

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM)
WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS
IN "AGRICULTURE" ZONE AND AREA SHOWN AS 'ROAD'**

**VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND
TING KOK, TAI PO, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Great City Holdings Limited

Consultancy Team

Planning Consultant:

R-riches Planning Limited



October 2025

Version 1.0

FILE CONTROL

FILE NAME : DD17 Lot 606 & VL - Planning Statement (20251003) Ver1.0
FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD17 Lot 606 & VL –
Place of Recreation in TK)\Submission(Sep 25)\Planning Statement
REVISION NO. : 1.0

APPLICANT : Great City Holdings Limited
TYPE OF APPLICATION : S.16 Planning Application
PROPOSED USE : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling Land for a Period of 5 Years
SITE LOCATION : Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17 and adjoining Government Land, Ting Kok, Tai Po, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20251003)	CC (20251002)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Various Lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") and area shown as 'Road' on the Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19. The Site occupies an area of 16,273 m² (about), including 32 m² (about) of GL.
- 12 single-storey structures are proposed at the Site for rooms for agricultural education, ancillary eating place, guardhouse, storage of farm tools, reception, office, and canopy for parking spaces with total gross floor area (GFA) of 2,542 m² (about). The remaining area is reserved for hobby farm area, landscape area, and vehicle parking, loading/unloading (L/UL) and circulation area.
- The Site is accessible from Ting Kok Road. The operation hours of the proposed development are from 09:00 to 21:00 daily (including public holidays).
- Details of development parameters are as follows:

Site Area	16,273 m ² (about), including 32 m ² (about) of GL
Covered Area	2,542 m ² (about)
Uncovered Area	13,731 m ² (about)
Plot Ratio	
	0.16 (about)
Site Coverage	
	16% (about)
No. of Structure	
	12
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,542 m ² (about)
Building Height	
	3 m to 6 m (about)
No. of Storey	
	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界大埔汀角丈量約份第 17 約多個地段及毗連政府土地的規劃申請，於上述地點作「擬議臨時康體文娛場所(休閒農場)連附屬食肆及相關填土工程(為期 5 年)」(擬議發展)。
- 申請地點所在的地區在《汀角分區計劃大綱核准圖編號 S/NE-TK/19》上劃為「農業」及顯示為「道路」。申請地盤面積為 16,273 平方米(約)，當中包括 32 平方米(約)的政府土地。
- 申請地點將設有 12 座單層構築物作農業教學室、附屬食肆、保安更亭、農具存放、接待處、辦公室及車輛泊位上蓋用途，總樓面面積合共為 2,542 平方米(約)，申請地點的其餘地方將預留作休閒農場空間、園景空間及車輛停泊、上/落貨和流轉空間。
- 申請地點可從汀角路前往，擬議發展的作業時間為每日上午九時至下午九時(包括公眾假期)。
- 擬議發展的詳情發展參數如下：

地盤面積：	16,273 平方米(約)，包括 32 平方米(約)的政府土地
上蓋總面積：	2,542 平方米(約)
露天地方面積：	13,731 平方米(約)
地積比率：	0.16 (約)
上蓋覆蓋率：	16% (約)
構築物數目：	12
總樓面面積	2,542 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	2,542 平方米(約)
構築物高度：	3 米至 6 米(約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Great City Holdings Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Various Lots in D.D. 17 and adjoining GL, Ting Kok, Tai Po, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years**' (the proposed development). The Site currently falls within an area zoned "AGR" and area shown as 'Road' on the Approved Ting Kok OZP No. S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the "AGR" zone. As such, the applied use requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings (**Plans 1 to 6**), as well as the as-built drainage plan, the fire service installations (FSIs) proposal and the accepted run-in/out and pedestrian crossing proposals (**Appendices I to III**) are provided with the Planning Statement. Other assessments to mitigate potential adverse impacts would be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

2. SITE CONTEXT

Site Location

- 2.1 The Site is located approximately 1 km west of Tai Mei Tuk Bus Terminus and 9 km east of Tai Po Market MTR Station.

Accessibility

- 2.2 The Site is accessible from Ting Kok Road (**Plan 1**).

Existing Site Condition

- 2.3 The Site is vacant, generally flat and scarcely grassed (**Plans 1 and 3**).

Surrounding Area

- 2.4 The Site is mainly surrounded by sites for eating place, barbecue site, car park and hobby farm, unused/vacant land, temporary structures and village houses (**Plans 1 and 3**).
- 2.5 To its immediate north is Ting Kok Road, across which is unused/vacant land covered with vegetation intermixed with temporary structures. To its further north are unused/vacant land falling within an area zoned "Other Specified Uses" annotated "Spa Resort Hotel".
- 2.6 To its immediate east are vegetated land and a drainage outfall. To its further east is a vehicle park and Tai Po Lung Mei Beach.
- 2.7 To its immediate south is unused/vacant land covered with grass intermixed with some temporary structures and village houses. To its further south is the sea frontage of Plover Cove.
- 2.8 To its immediate west are the sites of approved car park, barbecue site and/or eating place under planning application Nos. A/NE-TK/701, 712, 783 and 796. To its further west are cultivated land.

3. PLANNING CONTEXT

Zoning

3.1 The Site currently falls within an area zoned "AGR" and area shown as 'Road' on the Approved Ting Kok OZP No. S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 2 use within the "AGR" zone. As such, the applied use requires planning permission from the Board.

Planning Intention

3.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

3.3 Area shown as 'Road' is intended for road/road improvement works.

Restriction on Filling of Land

3.4 According to the Remarks of the "AGR" zone, *any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Board under S.16 of the Ordinance.*

Previous Application

3.5 The Site was subject of a previous application No. A/NE-TK/678 for the same applied use submitted by the same applicant, which was approved by the Board in 2020 on a temporary basis for a period of 5 years. During the approval period of the previous application, the applicant has made effort to comply with all submission-related conditions. Details of the compliance records are shown at **Table 1** below.

Table 1 – Compliance Records of the Previous Application

Planning conditions under application No. A/NE-TK/678		Date of Compliance
(d)	The submission of a revised drainage proposal	07.12.2022
(e)	The implementation of the revised drainage proposal	Not complied with
(f)	The submission of proposals for water supplies for firefighting and FSIs	08.04.2022
(g)	The provision of the water supplies for firefighting and FSIs	Not complied with
(h)	The submission of a run-in/out proposal	09.09.2022

(i)	The implementation of the run-in/out proposal	Not complied with
(j)	The submission of a pedestrian crossing proposal	09.09.2022
(k)	The implementation of the pedestrian crossing proposal	Not complied with

- 3.6 The applicant submitted the applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on 01.12.2020 for the erection of structures and the occupation of GL. Although the applicant has complied with all submission-related conditions (i.e. conditions (d), (f), (h) and (j)) within the approval period of the previous application, the applicant was not able to launch the implementation works before obtaining the required STW and STT from DLO/TP, LandsD. The planning permission was revoked on 20.10.2024 due to non-compliance with the implementation-related planning conditions (i.e. conditions (e), (g), (i) and (k)).
- 3.7 Given that the drainage proposal was considered acceptable by the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD) on 07.12.2022 under planning condition (d) of the previous application (**Appendix I**), the applicant has already implemented the drainage facilities at the Site during the approval period. However, the applicant was not able to make submission to comply with **planning condition (e)** due to insufficient time before its revocation. Upon obtaining relevant planning permission for the proposed development, the applicant will provide photographic records showing the existing conditions of the drainage facilities for the consideration of relevant authorities.
- 3.8 The FSIs proposal was considered acceptable by the Director of Fire Services (D of FS) on 08.04.2022 under planning condition (f) of the previous application. Due to the fact that the applicant could not launch relevant works to erect the proposed structures before obtaining the required STW and STT from DLO/TP, LandsD as mentioned in Section 3.6 above, the applicant was not able to comply with **planning condition (g)**. In view of the change in layout under the current application, the applicant has prepared for a revised FSIs proposal for the consideration of D of FS (**Appendix II**). Once received the STW and STT approval from DLO/TP, LandsD, the applicant will carry out works to erect the proposed structures and install the proposed FSIs. Certificates of FSIs and Equipment (FS 251) will be submitted for the consideration of relevant authorities.
- 3.9 The run-in/out proposal and pedestrian crossing proposal were considered acceptable by the Commissioner for Transport (C for T) on 09.09.2024 under planning conditions (h) and (j) of the previous application (**Appendix III**). However, the applicant was not able to make submission to comply with **planning conditions (i) and (k)** due to insufficient time before its revocation. Upon obtaining relevant planning permission for the proposed development, the applicant will proceed to implement the accepted run-in/out and pedestrian crossing proposals, and submit photographic records for the consideration of relevant authorities.

Similar Applications

3.10 Similar applications Nos. A/NE-TK/706, 778 & 797 for the same applied use within/straddling the same "AGR" zone were approved by the Board between 2021 and 2024.

Land Status

3.11 The Site comprises 60 private lots i.e. *Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A, 627 S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17*, with private land area of 16,241 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 32 m² (about) of GL (**Plan 3**).

3.12 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will continue to liaise with DLO/TP, LandsD for the STW and STT applications to make way for the erection of the proposed structures at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

4. DEVELOPMENT PROPOSAL

Development Details

- 4.1 The Site consists of an area of 16,273 m² (about), including 32 m² (about) of GL. Details of the development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	16,273 m ² (about), including 32 m ² (about) of GL
Covered Area	2,542 m ² (about)
Uncovered Area	13,731 m ² (about)
Plot Ratio	
	0.16 (about)
Site Coverage	
	16% (about)
No. of Structure	
	12
Total GFA	
- Domestic GFA	2,542 m ² (about)
- Non-Domestic GFA	Not applicable
	2,542 m ² (about)
Building Height	
	3 m to 6 m (about)
No. of Storey	
	1

- 4.2 12 single-storey structures are proposed at the Site for rooms for agricultural education, ancillary eating place, guardhouse, storage of farm tools, reception, office, and canopy for parking spaces with total GFA of 2,542 m² (about). The remaining area is reserved for hobby farm area (about 9,967 m²; 61.3% of the Site), soiled lawn/landscape area (about 1,030 m²; 6.3% of the Site), and vehicle parking, L/UL and circulation area (**Plan 4**).

Filling of Land

- 4.3 Portion of the Site (about 5,276 m²; 32.4% of the Site) is proposed to be hard-paved with concrete of not more than 0.2 m in depth for site formation of structures and vehicle parking, L/UL and circulation space (**Plan 5**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, the hard-paving is considered necessary and has been kept to a minimum to meet the operational need of the proposed development. No further filling of land beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

Operation Mode

- 4.4 The proposed development aims to promote sustainable and organic farming and provide a passive recreation outlet for the general public interested in practicing leisure farming.

The farming practice is similar to the always permitted agricultural use within the "AGR" zone. Visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and be free to carry the produce away for personal consumption.

- 4.5 The operation hours of the proposed development are from 09:00 to 21:00 daily (including public holidays), comprising two time slots (09:00 to 14:00 and 14:00 to close of business). Visitors are required to reserve their access in advance by appointment. It is anticipated that the maximum number of visitors will be 40 on Monday to Fridays and 150 on Saturdays, Sundays and public holidays. Quotas for visitor admission will be on a first-come-first served basis. Walk-in visitors will not be accepted. The ancillary eating place would serve visitors of the proposed development with prior appointment only. About 20 staff members will station to work at the Site.

Minimal Traffic Impact

- 4.6 The Site is accessible from Ting Kok Road (**Plan 1**). An 8 m-wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A 2.5 m-wide pedestrian entrance/exit is also proposed to the east of the vehicular access. The applicant will implement the run-in/out and pedestrian crossing proposals accepted by C for T under the previous application (**Appendix III**). A total of 34 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL space provision are shown at **Table 3** below.

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	32
Parking space for light bus (LB) - 3 m (W) x 8 m (L)	1
L/UL spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 4.7 Visitors can get access to the Site by public transportation services, which is readily available on Ting Kok Road. Besides, visitors accessing by private cars will be strictly required to make prior appointment, which would serve to regulate the number of vehicles accessing the Site. LGV will be deployed for the transportation of goods into/out of the Site solely during non-peak hours (i.e. beyond 08:00 to 09:00 and 18:00 to 19:00).
- 4.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Moreover, 'BEWARE OF PEDESTRIAN' signs will be shown at the site ingress/egress to further enhance road and pedestrian safety. The breakdowns of estimated vehicular trip generation/attraction of proposed development on weekdays and weekends/public holidays are provided at

Appendix IV. As the estimated vehicular trips are expected to be minimal, the adverse impact to the surrounding road network is not anticipated.

Minimal Environmental Impact

- 4.9 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 4.10 During the construction stage, the applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt/grit will be removed on a regular basis, at the start/end of each rainstorm, to ensure that these facilities are always operational.
- 4.11 For the operation of the proposed development, the applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect the sewage generated from the proposed development. Noting that the Site is in proximity to a stream course to its west, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*. Licensed collectors will be employed to collect and dispose of sewage regularly, and the location of washrooms will be located away from the stream course in the vicinity.
- 4.12 The applicant will follow EPD's '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' to control oily fume and cooking odour emissions generated from the ancillary eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 4.13 No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time. 2.5 m high solid metal fencing will be erected along the northern, southern and western boundary of the Site to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 4.14 No old or valuable tree or any protected species has been identified at the Site. The majority of the Site will be disturbed by the site clearance practice for the farming activities and proposed hard-paving works. The remaining area will be affected by the erection of structures. Given that all existing trees will be affected, it is not proposed to retain any of the existing trees at the Site.
- 4.15 In order to enhance the landscape quality of and to mitigate the potential landscape impact to the surroundings, the applicant proposes to provide soiled lawn/landscape areas along the northern, eastern and western periphery of the Site (**Plan 4**).

Minimal Drainage Impact

- 4.16 The drainage proposal was considered acceptable by CE/MN, DSD under the previous application (**Appendix I**). Subsequently, the applicant has implemented the drainage facilities at the Site during the approval period. Upon obtaining relevant planning permission for the proposed development, the applicant will provide photographic records showing the conditions of the existing drainage facilities. The implemented drainage facilities will be properly maintained by the applicant at all times.

Fire Safety Aspect

- 4.17 The applicant has submitted an FSIs proposal for the consideration of D of FS (**Appendix II**). Upon obtaining relevant planning permission for the proposed development and acceptance by D of FS, the applicant will implement the accepted proposal at the Site upon receiving the STW and STT approvals from DLO/TP, LandsD for the erection of structures as mentioned in Section 3.12 above, where the FSIs will be provided therewithin. Certificates of FSIs and Equipment (FS 251) will be submitted for the consideration of relevant authorities.

Water Supply Aspect

- 4.18 With a view to protecting the section of existing water mains at the southwestern edge of the Site (within Lot 662 in D.D. 17), no site formation and erection of structures will be conducted within 1.5 m from the centre line(s) of the existing water mains. Free access will be guaranteed at all times for staff of the Director of Water Supplies or their contractors to carry out construction, inspection, operation, maintenance and repair works. No trees/shrubs will be planted in the vicinity of the existing water mains.

