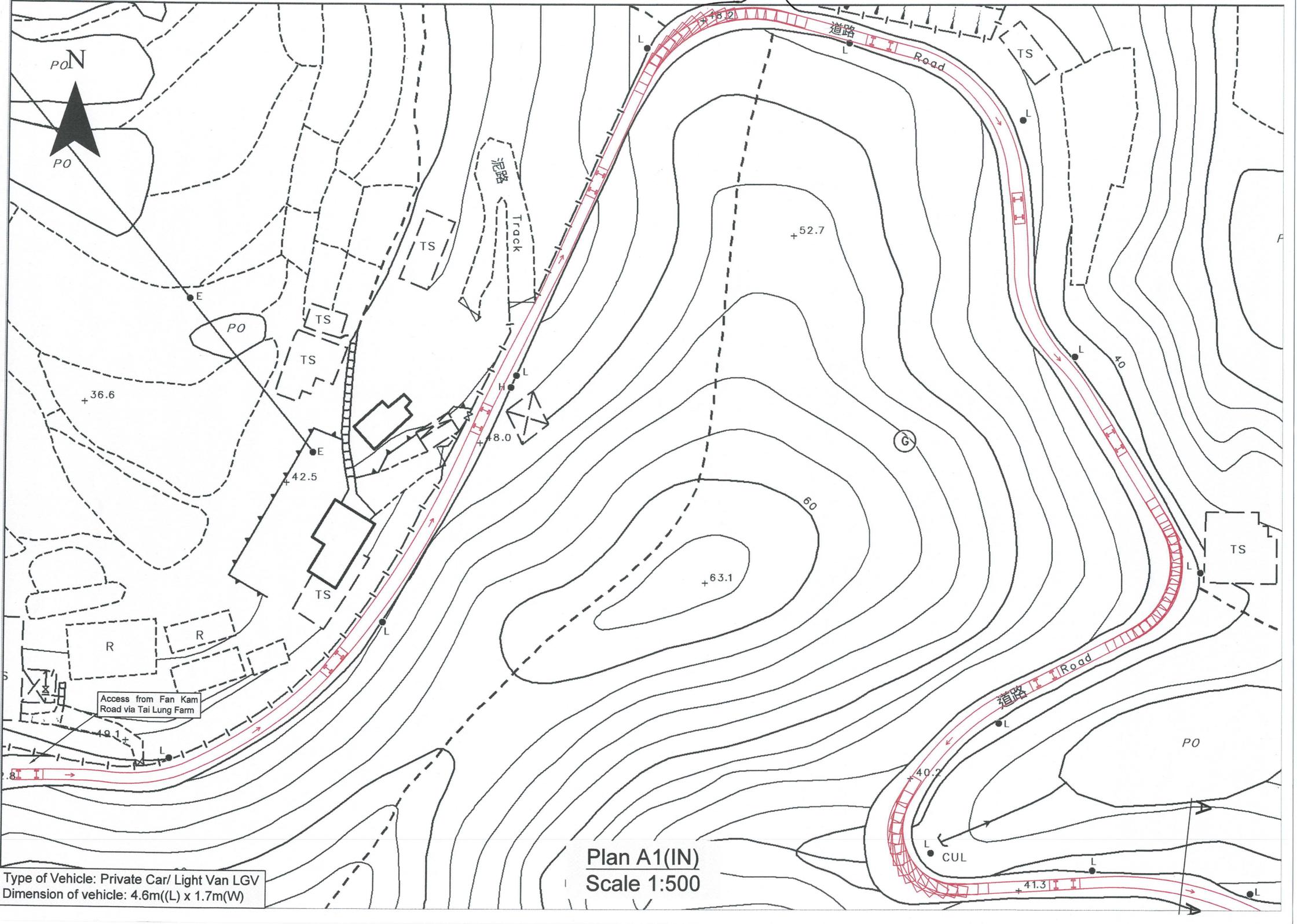
- (b) Ample space (about 65.6%) will be reserved as farmland for the use of visitors. The farming activity including planting of fruit trees and Chinese herbal medicines is similar to the always permitted agricultural use. The proposed development on a temporary basis would not jeopardize the long-term planning intention of the “AGR” zone.
- (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 3A**), 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 3A**). 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). Apart from the proposed 0.2m hard paving, excavation (max. 0.42m) and soil paving (max. 0.83m) using cultivable soil in-situ would be required. Such minor formation works are always permitted (**Plan 3B**). 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.

