

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

2022年 6月 8日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on - 8 JUN 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

根據《城市規劃條例》

第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/I-TCV/19
	Date Received 收到日期	- 8 JUN 2022

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

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Full Dragon Investment Limited 溢龍投資有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1886 (Part) and 1890 (part) in D.D.1, Tung Chung, Lantau Island, N.T.  新界大嶼山東涌丈量約份第1約地段第1886(部分) 及 1890(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 169.14 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 東涌谷分區計劃大綱核准圖編號S/I-TCV/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group C) 2 住宅(丙類)乙
(f) Current use(s) 現時用途	Nil 空置  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>\*\*\*</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>\*\*\*</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>\*\*\*</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>\*\*\*</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>\*\*\*</sup>.  
並不是「現行土地擁有人」<sup>\*\*\*</sup>。

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

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

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>\*\*\*</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>\*\*\*</sup>的同意。

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years 擬議臨時康體文娛場所 (休閒農場) (為期 3 年)	
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	150.86	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	169.14	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	169.14	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	169.14	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)		
<p>.....</p> <p>.....</p> <p>.....</p>		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....	
Motorcycle Parking Spaces 電單車車位	.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	
Others (Please Specify) 其他 (請列明)	.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	
Coach Spaces 旅遊巴車位	.....	
Light Goods Vehicle Spaces 輕型貨車車位	.....	
Medium Goods Vehicle Spaces 中型貨車車位	.....	
Heavy Goods Vehicle Spaces 重型貨車車位	.....	
Others (Please Specify) 其他 (請列明)	.....	

Proposed operating hours 擬議營運時間

The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Sundays and public holidays. 營運時間為星期一至星期日及公眾假期上午9時至下午7時

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <b>Accessible from Tung Chung Road via a local access</b>  <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是          No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

# 行政摘要

根據城市規劃條例第16條作出規劃許可申請擬在  
新界大嶼山東涌丈量第1約地段1886號(部份)及1890號(部份)  
作臨時康體文娛場所(休閒農場)(為期3年)

1. 本擬議臨時康體文娛場所(休閒農場)(為期3年)，根據東涌谷分區計劃大綱核准圖編號 S/I-TCV/2申請地點現時被規劃作「住宅(丙類)」地帶。符合住宅(丙類)的規劃用途第二欄在有附帶條件或無附帶條件下獲准的用途「康體文娛場所」地帶的規劃意向。
2. 申請地點的地盤面積約為320平方米，總樓面面積約169.14平方米，包括有5個1層(高度約3米)及1個1層(高度不多於4.5米)的臨時農用構築物，用作農具貯物室、電錶房、魚菜共生資料室、員工休息室、魚糧及魚具貯物室及溫室，並且有五個魚箱(約1立方米)。地點將提供 1 個輕型貨車上落客貨車位。
3. 本擬議發展為臨時性質，因此不會影響申請地點長遠作為住宅發展的發展。
4. 為配合周邊的環境，申請用途的營業時間為每日早上九時到下午六時(已包括星期日及公眾假期)。
5. 申請地點附近亦有農業相關構築物用途的先例：申請編號 A/I-TCV/17 作臨時商店及服務行業(蔬菜及雜貨店)連附屬辦公室及貯物用途，涉及面積約225.98 平方米的構築物。
6. 本擬議發展的性質、形式及佈局與周邊的環境協調，周邊土地已開發多年作農業用途(菜田)及大量農棚，因此不會影響原有風貌。
7. 城市規劃委員會近年屢次批准新界的「住宅(丙類)」地帶作為農業用途的規劃申請，因此申請人希望城市規劃委員會對本申請作出相同的對待。
8. 根據以上各點，申請人誠意懇請城市規劃委員會寬大批准新界大嶼山東涌丈量第1約地段1886號(部份)及1890號(部份)作臨時康體文娛場所(休閒農場)(為期3年)。

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會的情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