5. CONCLUSION

- 5.1 The current application serves to seek planning permission to operate a passive recreation outlet with place of recreation, sports or culture (hobby farm) with ancillary eating place, on a temporary basis for a period of 5 years. The proposed development would provide a passive recreation outlet and meet the increasing demand for members of the public who are interested in practicing leisure farming.
- 5.2 Although the Site is not entirely in line with the long-term planning intention of the "AGR" zone, the Site has been vacant without active agricultural activity. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" zone and can better utilise deserted land in the New Territories.
- 5.3 The Site is surrounded by sites for eating place, barbecue site, car park and hobby farm, unused/vacant land, temporary structures and village houses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with surrounding areas. Apart from being subject of a previously approved application submitted by the same applicant for the same applied use, other applications for the same applied use within/straddling the same "AGR" zone have also been approved by the Board in the vicinity of the Site. Approval of the current application is therefore in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.
- 5.4 The proposed development is not envisaged to create significant nuisance to the surroundings. Upon obtaining relevant planning permission, adequate mitigation measures such as drainage condition records will be provided to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow EPD's 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' and relevant *Professional Persons Environmental Consultative Committee Practice Notes* to minimise all possible environmental impacts on the nearby sensitive receivers.
- 5.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

October 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land
Plan 6	Swept path analysis



LOCATION OF THE APPLICATION SITE

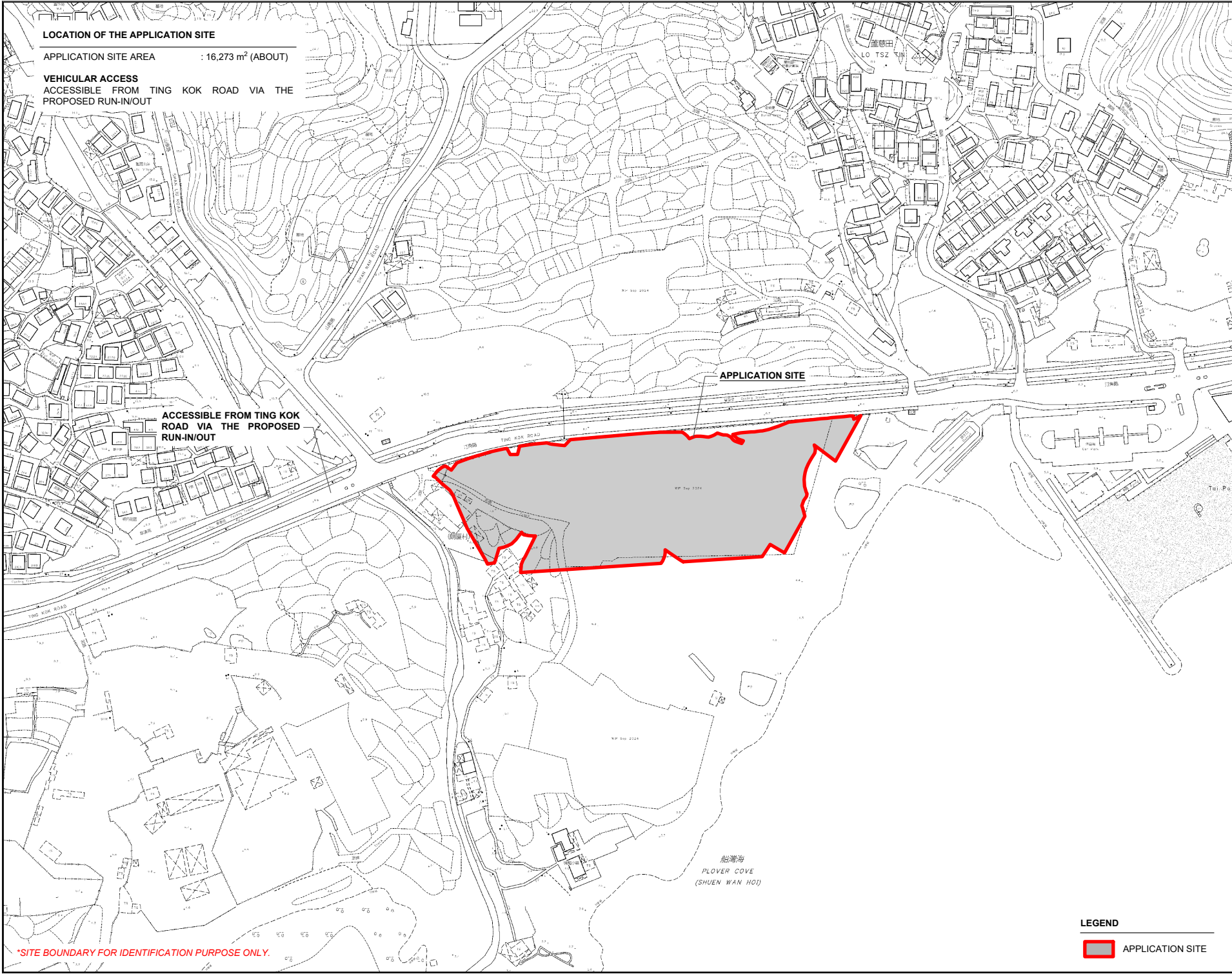
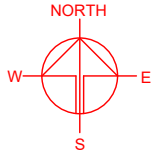
APPLICATION SITE AREA : 16,273 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TING KOK ROAD VIA THE PROPOSED RUN-IN/OUT

ACCESSIBLE FROM TING KOK ROAD VIA THE PROPOSED RUN-IN/OUT

APPLICATION SITE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	12.9.2025

REVISED BY	DATE

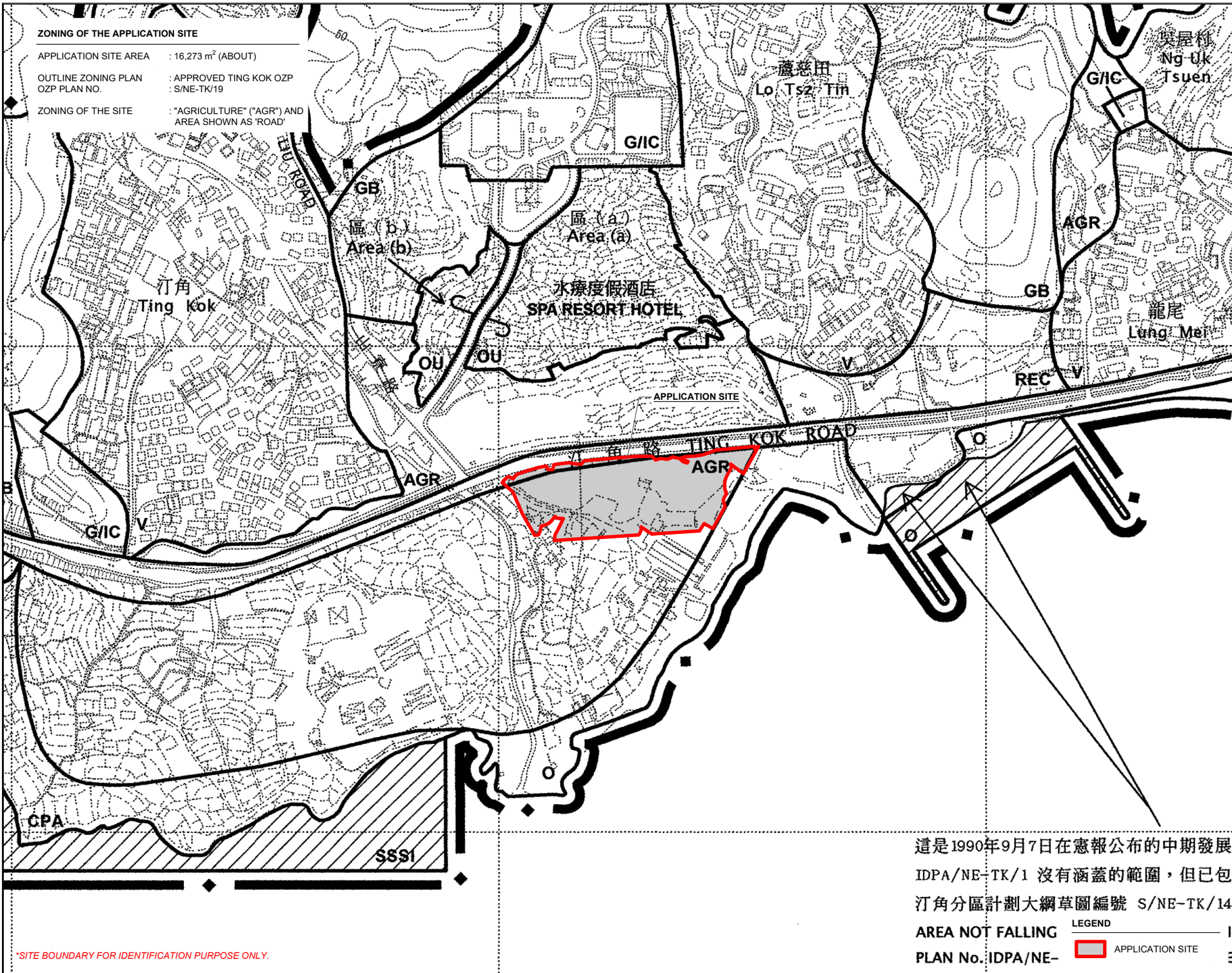
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

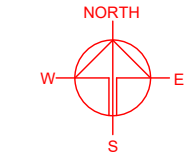
APPLICATION SITE AREA : 16,273 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TING KOK OZP
 OZP PLAN NO. : S/NE-TK/19
 ZONING OF THE SITE : "AGRICULTURE" ("AGR") AND
 AREA SHOWN AS "ROAD"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

這是1990年9月7日在憲報公布的中期發展
 IDPA/NE-TK/1 沒有涵蓋的範圍，但已包
 汀角分區計劃大綱草圖編號 S/NE-TK/14
AREA NOT FALLING
PLAN No. IDPA/NE-

LEGEND
 APPLICATION SITE



PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY PLACE
 OF RECREATION, SPORTS OR
 CULTURE (HOBBY FARM) WITH
 ANCILLARY EATING PLACE AND
 ASSOCIATED FILLING OF LAND
 FOR A PERIOD OF 5 YEARS

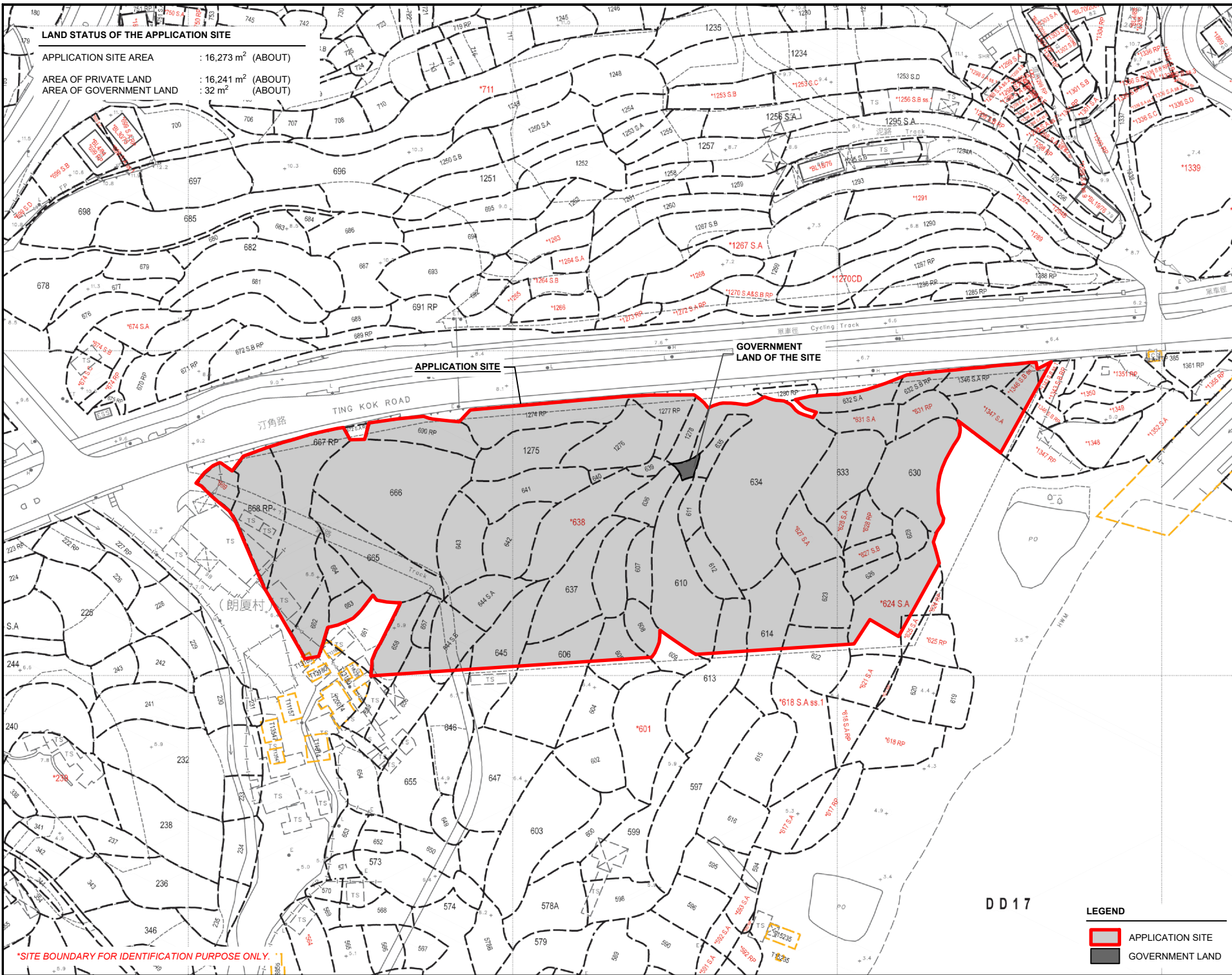
SITE LOCATION
 VARIOUS LOTS IN D.D. 17 AND
 ADJOINING GOVERNMENT LAND
 TING KOK, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY MN	DATE 12.9.2025
REVISED BY	DATE
APPROVED BY	DATE

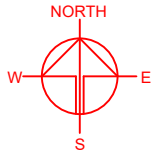
DWG. TITLE
 ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
-------------------	-------------



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,273 m² (ABOUT)
 AREA OF PRIVATE LAND : 16,241 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 32 m² (ABOUT)



APPLICATION SITE

GOVERNMENT LAND OF THE SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DD 17

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	12.9.2025

REVISED BY	DATE

APPROVED BY	DATE

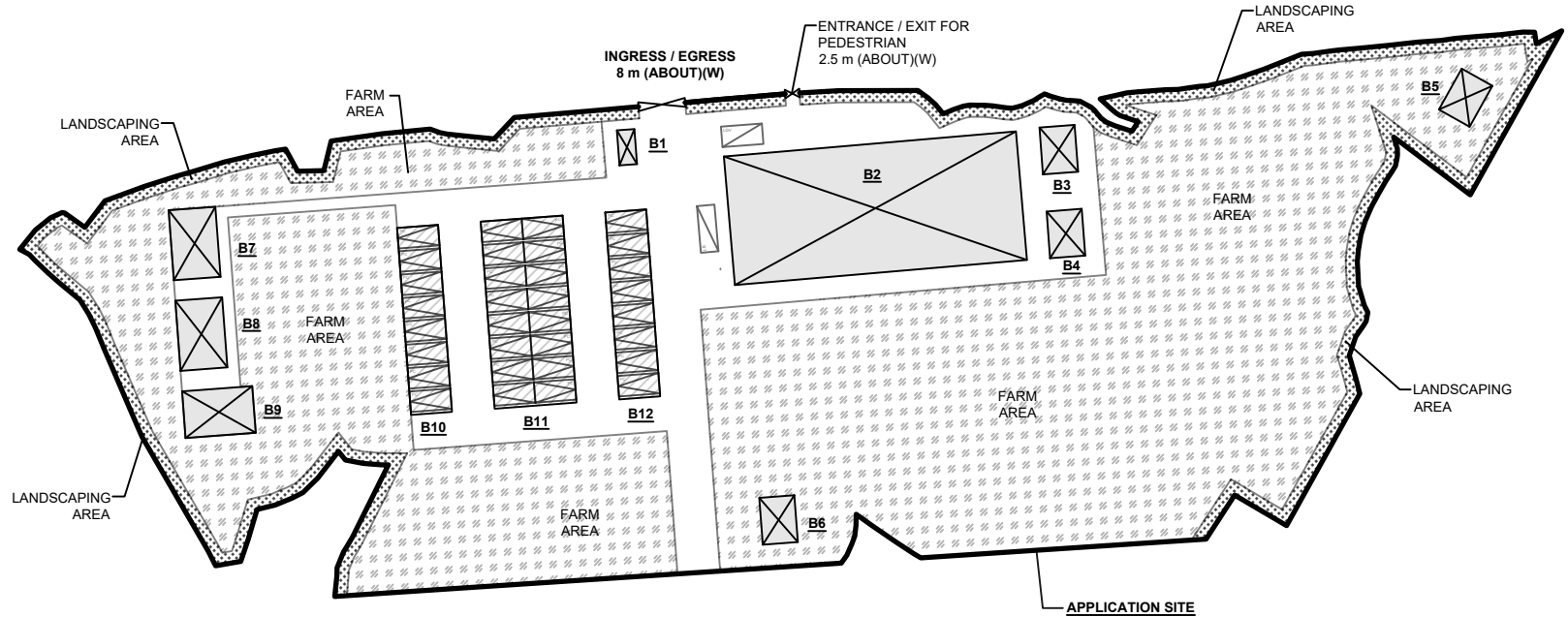
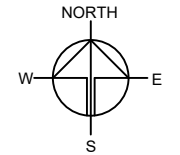
DWG. TITLE	LAND STATUS OF THE SITE
------------	-------------------------