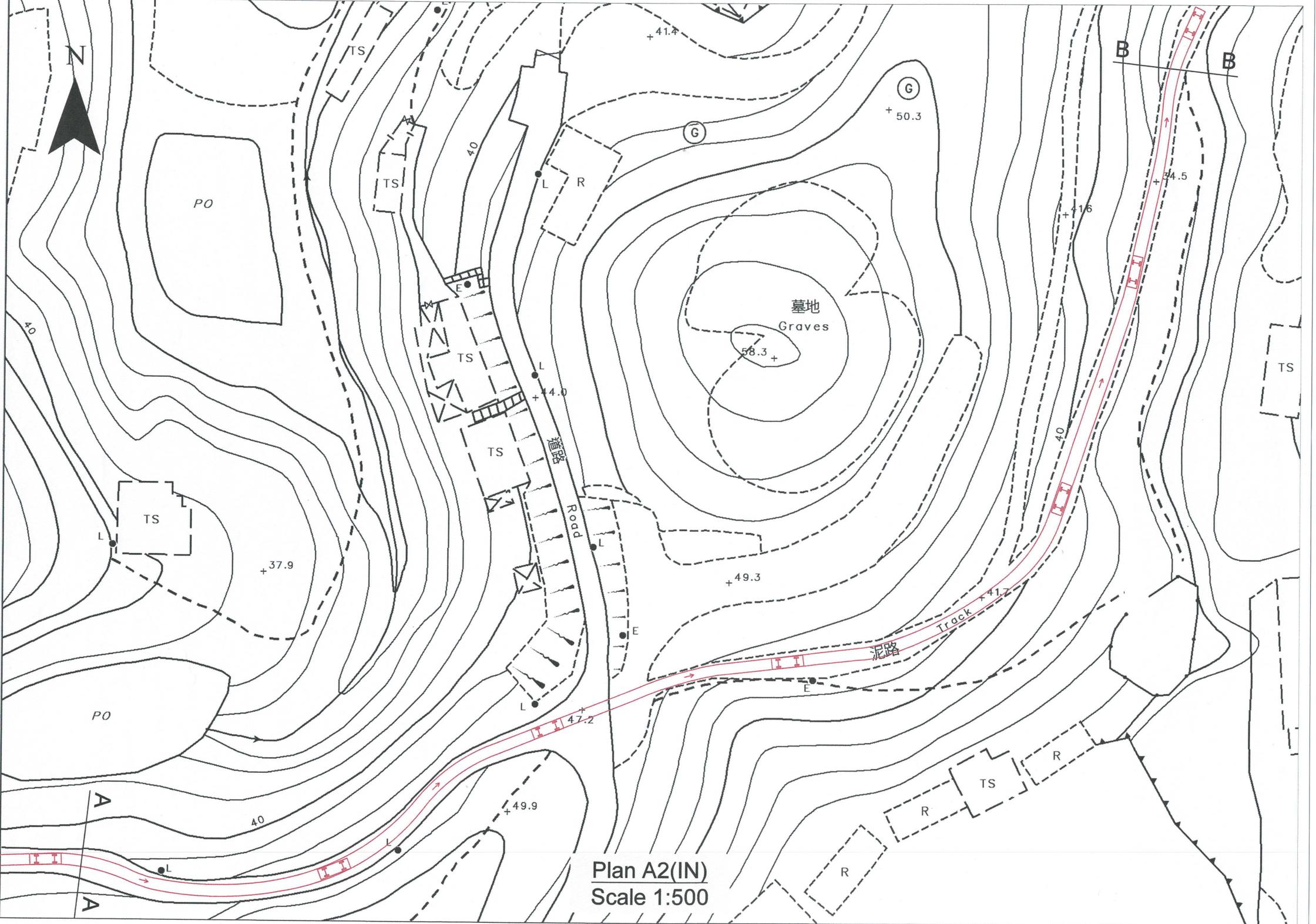
4. To conclude, the proposed development is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view that it can promote sustainable organic farming in Hong Kong and is in line with the Government policy on agriculture, favourable consideration may be given to the application.