CHAN CHUN HAI

Name in Block Letters  
姓名（請以正楷填寫）

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

26-1-2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

## Gist of Application 申請摘要

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

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

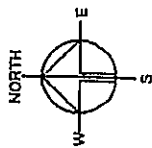
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 1886 (Part) and 1890 (part) in D.D.1, Tung Chung, Lantau Island, N.T. 新界大嶼山東涌丈量約份第1約地段第1886(部分)及1890(部分)	
Site area 地盤面積	320	sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 東涌谷分區計劃大綱核准圖編號 S/I-TCV/2	
Zoning 地帶	Residential (Group C) 2 住宅(丙類)乙	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月	
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years 擬議臨時康體文娛場所(休閒農場)(為期3年)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	169.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning of the site, Land status of the site, layout plan, Photo, Schematic diagram of an aquaponic system, Drainage Submission, etc.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <p>Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號</p>		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 320m<sup>2</sup>(ABOUT)

THE SITE IS ACCESSIBLE FROM TUNG CHUNG ROAD

ACCESSIBLE FROM TUNG CHUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

Drawing No  
P01

Ver.  
01

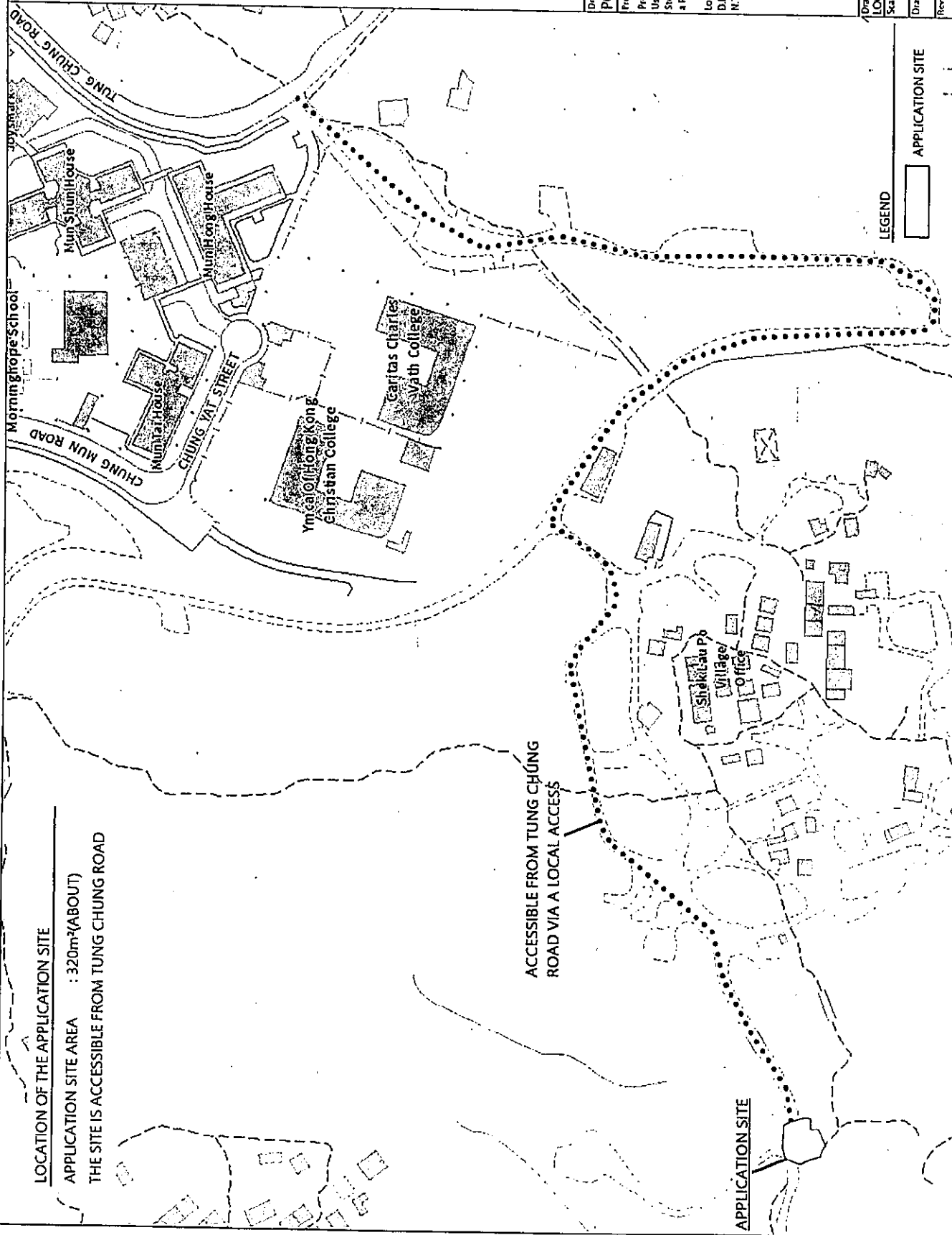
Project  
Proposed Temporary Agricultural Use (Green Houses) with Ancillary Store Rooms and Rest Rooms for a Period of 3 Years