DWG. NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,273 m ²	(ABOUT)
COVERED AREA	: 2,542 m ²	(ABOUT)
UNCOVERED AREA	: 13,731 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16%	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,542 m ²	(ABOUT)
TOTAL GFA	: 2,542 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDHOUSE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE AND STORAGE OF FARMING MACHINERY	1,100 m ² (ABOUT)	1,100 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	CANOPY FOR PARKING SPACE	448 m ² (ABOUT)	448 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B12	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		2,542 m² (ABOUT)	2,542 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PARKING SPACE FOR PRIVATE CAR	: 32
DIMENSION OF SPACE	: 5 m (L) X 2.5 m (W)
NO. OF PARKING SPACE FOR LIGHT BUS	: 1
DIMENSION OF SPACE	: 8 m (L) X 3 m (W)
NO. OF L/U SPACE FOR LIGHT GOOD VEHICLE	: 1
DIMENSION OF SPACE	: 7 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT BUS)
- L/U SPACE (LIGHT GOODS VEHICLE)
- INGRESS/EGRESS / ENTRANCE/EXIT

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 1250 @ A4

DRAWN BY: MN DATE: 13.10.2025

CHECKED BY: DATE:

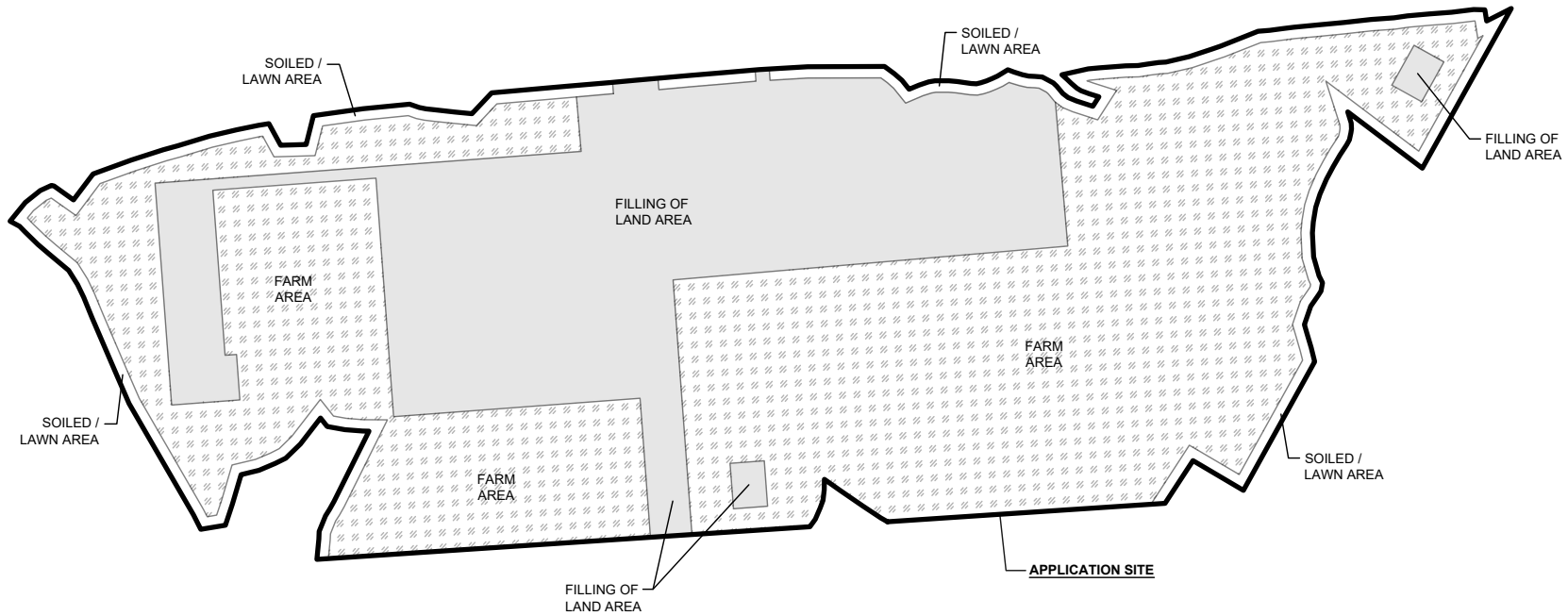
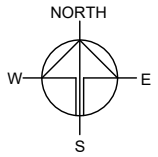
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG. NO.: PLAN 4 VER.: 001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 16,273 m ² (ABOUT)	
PROPOSED FARM AREA	: 9,967 m ² (ABOUT)	
PURPOSE OF FARM	: HOBBY FARM AREA	
PROPOSED FILLING OF LAND AREA	: 5,276 m ² (ABOUT)	
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACE, AND CIRCULATION SPACE	
PROPOSED SOILED GROUND / LAWN AREA	: 1,030 m ² (ABOUT)	
PURPOSE OF SOILED / LAWN AREA	: LANDSCAPING AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- HOBBY FARM AREA
- SOILED GROUND / LAWN AREA

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 1250 @ A4

DRAWN BY	DATE
MN	12.9.2025

REVISED BY	DATE

APPROVED BY	DATE

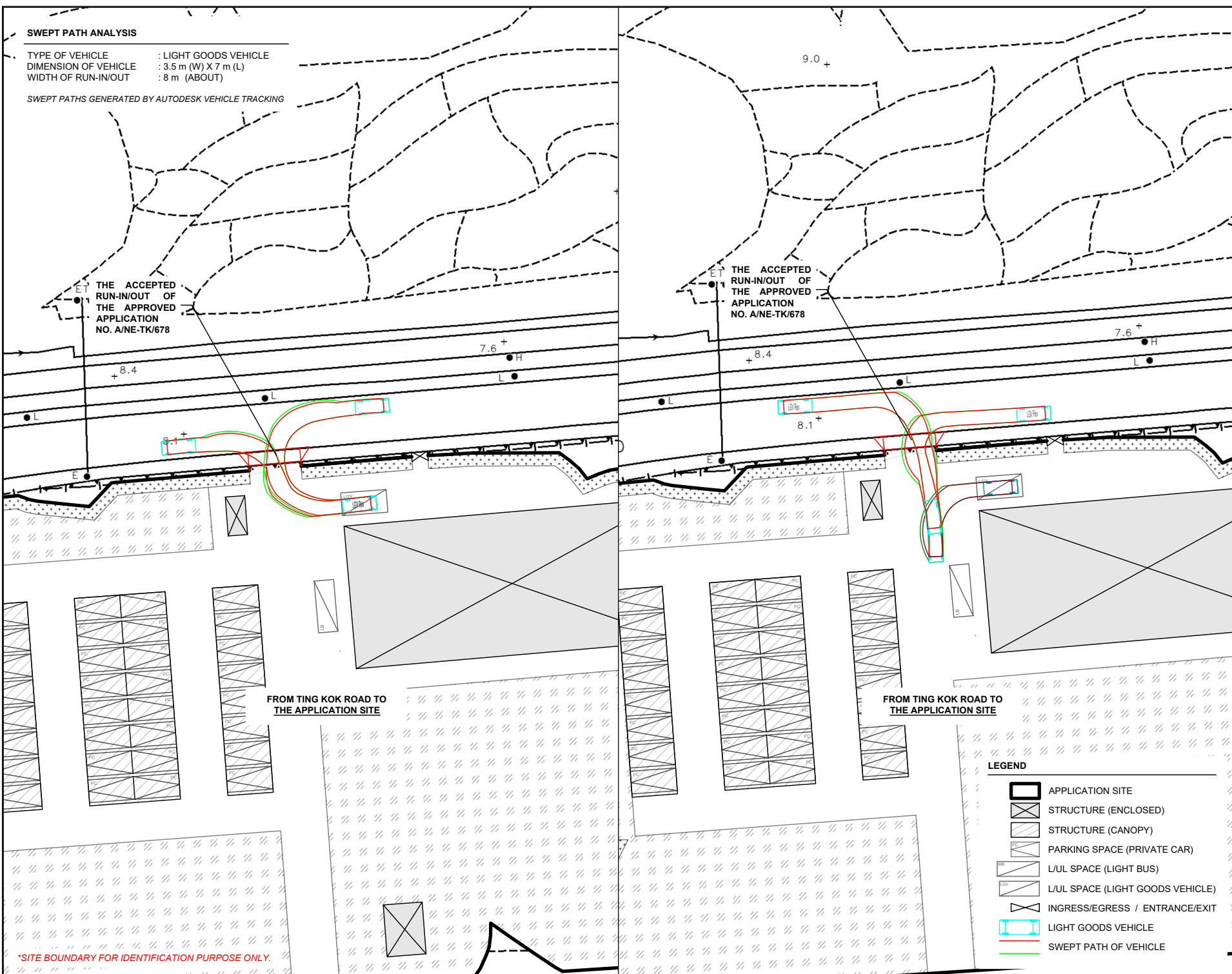
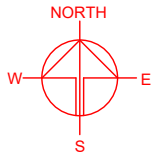
DWG. TITLE
PAVED RATIO PLAN

DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 7 m (L)
 WIDTH OF RUN-IN/OUT : 8 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

PROJECT
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/L SPACE (LIGHT BUS)
- L/L SPACE (LIGHT GOODS VEHICLE)
- INGRESS/EGRESS / ENTRANCE/EXIT
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SCALE 1 : 750 @ A4	
DRAWN BY MN	DATE 12.9.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001

LIST OF APPENDICES

- | | |
|---------------------|--|
| Appendix I | Drainage proposal accepted under previous application |
| Appendix II | Fire service installations proposal |
| Appendix III | Run-in/out and pedestrian crossing proposals accepted under previous application |
| Appendix IV | Estimated trip generation/attraction |

Appendix I

Drainage proposal

accepted under previous application No. A/NE-TK/678

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田禾輋路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函編號 Your Reference DD17 Lot 605 & VL
本署編號 Our Reference TPB/A/NE-TK/678
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

By Post & Fax (2323 3662)

(1 page + attachment)

7 December 2022

R-riches Property Consultants Limited



Dear Sir/Madam,

Compliance with Approval Condition (d)
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok Road, Tai Po
(Application No. A/NE-TK/678)

I refer to your submission received by our office on 4.11.2022 for compliance with approval condition (d), i.e. *"the submission of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB"* of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and advised that your submission is acceptable. As such, approval condition (d) as stated in the approval letter (Ref. TPB/A/NE-TK/678) dated 4.12.2020 has been complied with. Detailed comments from the CE/MN, DSD are attached at **Appendix I** for your information.

Should you have any queries on the implementation of the revised drainage proposal, please contact Ms. Karen HO (Tel: 2300 1364) of Drainage Services Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of this Office.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

c.c.

CE/MN, DSD
DLO/TP, LandsD

(Attn.: Ms. Karen HO)
(Attn.: Mr. Nicky HUI)

(Fax No. 2770 4761)
(Fax No. 2650 9896)

Internal
CTP/TPB(1)
Site Record

MC/HL/AC/KL/KJ

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."



Appendix I

Application No. A/NE-TK/678
Compliance with approval condition (d)

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

Contact: Ms. Karen HO (Tel: 2300 1364)

The applicant is reminded of the following general comments/requirements:

- (a) the existing stepped channel for discharge of the runoff from the subject site are **not** maintained by DSD. Consent from the owner/maintenance party, current users and District Officer/Tai Po (DO/TP) should be sought for the proposed drainage connections. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain;
- (b) the proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense;
- (c) the applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
- (d) for works to be undertaken outside the project boundary, prior consent and agreement from District Lands Officer/Tai Po (DLO/TP), DO/TP and/or relevant parties should be sought;
- (e) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (f) the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.





LAND STATUS

APPLICATION-SITE AREA : 16,360m² (ABOUT)

AREA OF PRIVATE LAND : 16,273m² (99.5%)(ABOUT)

Application Site:
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Eating Place for a Period of 5 Years and Filling of Land at Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17, Ting Kok Road, Tai Po, New Territories. (Application No.:A/NE-TK/678)

LEGEND

-  Proposed UC(1:150) with cast iron cover/ 600mm.dia UPVC
-  Existing Stream/UC
-  Proposed Catchpit
-  Proposed Rock Trap

Company:

植協工程有限公司
**HANDSHIP
ENGINEERING
COMPANY LIMITED**

Project :

Application Site:
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Eating Place for a Period of 5 Years and Filling of Land for a Period of 3 Years at Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17, Ting Kok Road, Tai Po, New Territories

Application No. : A/NE-TK/678

Title:

Site Boundary

Date:

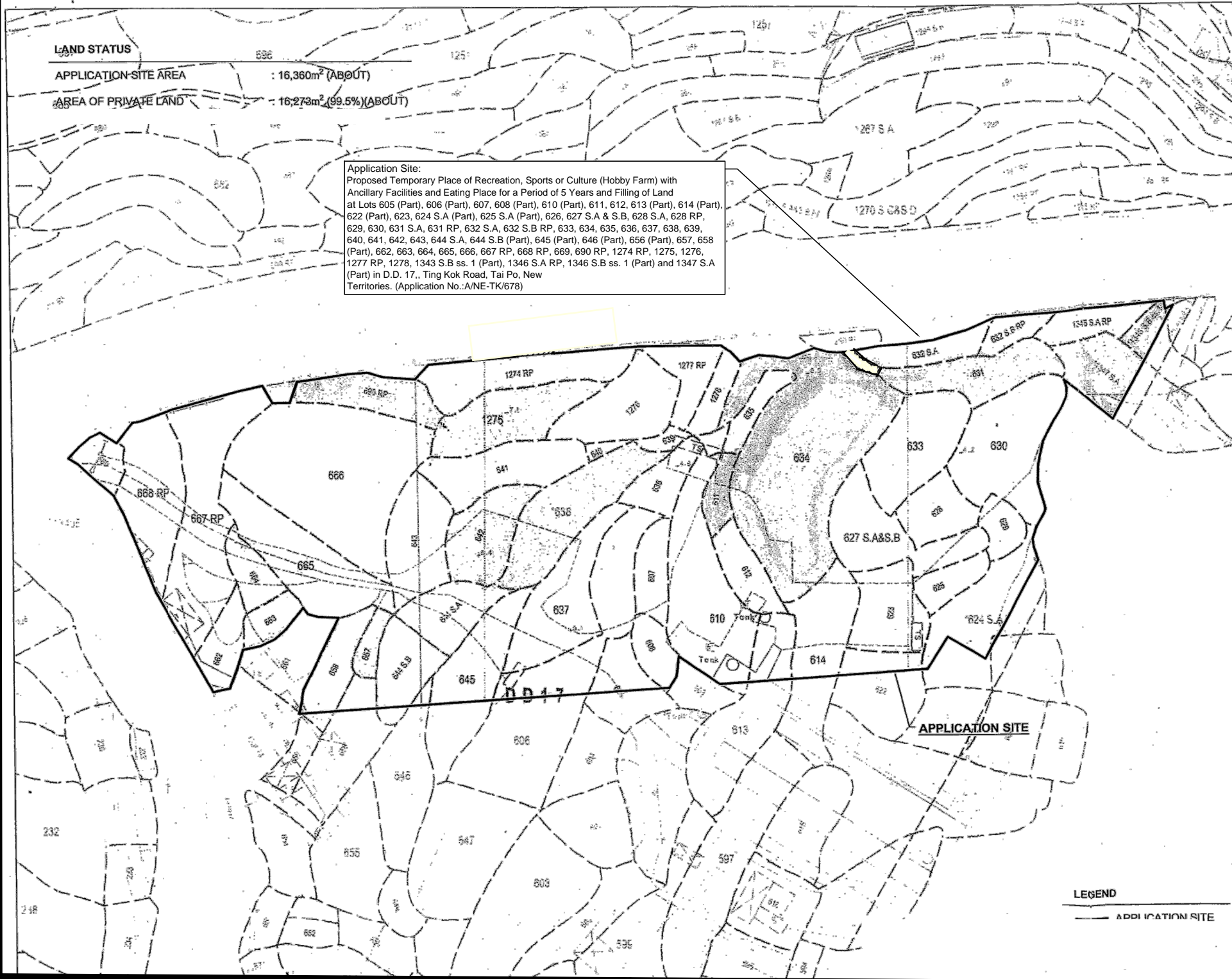
27th April
2020

Dwg No.