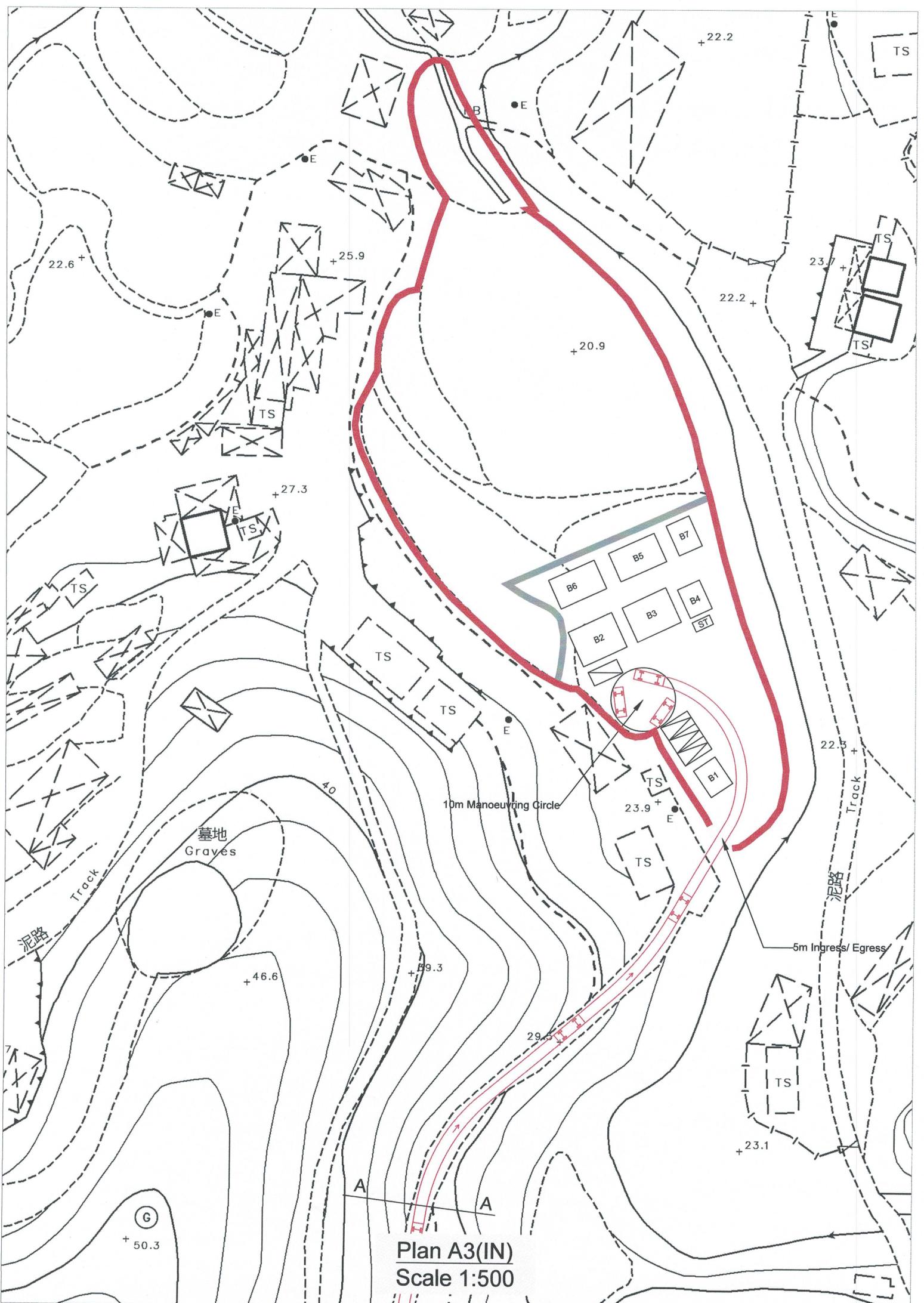
Access from Fan Kam Road via Tai Lung Farm