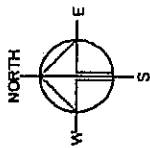
Lots 1886 (Part) and 1890 (part) in D.D.1, Tung Chung, Lantau Island, N.T.

Drawing Title  
LOCATION PLAN  
Scale of A4

Drawn  
Date  
26-1-2022

Revised  
Date





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 320m<sup>2</sup>(ABOUT)  
OUTLINE ZONING PLAN : APPROVED TUNG CHUNG VALLEY OZP  
OZP PLAN NO. : S/I-TCV/2  
AREA ZONED AS "R(C)2" : 320m<sup>2</sup>(ABOUT)(100%)

申請地點  
APPLICATION SITE

△ R(C)2

67

ROAD L26

CA

OU

GB

LEGEND

APPLICATION SITE

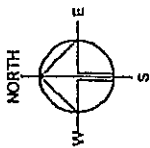
Drawing No. P02  
Ver. 01

Project  
Proposed Temporary Agricultural  
Use (Green House) with Ancillary  
Store Rooms and Rest Rooms for  
a Period of 3 Years

Lots 1886 (Part) and 1890 (part) in  
D.D.1, Tung Chung, Lantau Island,  
N.T.

Drawing Title  
ZONING OF THE SITE  
Scale: 1/500

Drawn Date 26-1-2022  
Revised Date



Drawing No.  
P03

Ver.  
01

Project

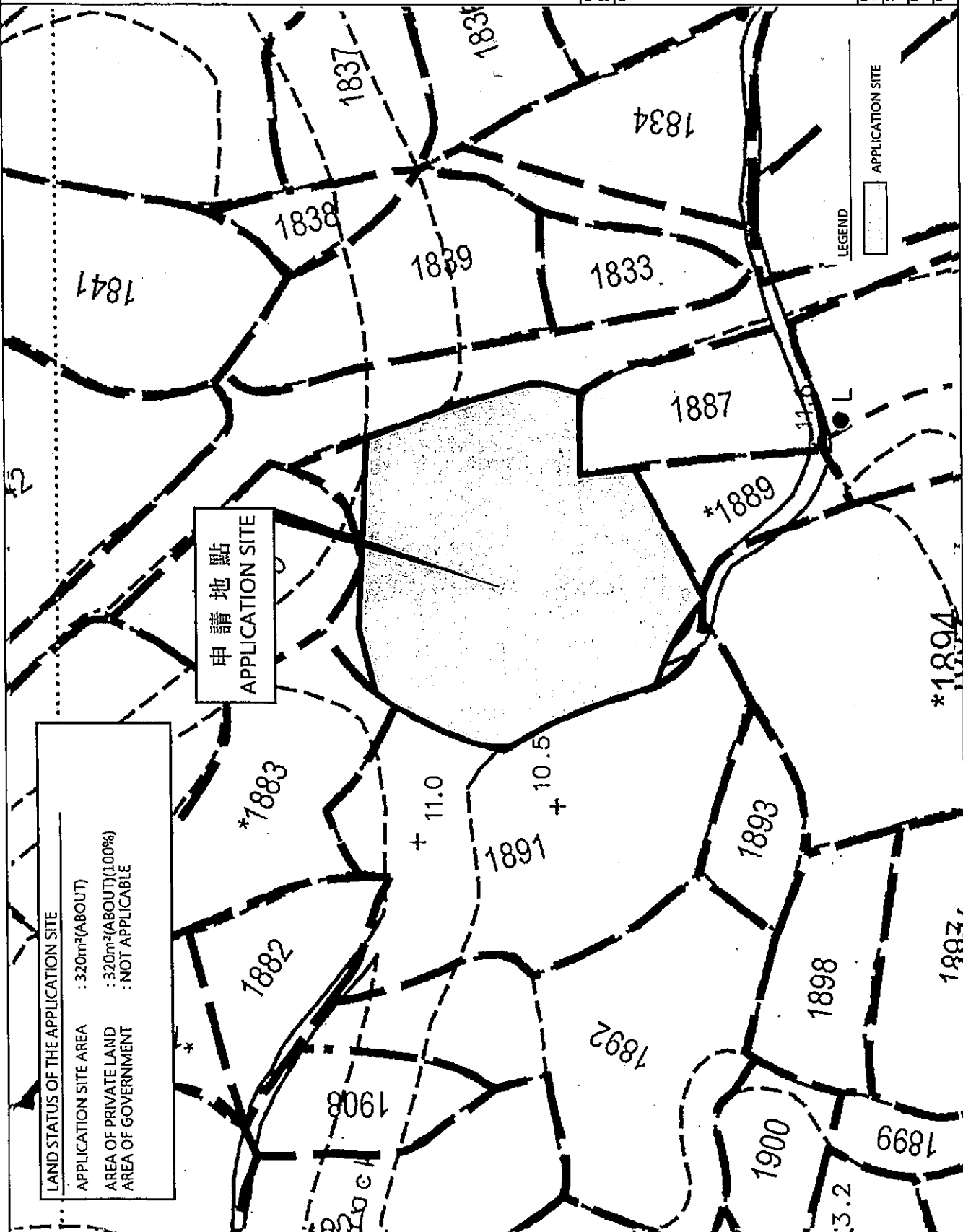
Proposed Temporary Agricultural  
Use (Green House) with Ancillary  
Store Rooms and Rest Rooms for  
a Period of 3 Years

Lots 1886 (Part) and 1890 (part) in  
D.D.1 Tung Chung, Lantau Island,  
N.T.

Drawing Title  
LAND STATUS OF THE SITE  
Scale of A4

Drawn  
Date  
26-1-2022

Revised  
Date



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 320m<sup>2</sup>(ABOUT)

AREA OF PRIVATE LAND : 320m<sup>2</sup>(ABOUT)(100%)