Fig.1

LEGEND

APPLICATION SITE



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION MANAGEMENT OFFICE ANCILLARY EATING PLACE STORAGE OF FARM TOOLS WASHROOM AND CHANGING ROOM	1,100m ² (ABOUT)	1,100m ² (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B6	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7	CANOPY FOR CAR PARKING SPACE	258m ² (ABOUT)	258m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B8	CANOPY FOR CAR PARKING SPACE	418m ² (ABOUT)	418m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B9	CANOPY FOR CAR PARKING SPACE	258m ² (ABOUT)	258m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		2,274m² (ABOUT)	2,274m² (ABOUT)	

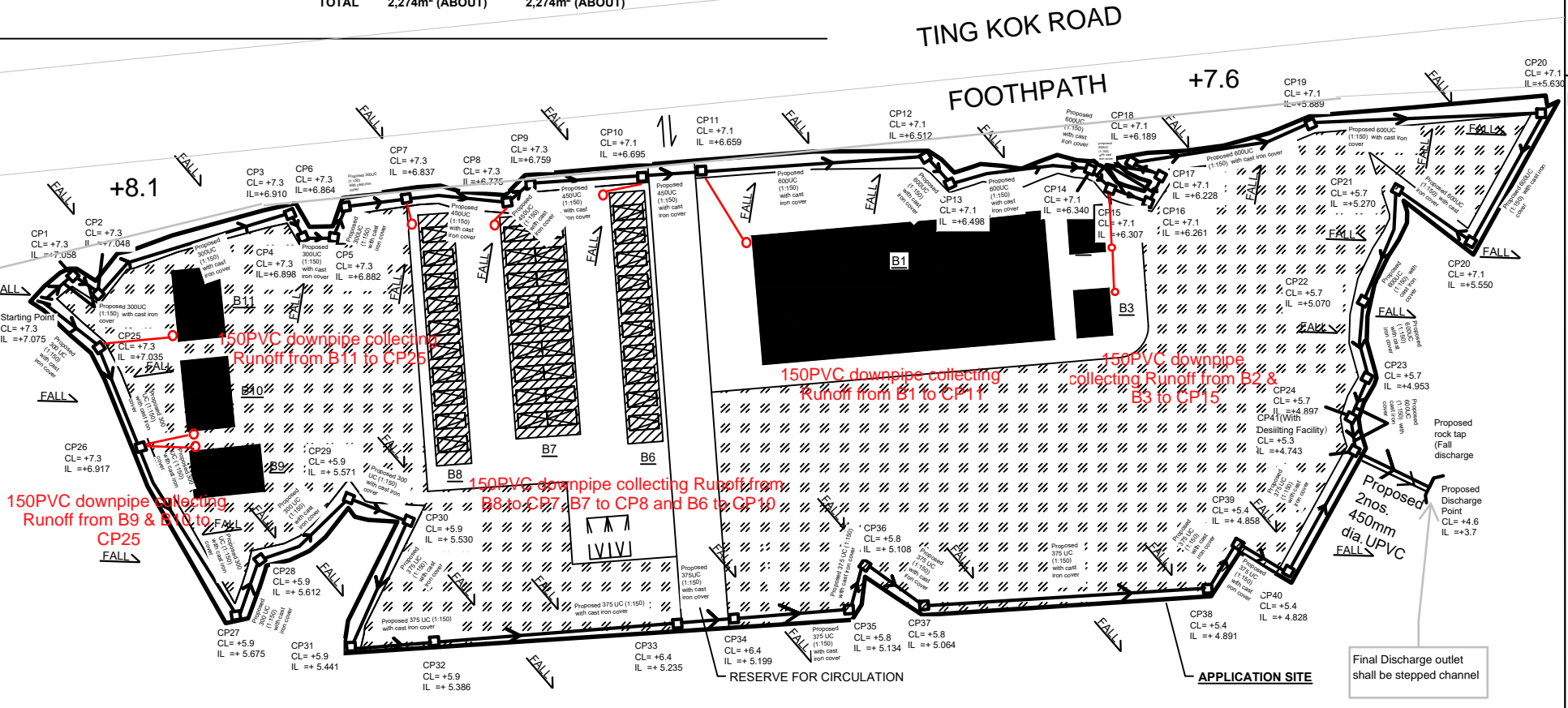
LEGEND

- Proposed UC(1:150) with cast iron cover/ UPVC
- Existing Stream/UC
- Proposed Catchpit
- Proposed Rock Trap

Company:
 恆協工程有限公司
 HANDSHIP
 ENGINEERING
 COMPANY LIMITED

Project :
 Application Site:
 Proposed Temporary Place of
 Recreation, Sports or Culture (Hobby
 Farm) with Ancillary Facilities and
 Eating Place for a Period of 5 Years
 and Filling of Land for a Period of 3
 Years at Lots 605 (Part), 606 (Part),
 607, 608 (Part), 610 (Part), 611, 612,
 613 (Part), 614 (Part), 622 (Part), 623,
 624 S.A (Part), 625 S.A (Part), 626, 627
 S.A & S.B, 628 S.A, 628 RP, 629, 630,
 631 S.A, 631 RP, 632 S.A, 632 S.B RP,
 633, 634, 635, 636, 637, 638, 639,
 640, 641, 642, 643, 644 S.A, 644 S.B
 (Part), 645 (Part), 646 (Part), 656 (Part),
 657, 658 (Part), 662, 663, 664, 665,
 666, 667 RP, 668 RP, 669, 690 RP,
 1274 RP, 1275, 1276, 1277 RP, 1278,
 1343 S.B ss.1 (Part), 1346 S.A RP,
 1346 S.B ss.1 (Part) and 1347 S.A
 (Part) in D.D. 17, Ting Kok Road, Tai
 Po, New Territories

Application No. : A/NE-TK/678



- Note:**
- Catchpit (CP41) with desilting facility shall follow CEDD's standard drawing No. 1025B, which act as sand trap.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively. All UCs are covered by cast iron
 - Stepped Channel follows CEDD's standard drawing No. C2411G
 - Rock Trap follows Typical Details of Geotechnical Manual for Slope Fig. 8.5
 - The inverted level of the connection point shall be verified on site prior the commencement of work

LEGEND

- APPLICATION SITE
- PRIVATE LAND
- GOVERNMENT LAND

Title:
 Drainage Proposal



Date:
 31 Oct
 2022

Dwg No.:
 Fig.2





STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION MANAGEMENT OFFICE ANCILLARY EATING PLACE STORAGE OF FARM TOOLS WASHROOM AND CHANGING ROOM	1,100m ² (ABOUT)	1,100m ² (ABOUT)	5.5m (ABOUT)(1-STOREY)
B2	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
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B4	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B6	CANOPY FOR CAR PARKING SPACE	258m ² (ABOUT)	258m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B7	CANOPY FOR CAR PARKING SPACE	418m ² (ABOUT)	418m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B8	CANOPY FOR CAR PARKING SPACE	258m ² (ABOUT)	258m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B9	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B10	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B11	AGRICULTURAL EDUCATION ROOM	48m ² (ABOUT)	48m ² (ABOUT)	4m (ABOUT)(1-STOREY)

TOTAL 2,370m² (ABOUT) 2,370m² (ABOUT)

LEGEND

-  APPLICATION SITE
-  PRIVATE LAND

LEGEND

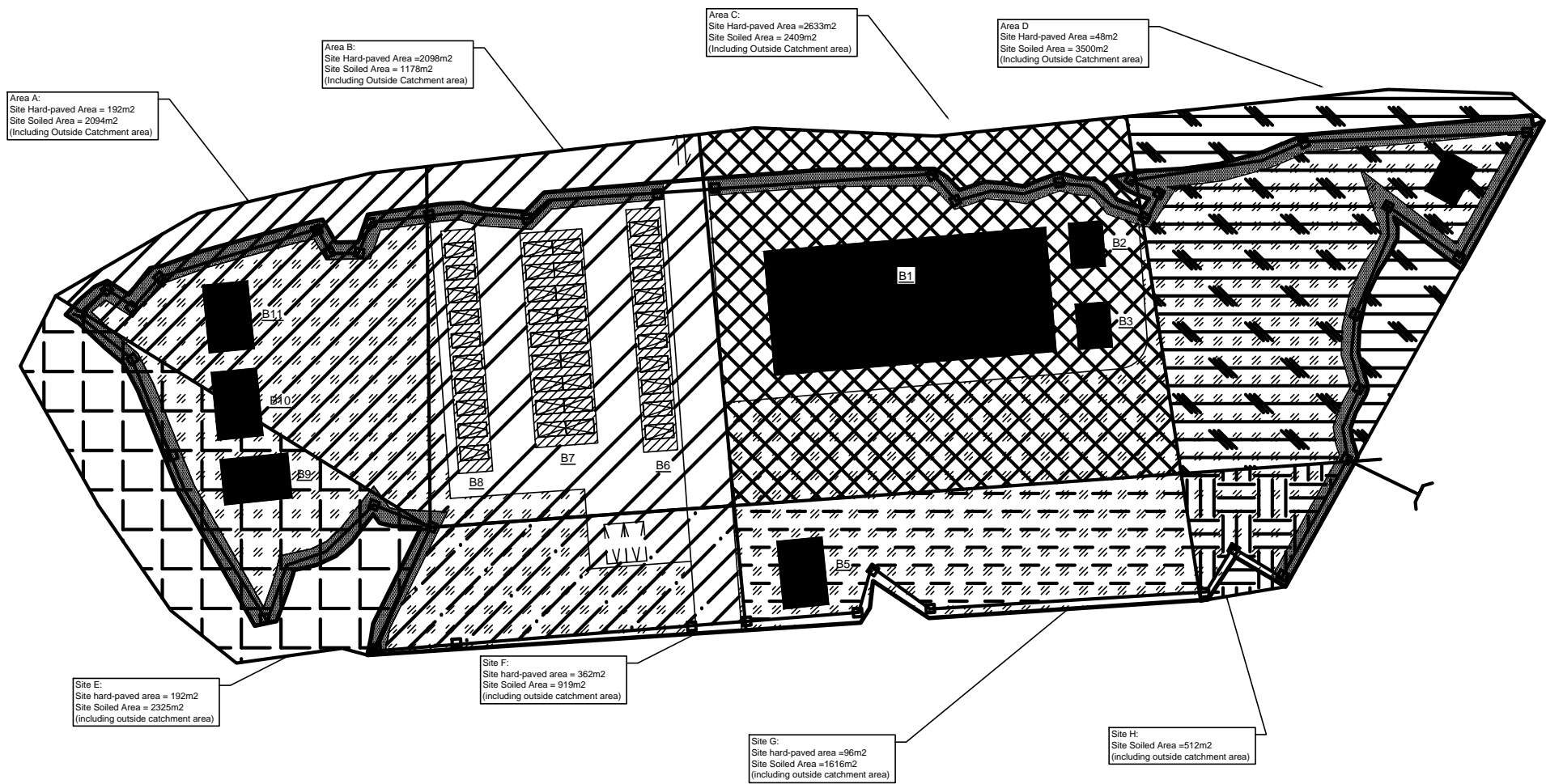
-  Proposed UC(1:150) with cast iron cover/ 600mm.dia UPVC
-  Existing Stream/UC
-  Proposed Catchpit
-  Proposed Rock Trap

Company:
 恆協工程有限公司
 HANDSHIP
 ENGINEERING
 COMPANY LIMITED

Project :

Application Site:
 Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Eating Place for a Period of 5 Years and Filling of Land for a Period of 3 Years at Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17, Ting Kok Road, Tai Po, New Territories

Application No. : A/NE-TK/678



Area A:
 Site Hard-paved Area = 192m²
 Site Soiled Area = 2094m²
 (Including Outside Catchment area)

Area B:
 Site Hard-paved Area =2098m²
 Site Soiled Area = 1178m²
 (Including Outside Catchment area)

Area C:
 Site Hard-paved Area =2633m²
 Site Soiled Area = 2409m²
 (Including Outside Catchment area)

Area D:
 Site Hard-paved Area =48m²
 Site Soiled Area = 3500m²
 (Including Outside Catchment area)

Site E:
 Site hard-paved area = 192m²
 Site Soiled Area = 2325m²
 (including outside catchment area)

Site F:
 Site hard-paved area = 362m²
 Site Soiled Area = 919m²
 (including outside catchment area)

Site G:
 Site hard-paved area =96m²
 Site Soiled Area =1616m²
 (including outside catchment area)

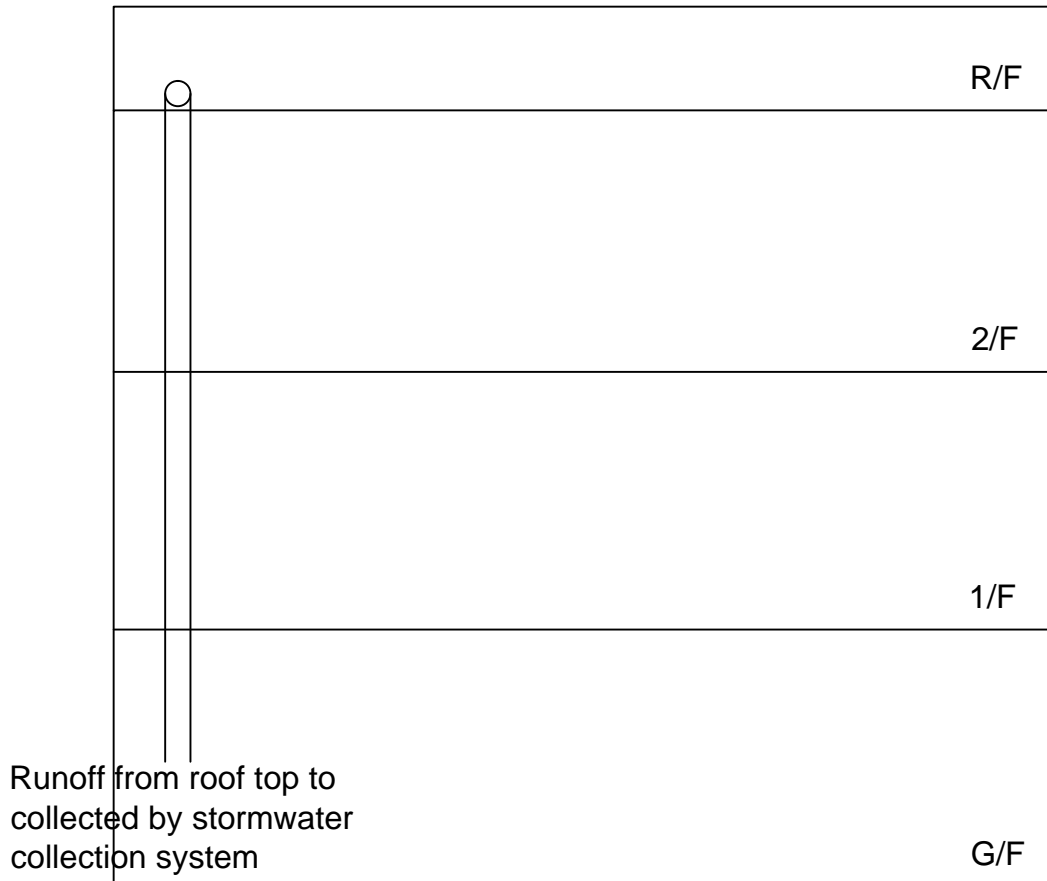
Site H:
 Site Soiled Area =512m²
 (including outside catchment area)

Title:

Drainage Proposal:
 Catchment Area

Date:
 27th April
 2020

Dwg No.
 Fig.3



Typical Details of Downpipe

- DESIGN RETURN PERIOD = 50 YEARS

- According to Table 3a of SDM, 2018 .

$$a = 451.3 ; b = 2.46 ; c = 0.337$$

- According to SECTION 4.3.2 of SDM, 2018

$$i = \frac{a}{(t_d + b)^c}$$

Duration in minutes is taken as 6 mins

$$i = \frac{451.3}{(6 + 2.46)^{0.337}} = 220 \text{ min/hr}$$

According to Table 28 of SDM, 2018

rainfall increase = 10.4%

$$\text{Therefore, } i = 220 \times (1 + 10.4\%) = 243 \text{ min/hr.}$$

$$\text{THEREFORE, } i = 243 \text{ min/hr}$$

For conservative design, 250 min/hr is taken.