Plan A1(IN)
Scale 1:500

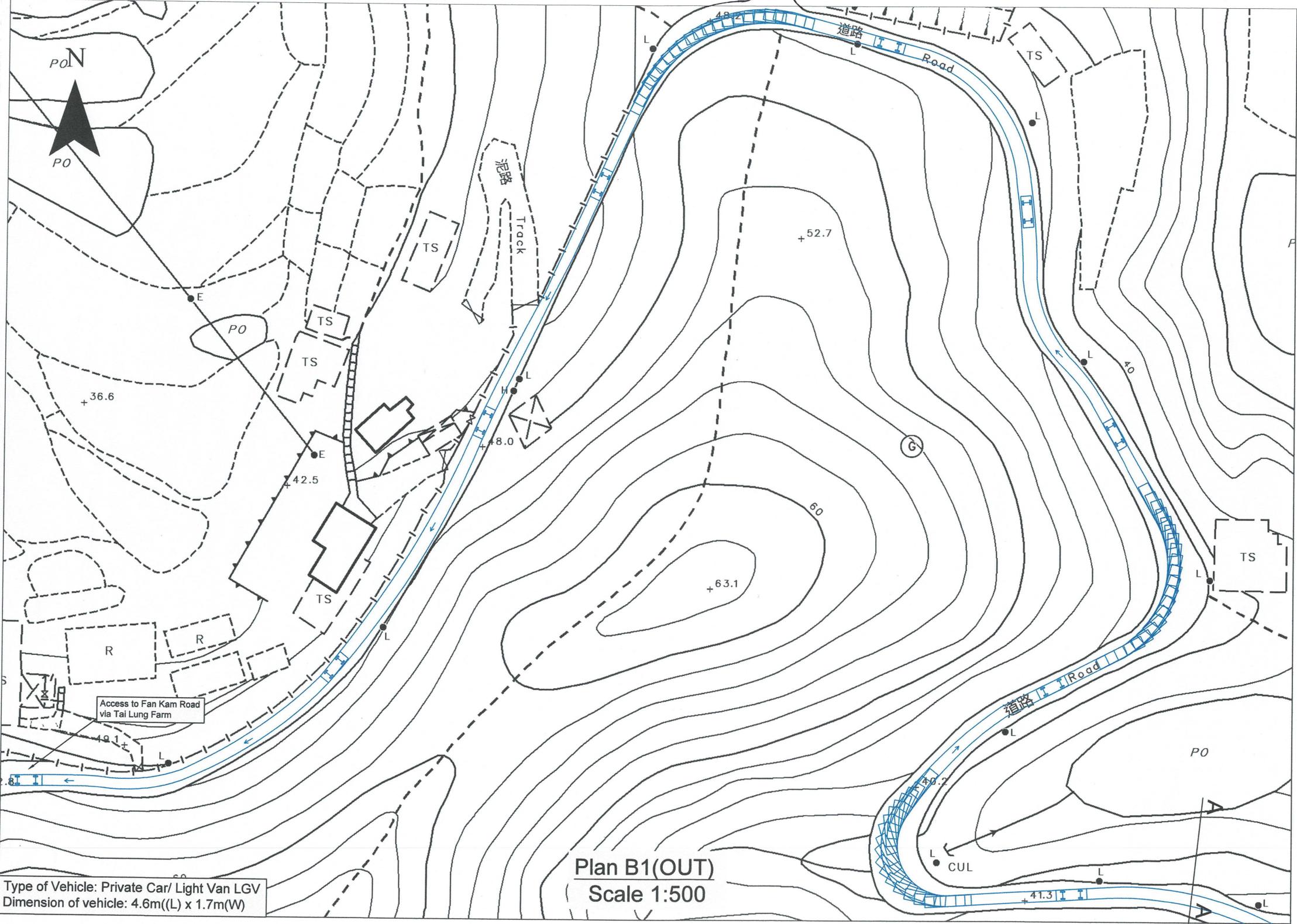
Type of Vehicle: Private Car/ Light Van LGV
Dimension of vehicle: 4.6m(L) x 1.7m(W)



Plan A2(IN)
Scale 1:500



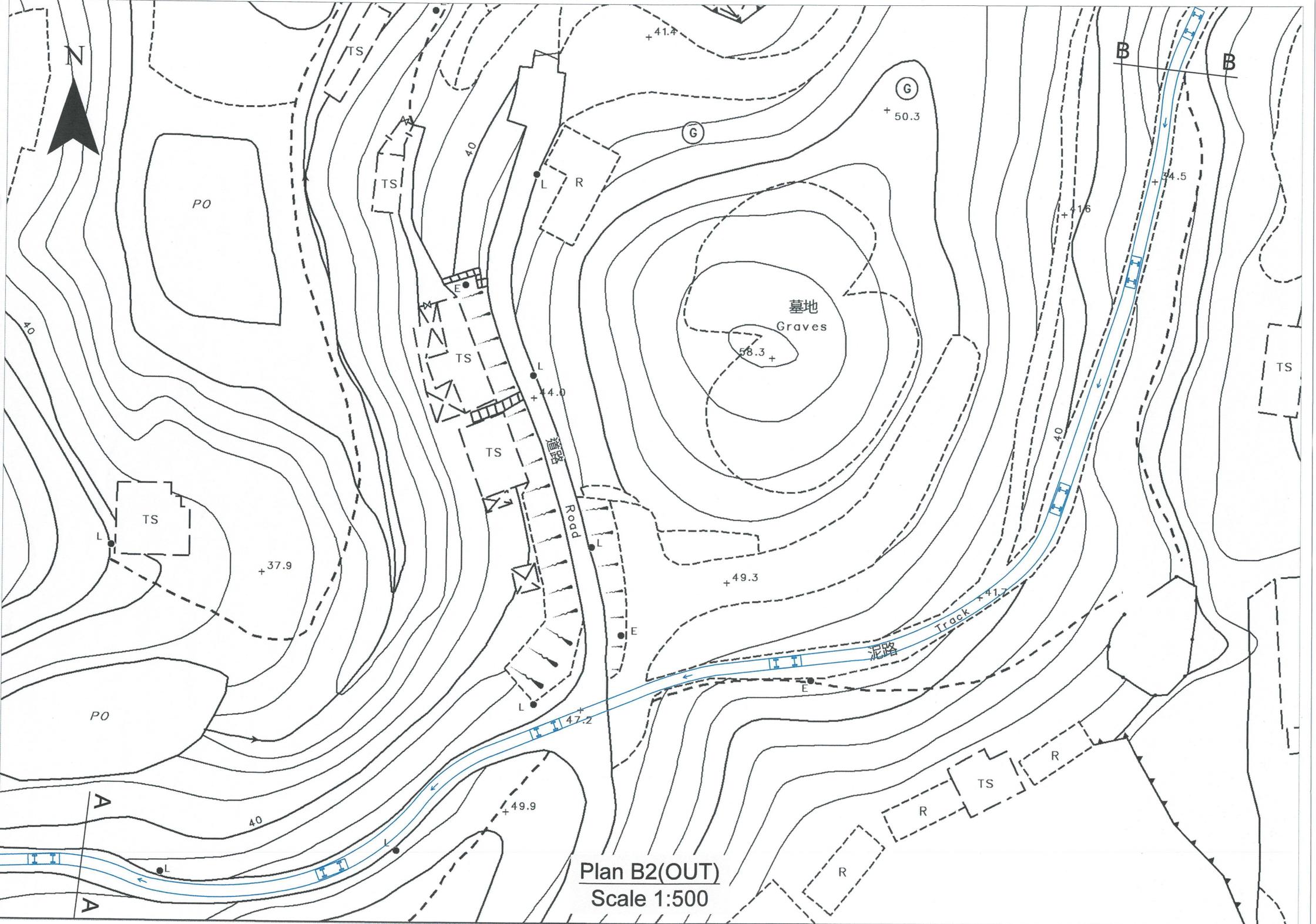
Plan A3(IN)
Scale 1:500



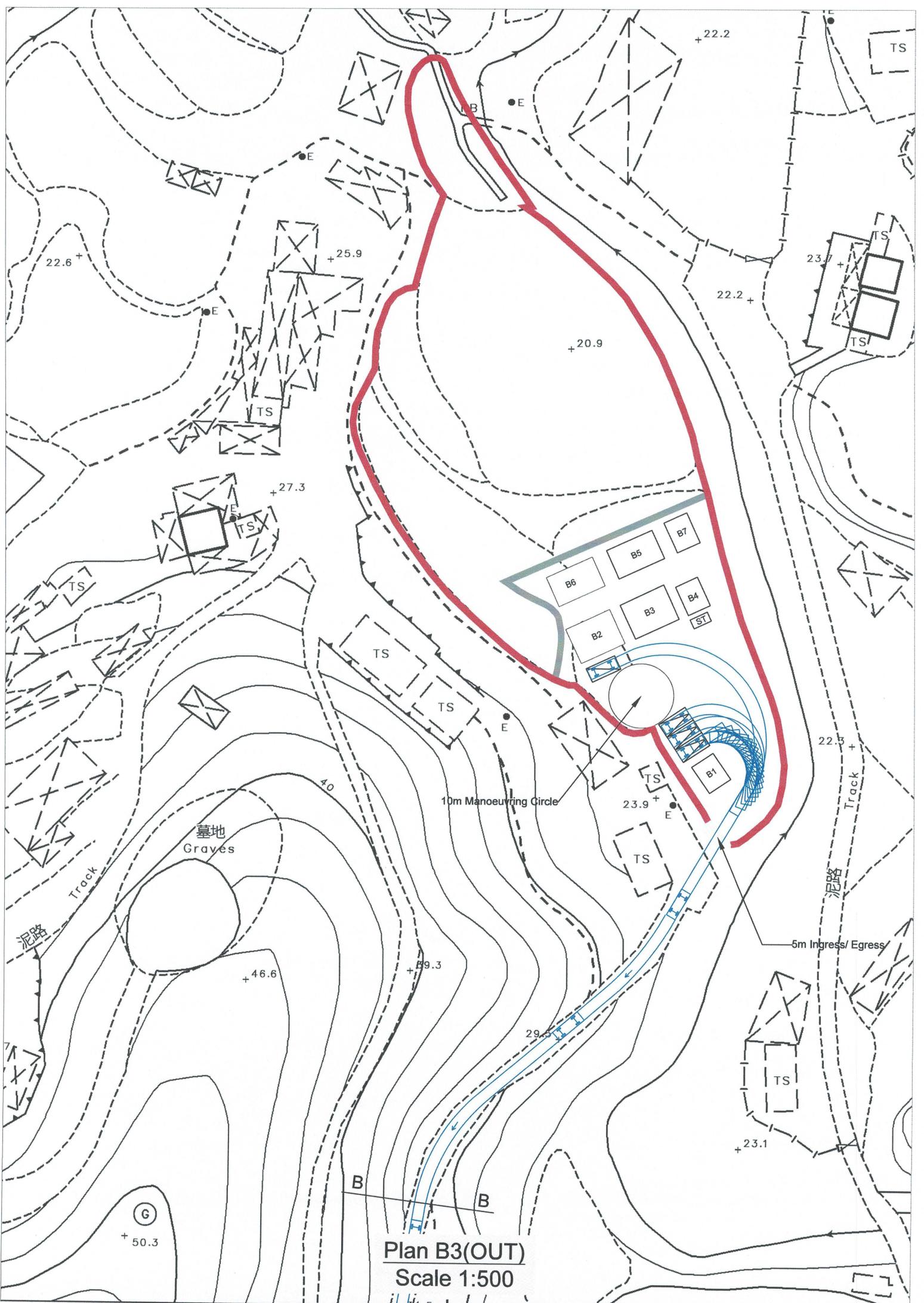
Access to Fan Kam Road
via Tai Lung Farm

Plan B1(OUT)
Scale 1:500

Type of Vehicle: Private Car/ Light Van LGV
Dimension of vehicle: 4.6m((L) x 1.7m(W)



Plan B2(OUT)
Scale 1:500



Plan B3(OUT)
Scale 1:500