According to SECTION 9.3 of SDM, 2018

Reduction area is reduced 10%

$$\text{Also, Total Peak runoff} = \frac{\text{FLOW VELOCITY}}{\text{FLOW AREA}}$$

Therefore, total Peak runoff will divided by (1-10%)

Company: Handship Engineering Company Limited
Project : POPOSED TEMP.PLACE OF RECREATION(HOBBY FARM) WITH ANCILLARY FACILITIES AND ANCILLARY EATING PLACE
 in DD17 Lots 605 (Part) and various lots (Application No.: A/NE-TK/678)
Date: 24/5/2021

Calculation for channels:

Catchment Area of site A

Site Catchment Area including outside catchment area

Hard-paved area	=	192	m ²					
	=	0.000192	km ²					
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x 0.000192 km ²
	=	0.0126768	m ³ /s					
	=	761	liter/min					
Soil-paved area	=	2094	m ²					
	=	0.002094	km ²					
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x 0.002094 km ²
	=	0.03638325	m ³ /s					
	=	2183	liter/min					
Total Peak runoff	=	0.04906005	m ³ /s	=	2944	liter/min		

Catchment Area of site B

Site Catchment Area including outside catchment area

Hard-paved area	=	2098	m ²					
	=	0.002098	km ²					
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x 0.002098 km ²
	=	0.13852045	m ³ /s					
	=	8311	liter/min					
Soil-paved area	=	1178	m ²					
	=	0.001178	km ²					
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x 0.001178 km ²
	=	0.02046775	m ³ /s					
	=	1228	liter/min					
Total Peak runoff	=	0.1589882	m ³ /s	=	9539	liter/min		

Catchment Area of site C

Site Catchment Area including outside catchment area

Hard-paved area	=	2633	m ²						
	=	0.002633	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.002633 km ²
	=	0.173843825	m ³ /s						
	=	10431	liter/min						
Soil-paved area	=	2409	m ²						
	=	0.002409	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.002409 km ²
	=	0.041856375	m ³ /s						
	=	2511	liter/min						
Total Peak runoff	=	0.2157002	m ³ /s	=		12942	liter/min		

Catchment Area of site D

Site Catchment Area including outside catchment area

Hard-paved area	=	48	m ²						
	=	0.000048	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000048 km ²
	=	0.0031692	m ³ /s						
	=	190	liter/min						
Soil-paved area	=	3500	m ²						
	=	0.0035	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.0035 km ²
	=	0.0608125	m ³ /s						
	=	3649	liter/min						
Total Peak runoff	=	0.0639817	m ³ /s	=		3839	liter/min		

Catchment Area of site E

Site Catchment Area including outside catchment area

Soil-paved area	=	2325	m ²						
	=	0.002325	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.002325 km ²
	=	0.040396875	m ³ /s						
	=	2424	liter/min						
Hard-paved area	=	192	m ²						
	=	0.000192	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000192 km ²
	=	0.0126768	m ³ /s						
	=	761	liter/min						
Total Peak runoff	=	0.053073675	m ³ /s	=	3184	liter/min			

Catchment Area of site F

Site Catchment Area including outside catchment area

Hard-paved area	=	362	m ²						
	=	0.000362	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000362 km ²
	=	0.02390105	m ³ /s						
	=	1434	liter/min						
Soil-paved area	=	919	m ²						
	=	0.000919	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000919 km ²
	=	0.015967625	m ³ /s						
	=	958	liter/min						
Total Peak runoff	=	0.039868675	m ³ /s	=	2392		liter/min		

Catchment Area of site G

Site Catchment Area including outside catchment area

Hard-paved area	=	96	m ²						
	=	0.000096	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000096 km ²
	=	0.0063384	m ³ /s						
	=	380	liter/min						
Soil-paved area	=	1616	m ²						
	=	0.001616	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.001616 km ²
	=	0.028078	m ³ /s						
	=	1685	liter/min						
Total Peak runoff	=	0.0344164	m ³ /s	=	2065		liter/min		

Catchment Area of site H

Site Catchment Area including outside catchment area

Soil-paved area	=	512	m ²						
	=	0.000512	km ²						
Total Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000512 km ²
	=	0.008896	m ³ /s						
	=	534	liter/min						

Summary Table of Total Peak runoff

	Total Peak runoff in liter/min	New Total Peak runoff in liter/min	According to (Figure 8.7 - Chart for the Rapid Design of Channels),
Catchment Area of site A	2943.6	3270.7	For gradient 1:150, 300UC is suitable for site
Catchment Area of site A+B	12482.9	13869.9	For gradient 1:150, 450UC is suitable for site
Catchment Area of site A+B+C	25424.9	28249.9	For gradient 1:150, 600UC is suitable for site
Catchment Area of site A+B+C+D	29263.8	32515.3	For gradient 1:150, 600UC is suitable for site
Catchment Area of site E	3184.4	3538.2	For gradient 1:150, 300UC is suitable for site
Catchment Area of site E+F	5576.5	6196.2	For gradient 1:150, 375UC is suitable for site
Catchment Area of site E+F+G	7641.5	8490.6	For gradient 1:150, 375UC is suitable for site
Catchment Area of site E+F+G+H	8175.3	9083.7	For gradient 1:150,375UC is suitable for site
Catchment Area of whole Site	41599.0	NA	(Referred to next part) For gradient 1:150, 2nos. 450mm dia concrete pipe is suitable for site

Check 2 nos. proposed 450mm dia concrete pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

V	=			mean velocity (m/s)	
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)	
D	=	0.45	m	internal pipe diameter (m)	
ks	=	0.00015	m	hydraulic pipeline roughness (m)	(Table 5, from DSD Sewerage Manual, concrete pipe)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)	
s	=	0.015		hydraulic gradient	
Cross section of pipe	=	0.159043128	m ²		
Reduction flow area	=	0.143138815	m ²		(According to Section 9.3 of SDM,2018)
Flow area	=	0.286277631			
Therefore, design V of pipe capacity	=	2.8883	m/s	> Design velocity from	= 0.693317 m ³ /s /
				catchment area	= 2.421833 m/s
					0.286277631
					==>O.K.

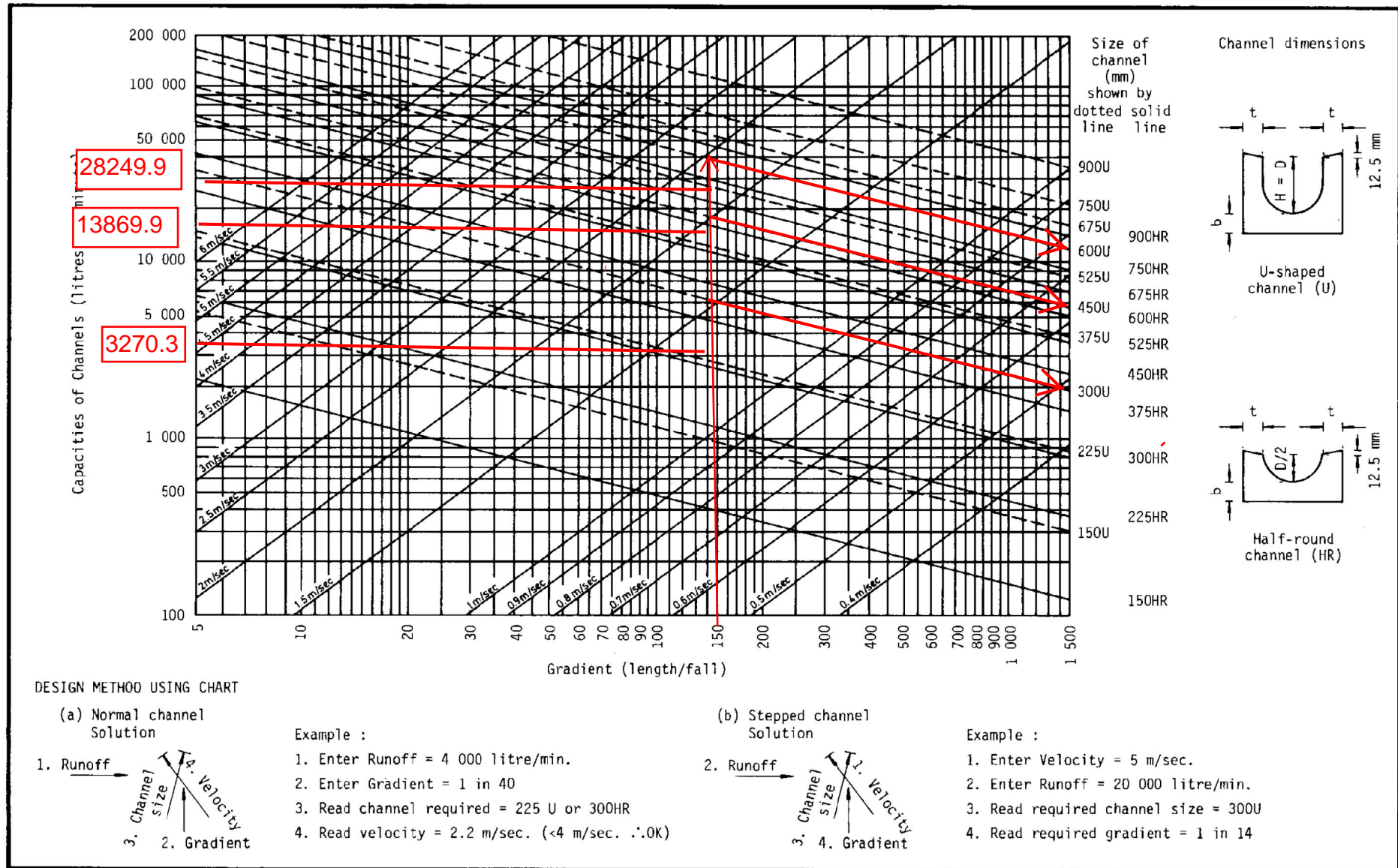


Figure 8.7 - Chart for the Rapid Design of Channels

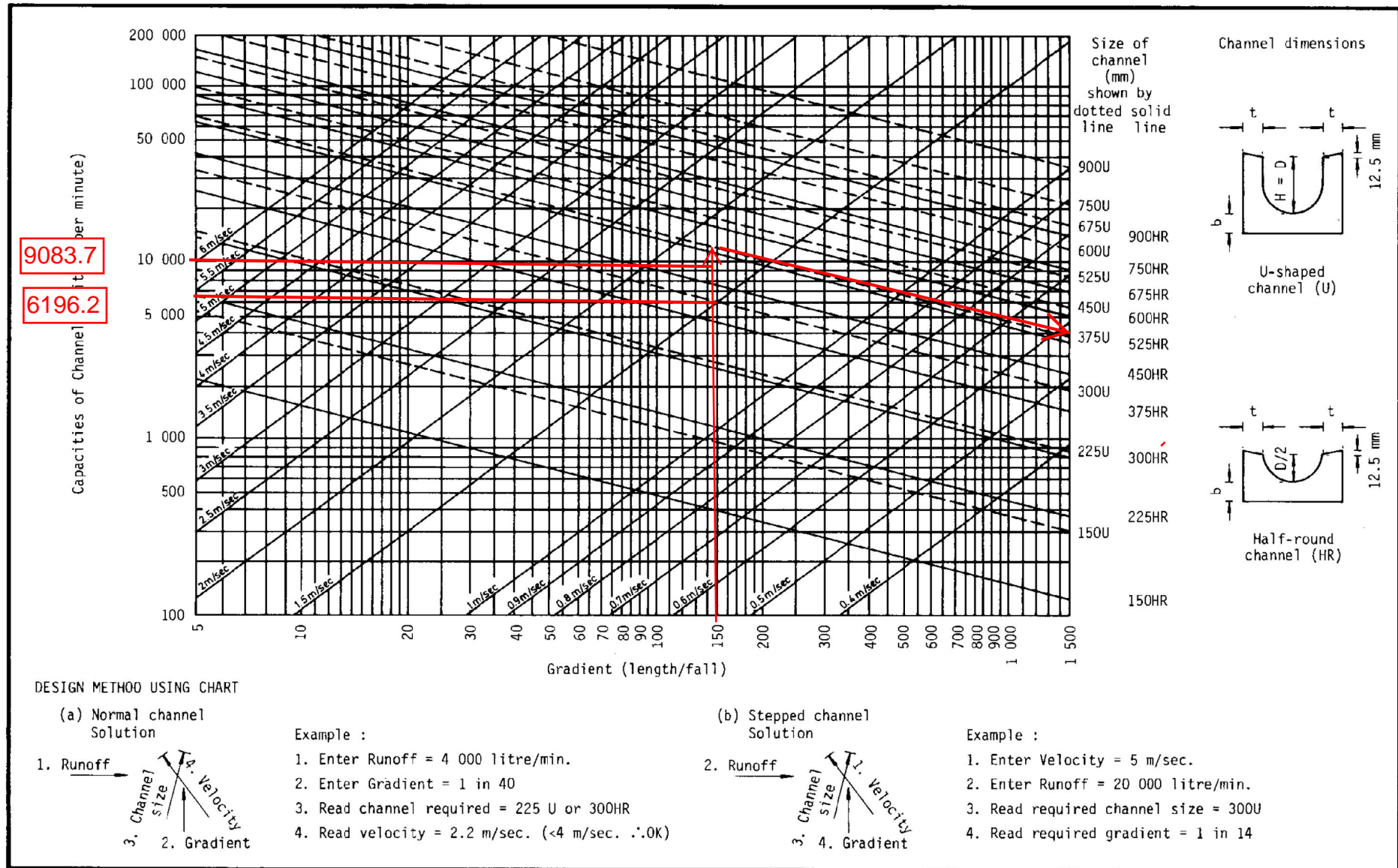
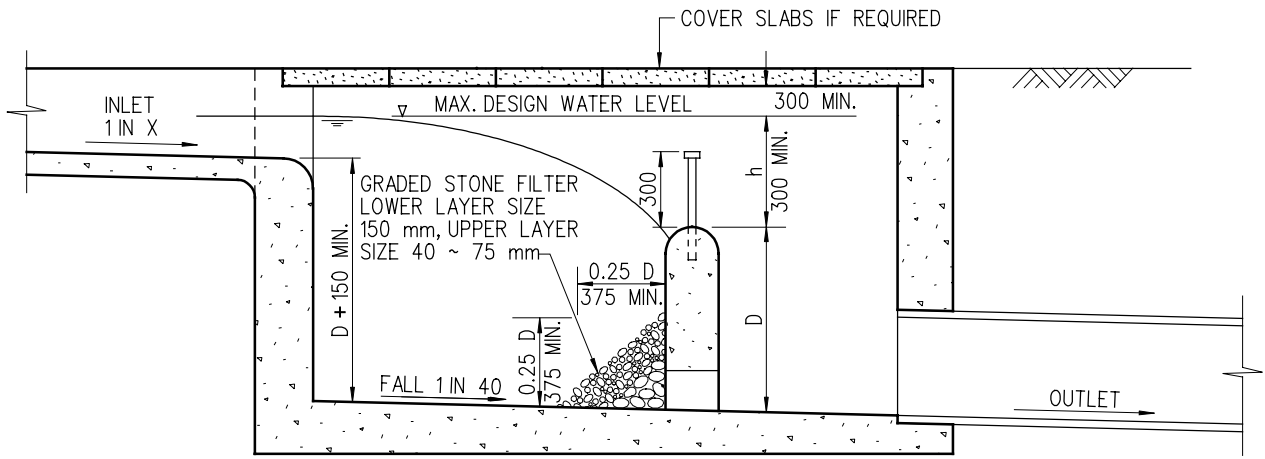
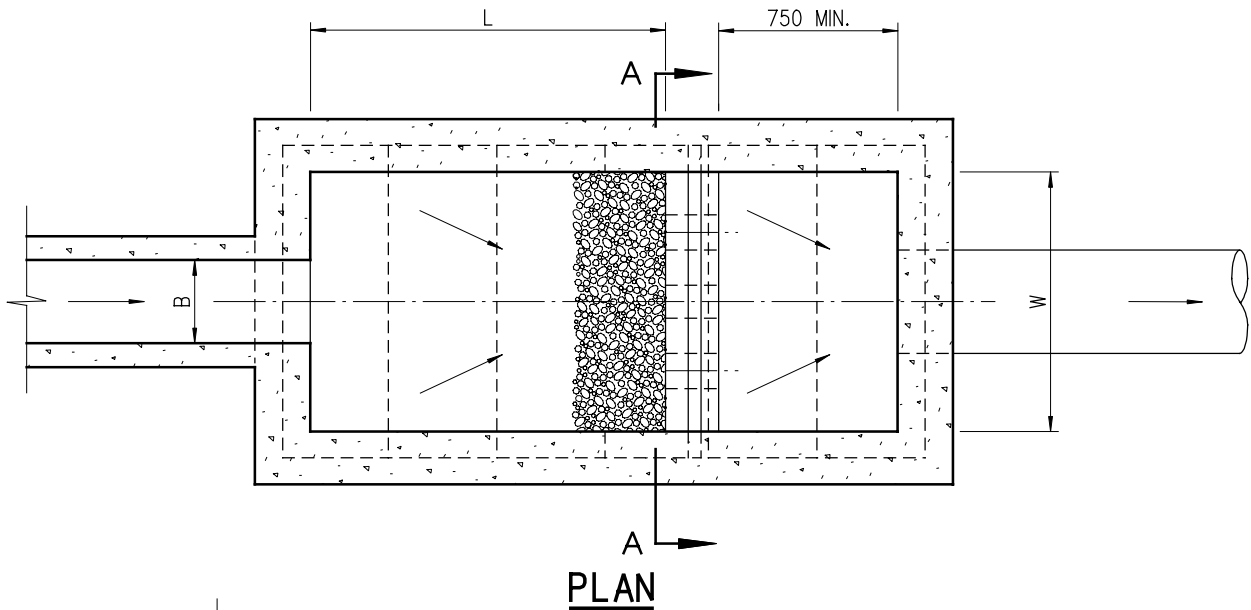


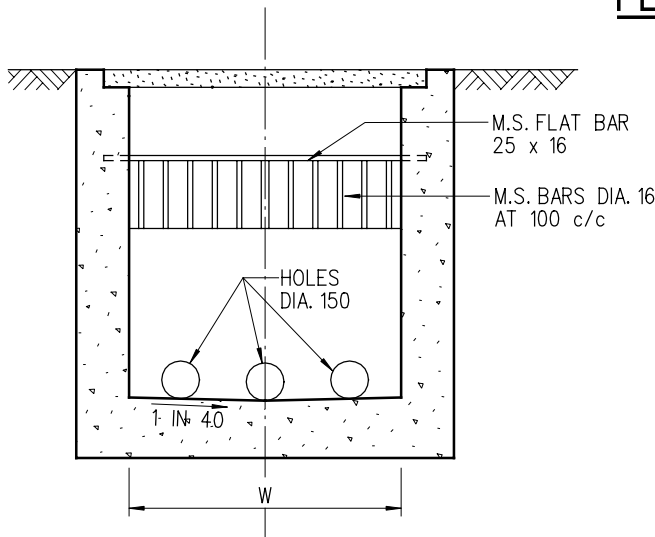
Figure 8.7 - Chart for the Rapid Design of Channels



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
 DEPTH : $D \leq 750$
 WIDTH : $W \geq 3B$
 LENGTH : $4.8D^{0.67} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY $D W L$ TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

SAND TRAP

DRAINAGE SERVICES DEPARTMENT

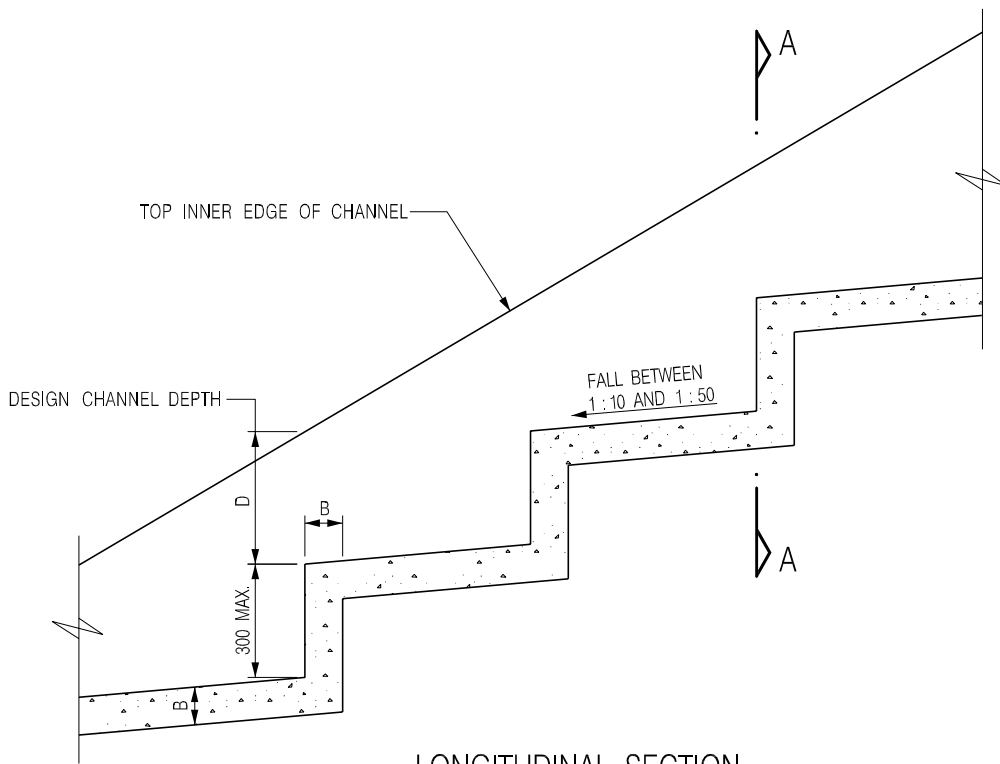
REFERENCE

DRAWING No.

SCALE

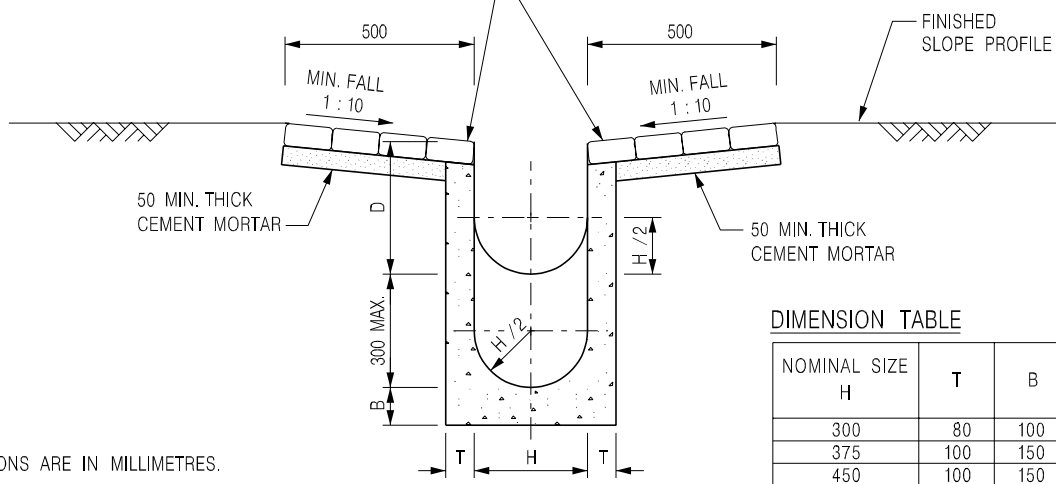
DIAGRAMMATIC

DS 1025B



LONGITUDINAL SECTION

60 THICK MASONRY FACING ON 50 MIN. THICK CEMENT MORTAR (SET IN 1 : 3 CEMENT / SAND) OR 75 THICK CONCRETE APRON, AS SPECIFIED; ALL TO BE OMITTED IF THIS AREA IS SPRAYED CONCRETE



SECTION A - A

DIMENSION TABLE

NOMINAL SIZE H	T	B	D
300	80	100	350
375	100	150	540
450	100	150	575
525	100	150	615
600	100	150	650
675	125	175	740
750	125	175	775
900	125	175	850

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. FOR DIMENSIONS OF CHANNELS SEE TABLE.
3. ALL CONCRETE SHALL BE GRADE 20 / 20.
4. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
5. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES WITH DETAILS AS SHOWN ON STD. DRG. NO. C2413.
6. 675 - 900 CHANNELS SHALL BE REINFORCED AS SHOWN ON STD. DRG. NO. C2410.

G	GENERAL REVISION.	Original Signed	08.2006
F	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
E	NOTE 6 AMENDED.	Original Signed	01.2004
D	GENERAL REVISION.	Original Signed	12.2002
C	MINOR AMENDMENT.	Original Signed	08.2001
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	11.92
REF.	REVISION	SIGNATURE	DATE

DETAILS OF STEPPED CHANNEL



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20
DATE JAN 1991

DRAWING NO.
C2411G

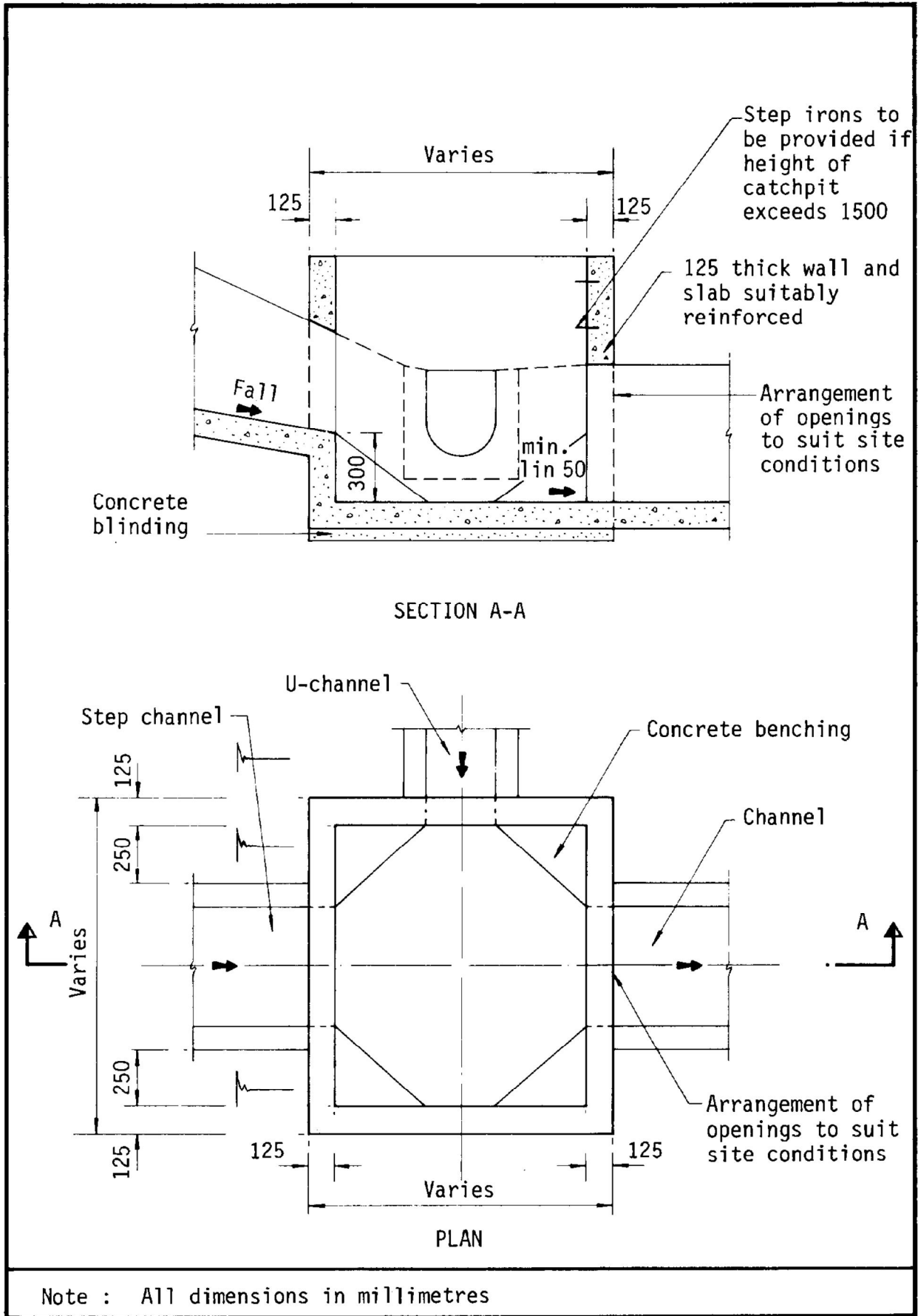
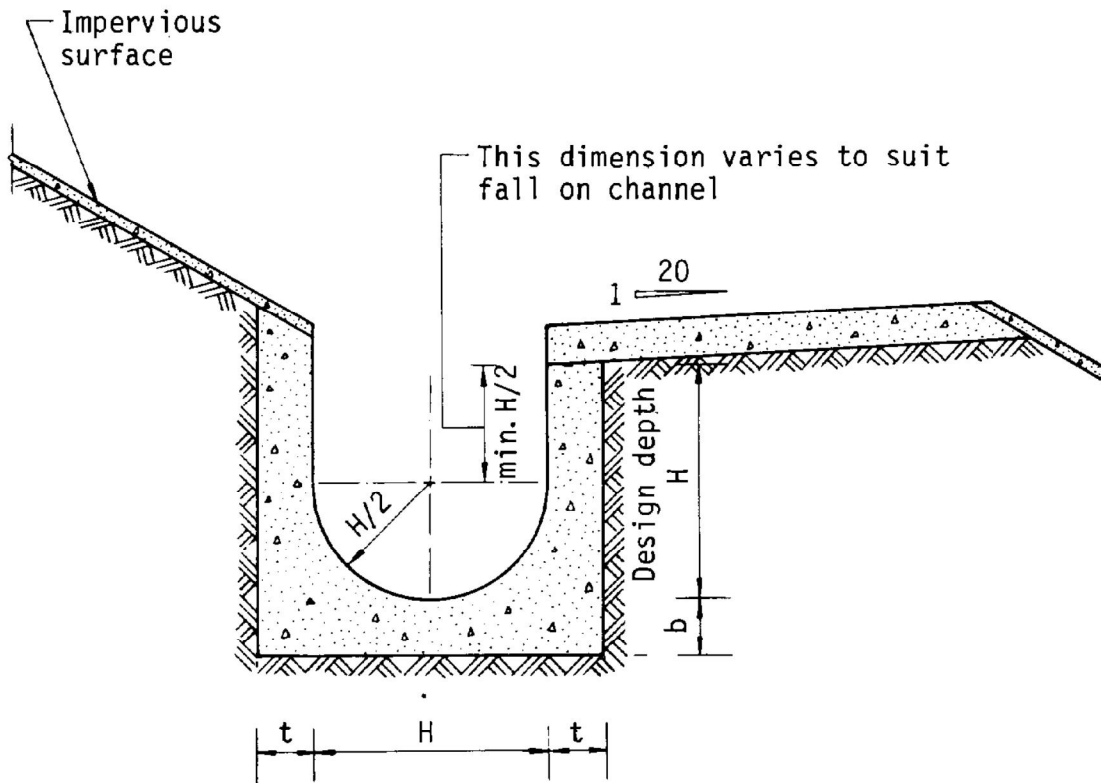


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

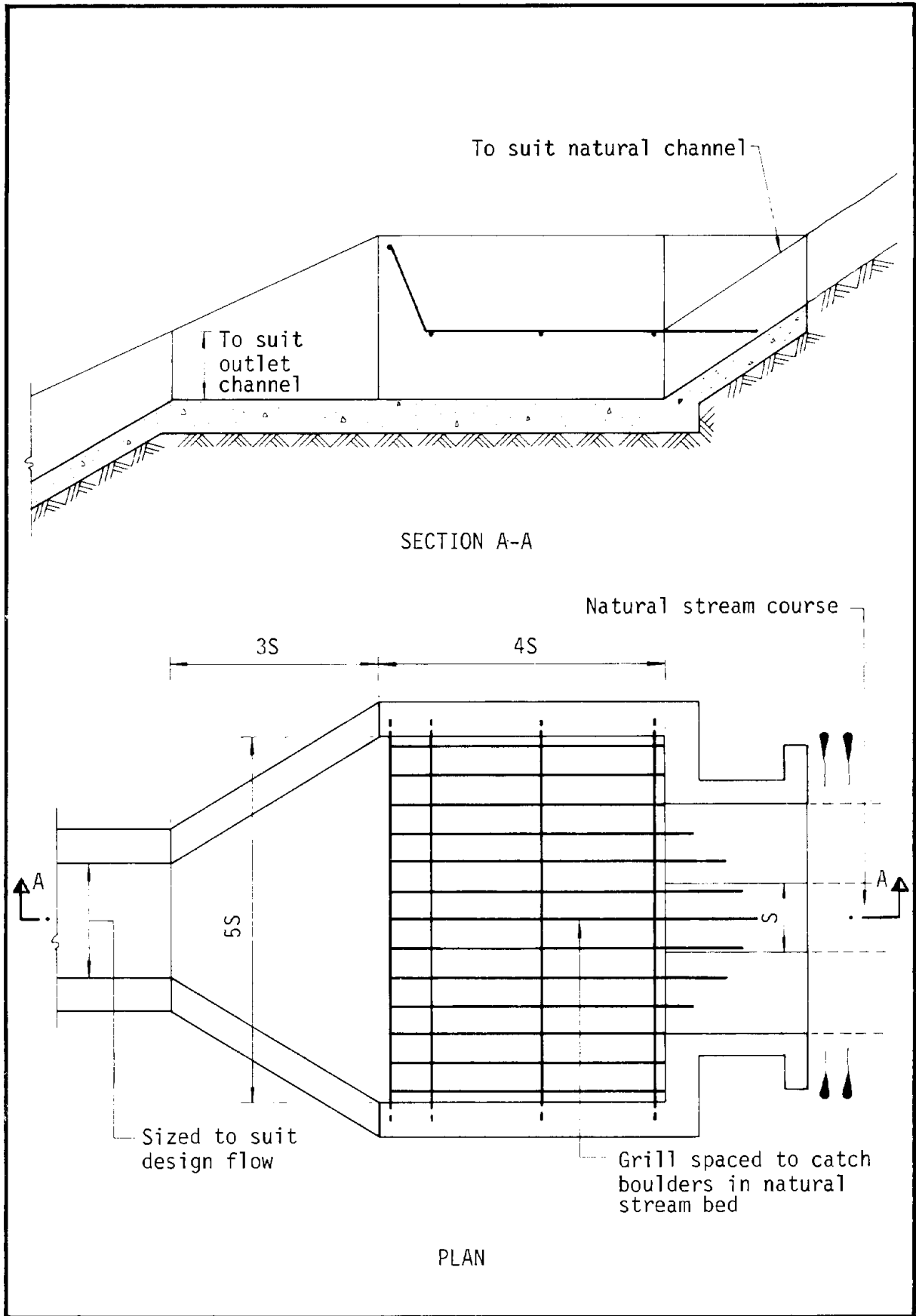


Figure 8.5 - Typical Rock Trap Detail

APPENDIX: SITE PHOTO

A/NE-TK/678



Appendix II

Fire service installations proposal



FS NOTES:

1. AUTOMATIC SPRINKLER SYSTEM

- 1.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 1.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 1.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 1.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 1.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) STORAGE CATEGORY: CATEGORY (I)
 - (B) STORAGE HEIGHT: NOT EXCEEDING 4M
 - (C) STORAGE: ST1

2. FIRE DETECTOR SYSTEM

- 2.1 THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE [SEP 2021].

3. EMERGENCY LIGHTING

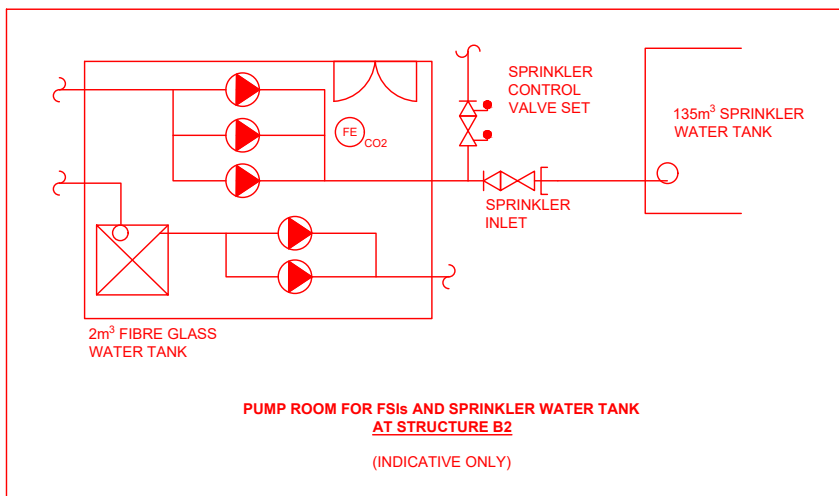
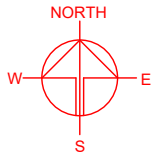
- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021

4. DIRECTIONAL AND EXIT SIGN

- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 5.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 5.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



FIRE SERVICE INSTALLATION

- HOSE REEL
- EMERGENCY LIGHT
- EXIT SIGN
- STAND-ALONE BATTERY TYPE SMOKE DETECTOR
- 5KG CO2 FIRE EXTINGUISHER
- GATE VALVE
- SPRINKLER INLET
- SPRINKLER CONTROL VALVE SET
- PUMP SET
- NON-RETURN VALVE

PROJECT
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE
NOT TO SCALE @ A4

DRAWN BY: MN DATE: 30.9.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

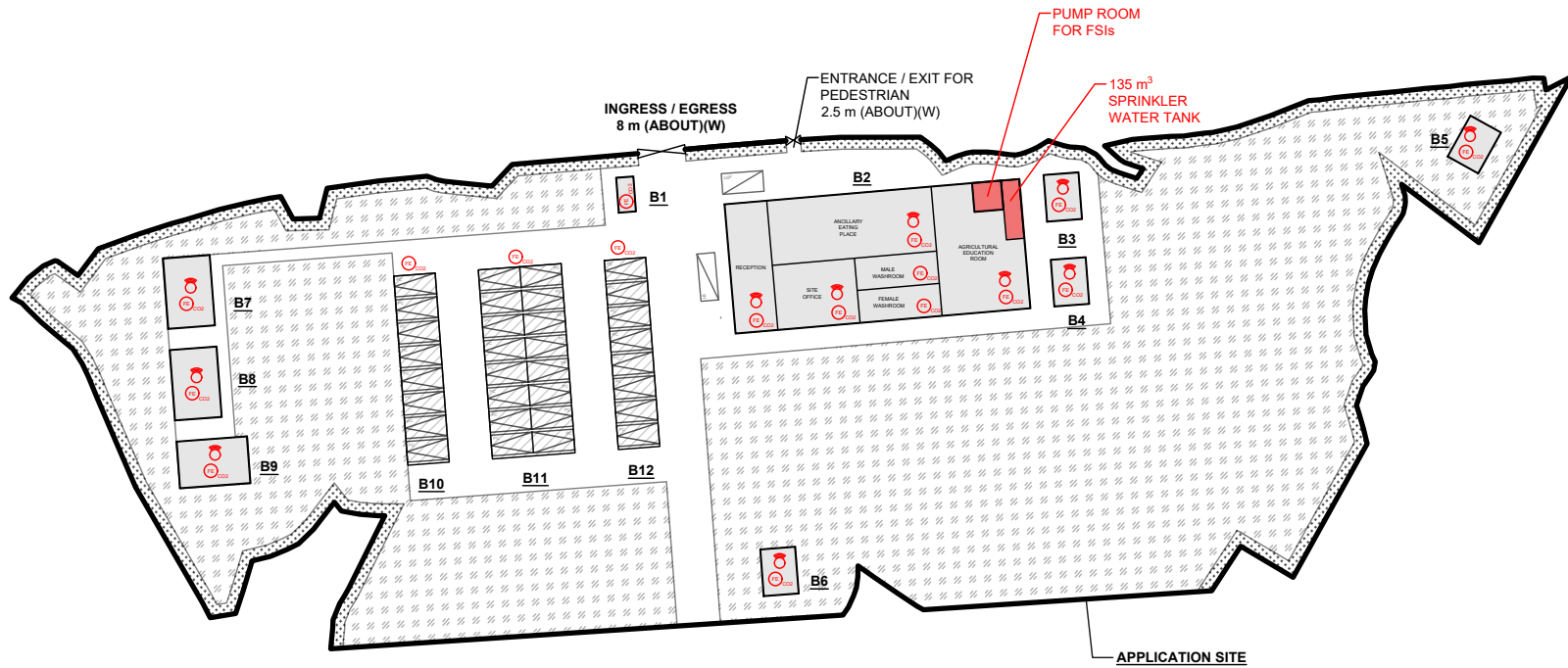
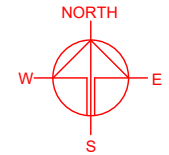
DWG. TITLE
FSIs PROPOSAL (1/2)

DWG NO.: APPENDIX II VER.: 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,273 m ²	(ABOUT)
COVERED AREA	: 2,542 m ²	(ABOUT)
UNCOVERED AREA	: 13,731 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16%	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,542 m ²	(ABOUT)
TOTAL GFA	: 2,542 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDHOUSE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE AND STORAGE OF FARMING MACHINERY	1,100 m ² (ABOUT)	1,100 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	CANOPY FOR PARKING SPACE	448 m ² (ABOUT)	448 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B12	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		2,542 m² (ABOUT)	2,542 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 32
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT BUS PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 8 m (L) X 3 m (W)
NO. OF L/U/L SPACE FOR LGV	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (LIGHT BUS)
- L/U/L SPACE (LIGHT GOODS VEHICLE)
- INGRESS/EGRESS / ENTRANCE/EXIT

PROJECT
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE
 1 : 1250 @ A4

DRAWN BY: MN DATE: 30.9.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 FSIs PROPOSAL (2/2)

DWG NO.: APPENDIX II VER.: 001

Appendix III

Run-in/out and pedestrian crossing proposals
accepted under previous application No. A/NE-TK/678



規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD17 Lot 605 & VL
本署檔號 Our Reference TPB/A/NE-TK/678
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2323 3662)
(2 pages + attachment)

9 September 2022

R-Riches Property Consultants Ltd.



Dear Sir,

**Compliance with Approval Conditions (h) and (j)
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land,
Various Lots in D.D. 17, and Adjoining Government Land, Ting Kok Road, Tai Po
(Planning Application No. A/NE-TK/678)**

I refer to your submission received by our office on 28.7.2022 for compliance with approval conditions (h) and (j), i.e. 'the submission of a run-in/out proposal to the satisfaction of the Director of Highways or of the TPB' and 'the submission of a pedestrian crossing proposal to the satisfaction of the Commissioner for Transport or of the TPB' for the captioned planning application.

The Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD), Commissioner for Transport (C for T) and Director of Leisure, Cultural Services (DLCS) have been consulted and advised that your submission is acceptable. As such, approval conditions (h) and (j) as stated in the approval letter (Ref. TPB/A/NE-TK/678) dated 4.12.2020 have been complied with. However, it is noted that roadside trees under Leisure and Cultural Services Department (LCSD)'s maintenance will be affected by the proposed works. The project proponent should follow Development Bureau Technical Circulars (Works) (DEVB TCW) No. 4/2020 and duly consider the need of tree removal. Tree maintenance department of LCSD should be consulted in formulating the Tree Preservation and Removal Proposal (TPRP) at design stage or as soon as practicable. The formal TPRP should be submitted to the respective Tree Works Vetting Panel for vetting and approval prior to the implementation of the proposed works. Detailed comments from DLCS are attached at **Appendix I** for your information.

Should you have any queries on the implementation of the run-in/out proposal and pedestrian crossing proposal, please contact Mr. Issac CHAN (Tel: 2399 2406) of Transport Department or Mr. Ronald SIU of Highways Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of this Office.

Yours faithfully,



(Margaret CHAN)
for Director of Planning

c.c.

CHE/NTE, HyD

C for T

DLCS

DLO/TP, LandsD

(Attn.: Mr. Ronald SIU)

(Attn.: Mr. Issac CHAN)

(Attn.: Ms. Yvonne CHEUNG)

(Attn.: Mr. Alan KWONG)

(Fax No. 2714 5228)

(Fax No. 2381 3799)

(Fax No. 3168 2396)

(Fax No. 2650 9896)

Internal.

CTP/TPB(1)

Site Record

MC/HL/AC/JY/jy

Appendix I

Application No. A/NE-TK/678

Compliance with approval conditions (h) and (j)

Comments from the Director of Leisure and Cultural Services (DLCS):

Contact: Ms. Yvonne CHEUNG (Tel: 3167 7754)

From Tai Po District Leisure Services Office (TPDLSO)

1. Roadside tree matter is not under TPDLSO's purview.
2. In case that the shrubs/vegetation under our maintenance purview would be affected/to be modified on the proposed existing planter, the project proponent/works department shall reinstate the affected area (including plantings, irrigation system, underground pipes and any other equipment on or below soil surface) at his own cost to the satisfaction of DLCS upon completion of work. After the completion of reinstatement work, the project proponent/works department shall be responsible for establishing the plants on the reinstated areas with 12-month defects liability period if no tree is involved.

From NTE Tree Team

3. In Figure No. RtC-D, it was noted that roadside trees, which under LCSD's maintenance, would be affected and proposed to be removed as a result of maintaining suitable sightline when a run-in/out and a pedestrian crossing have to be implemented in accordance with the approval conditions (h) and (j) under Section 16 of the Town Planning Ordinance.
4. From tree preservation point of view, every possible effort should be made to preserve existing trees on site and minimize any adverse impact on them during the works period. As trees under our maintenance will be affected by the proposed works, the project proponent is reminded to avoid damaging any trees during their course of works. Moreover, if any trees under our maintenance to be felled or transplanted, the project proponent should follow Development Bureau Technical Circulars (Works) (DEVB TCW) No. 4/2020 and duly consider the need of tree removal and consult tree maintenance department (LCSD) to formulate Tree Preservation and Removal Proposal (TPRP) at design stage or as soon as practicable. The formal TPRP should be submitted to the respective Tree Works Vetting Panel for vetting and approval.
5. We reserve our right to provide further comments when more related information and detailed drawings are available.

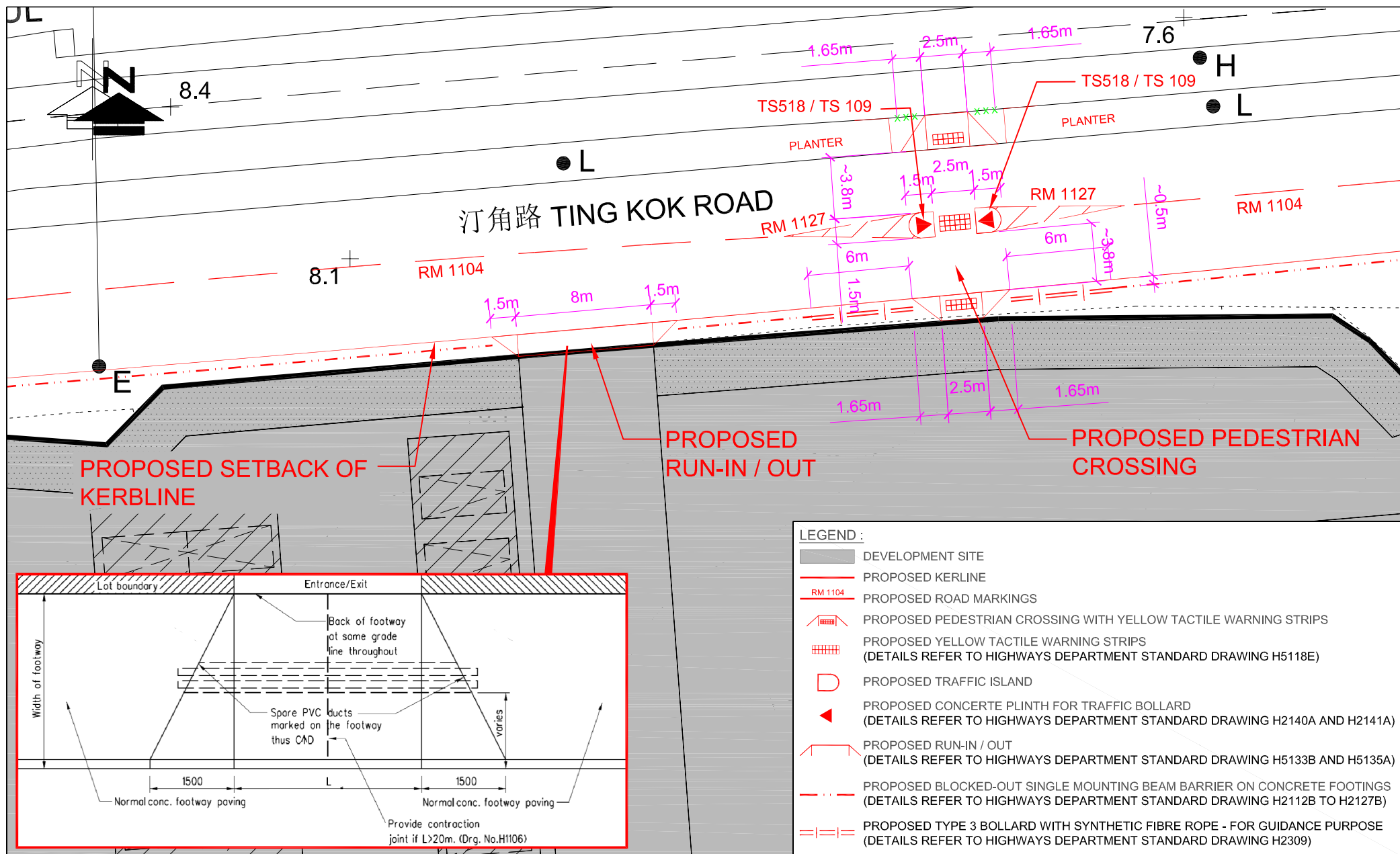


FIGURE NO.: RtC-A		PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)
PROJECT NO.: 22013HK		DRAWING TITLE: LAYOUT PLAN
SCALE: 1 : 300 @A4	DATE: 22 APR 2022	



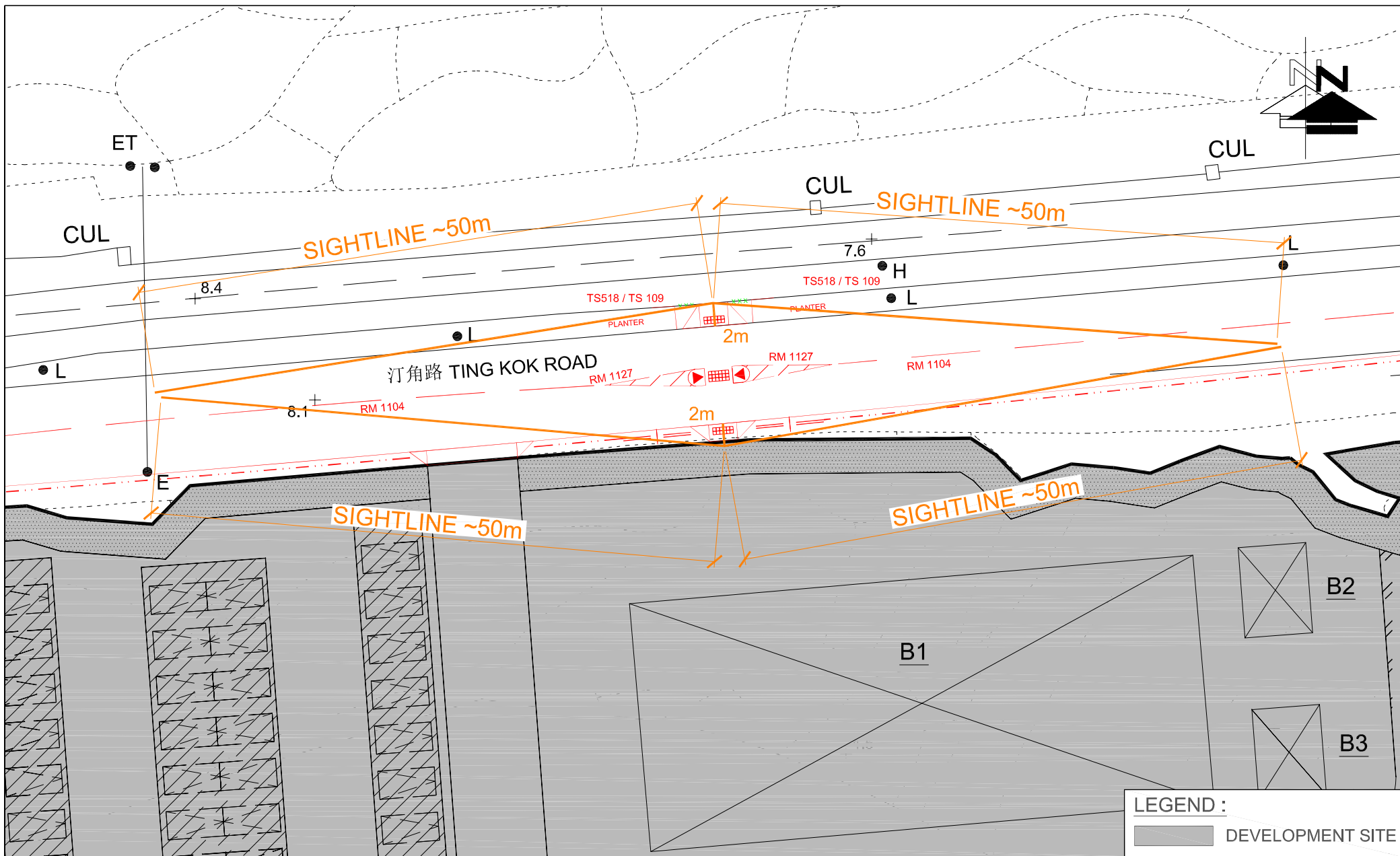


FIGURE NO.: RtC-B		PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)
PROJECT NO.: 22013HK		DRAWING TITLE: VISIBILITY AT THE CROSSING
SCALE: 1 : 450 @A4	DATE: 22 APR 2022	

LEGEND :
 DEVELOPMENT SITE

 **CTA Consultants Limited**
志達顧問有限公司

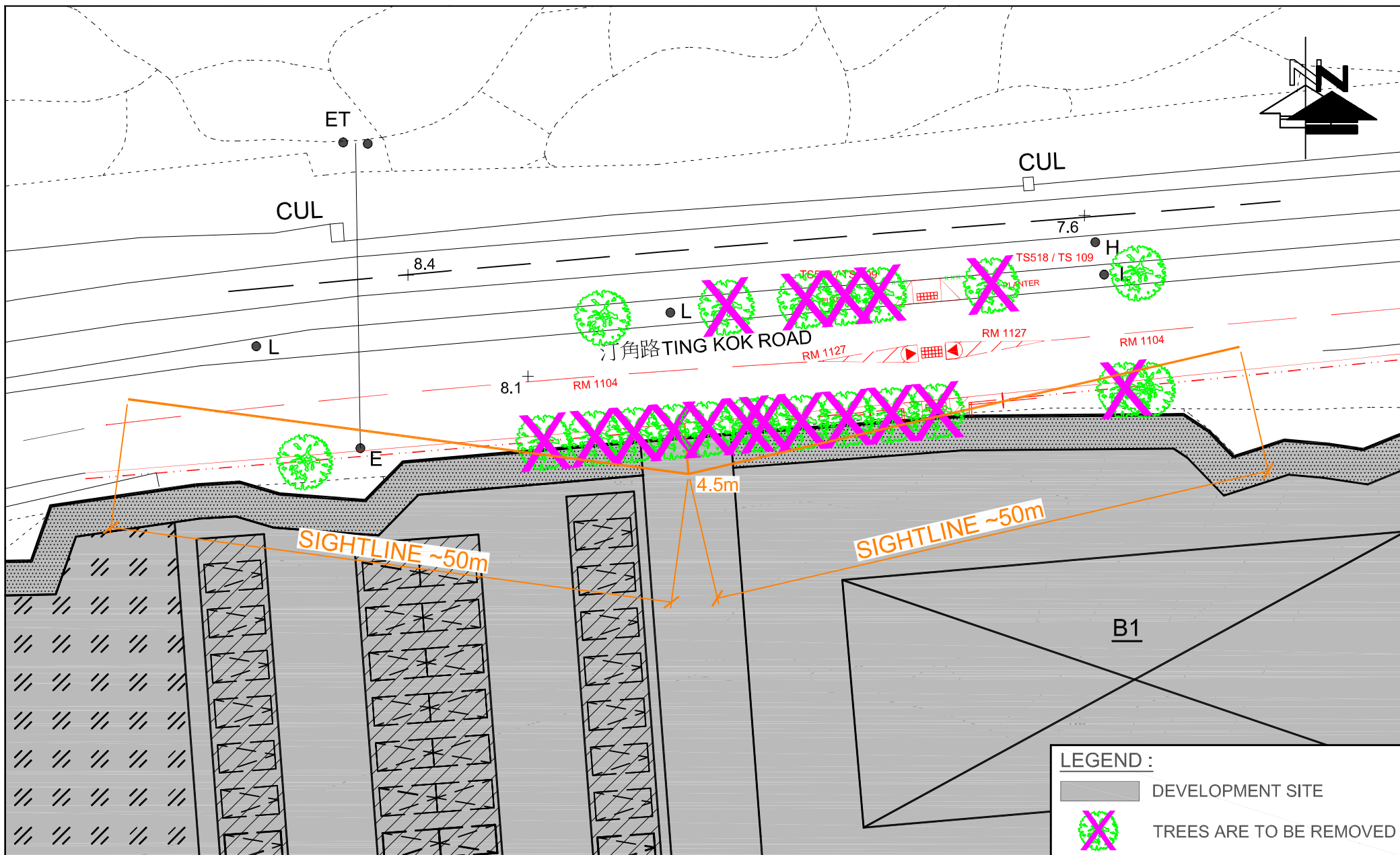


FIGURE NO.: RtC-D		PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)
PROJECT NO.: 22013HK		DRAWING TITLE:
SCALE: 1 : 450 @A4	DATE: 27 JUL 2022	SIGHTLINE ASSESSMENT AT THE RUN-IN / OUT

LEGEND :

-  DEVELOPMENT SITE
-  TREES ARE TO BE REMOVED



CTA Consultants Limited
志達顧問有限公司

Appendix IV

Estimated trip generation/attraction



Appendix IV - Estimated Trip Generation/Attraction

Table 1 – Estimated trip generation/attraction on weekdays

Time Period	Estimated Trip Generation/Attraction						
	PC		LB		LGV		2-Way Total
	In	Out	In	Out	In	Out	
08:00 – 09:00 (AM Peak)	0	0	0	0	0	0	0
09:00 – 10:00	6	0	1	0	1	0	8
10:00 – 11:00	6	4	1	1	0	1	13
11:00 – 12:00	4	4	0	1	0	0	9
12:00 – 13:00	4	4	0	0	0	0	8
13:00 – 14:00	4	6	1	0	0	0	11
14:00 – 15:00	6	6	1	1	1	0	15
15:00 – 16:00	6	4	0	1	0	1	12
16:00 – 17:00	4	4	0	0	0	0	8
17:00 – 18:00	4	6	1	0	0	0	11
18:00 – 19:00 (PM Peak)	1	6	1	1	0	0	9
19:00 – 20:00	1	1	0	1	1	0	4
20:00 – 21:00	0	1	0	0	0	1	2

Table 2 – Estimated trip generation/attraction during weekend/public holidays

Time Period	Estimated Trip Generation/Attraction						
	PC		LB		LGV		2-Way Total
	In	Out	In	Out	In	Out	
08:00 – 09:00 (AM Peak)	0	0	0	0	0	0	0
09:00 – 10:00	8	0	1	0	1	0	10
10:00 – 11:00	8	4	1	1	0	1	15
11:00 – 12:00	6	4	0	1	0	0	11
12:00 – 13:00	4	6	0	0	0	0	10
13:00 – 14:00	4	8	1	0	0	0	13
14:00 – 15:00	8	8	1	1	1	0	19
15:00 – 16:00	6	4	0	1	0	1	12
16:00 – 17:00	4	4	0	0	0	0	8
17:00 – 18:00	4	6	1	0	0	0	11
18:00 – 19:00 (PM Peak)	1	8	1	1	0	0	11
19:00 – 20:00	1	1	0	1	1	0	4
20:00 – 21:00	0	1	0	0	0	1	2