AREA OF GOVERNMENT : NOT APPLICABLE

申請地點  
APPLICATION SITE

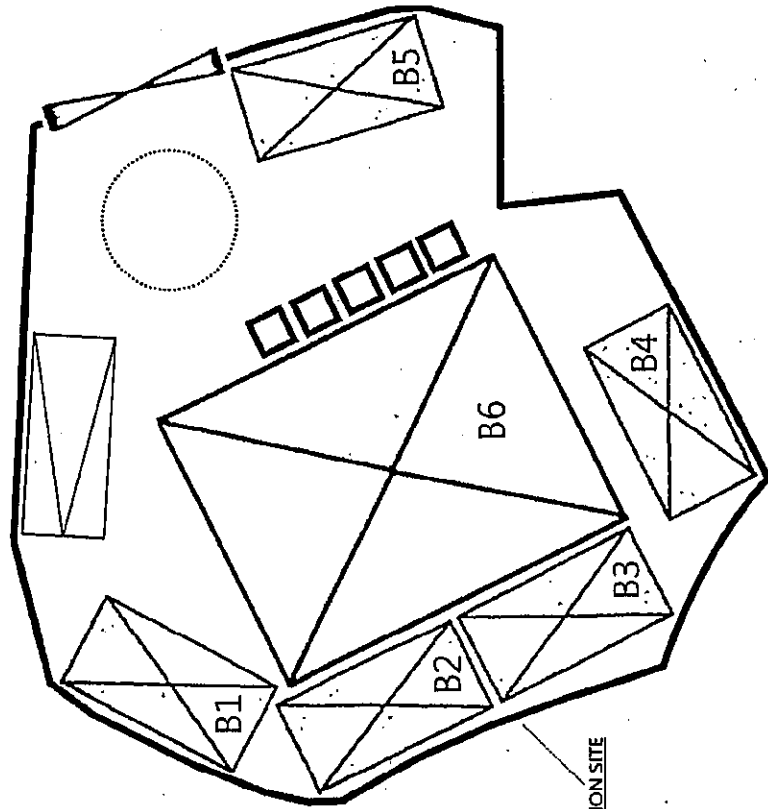
LEGEND

APPLICATION SITE

# DEVELOPMENT PARAMETERS

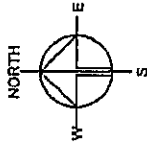
APPLICATION SITE AREA	: 320m <sup>2</sup> (ABOUT)
COVERED AREA	: 169.14m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 150.86m <sup>2</sup> (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 169.14m <sup>2</sup> (ABOUT)
STRUCTURE HEIGHT	: B1 to B5: 3m(ABOUT) B6: Not more than 4.5m high
NO. OF STOREY	: 1

STRUCTURE	PROPOSED USE	COVERED AREA	Dimension	GFA	BUILDING HEIGHT
B1	Farm tool storage	15.25m <sup>2</sup> (ABOUT)	2.5 x 6.1m	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B2	Electric Meter Room	15.25m <sup>2</sup> (ABOUT)	2.5 x 6.1m	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B3	Aquaponics Reference Room	15.25m <sup>2</sup> (ABOUT)	2.5 x 6.1m	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B4	Staff Rest Room	15.25m <sup>2</sup> (ABOUT)	2.5 x 6.1m	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B5	Fish food and tool storage	15.25m <sup>2</sup> (ABOUT)	2.5 x 6.1m	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B6	Green Houses	92.89m <sup>2</sup> (ABOUT)	12.19 x 7.62m	92.89m <sup>2</sup> (ABOUT)	Not more than 4.5m high(1-STOREY)
TOTAL		169.14m <sup>2</sup> (ABOUT)		169.14m <sup>2</sup> (ABOUT)	

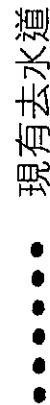
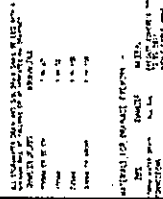


## LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	STORAGE / ROOM
[Symbol]	GREEN HOUSES
[Symbol]	FISH TANKS (1m <sup>3</sup> )
[Symbol]	PARKING SPACE
[Symbol]	INGRESS / EGRESS 4m (ABOUT) (W)
[Symbol]	CIRCULATION SPACE



Drawing No.	Ver.
P04	01
Project	
Proposed Temporary Agricultural Use (Green Houses) with Ancillary Store Rooms and Rest Rooms for a Period of 3 Years	
Lots 1886 (Part) and 1890 (part) in D.D.1 Tung Chung, Lantau Island, N.T.	
Drawing Title	
LAYOUT PLAN	
Scale of A4	
Drawn	Date
Revised	Date
	26-1-2022



Granting Info	Yes	01
<p>Project</p> <p>Proposed Temporary Agricultural Use (Green Houses) with Ancillary Store Rooms and Rest Rooms for a Period of 3 Year</p> <p>Lots 1286 (part) and 1890 (part) in DD 1, Tung Chung, Lantau Island, NT</p>		
<p>Engineering title</p> <p>Drainage Submission</p> <p>Scale of A:1</p>		
Drawn	Drawn	26-1-2022
Revised	Date	

## Rain Water Pipe Size for DD1 TC1886,1890

Location : TC Lot 1890 & 1886

Pipe No. : \_\_\_\_\_

Refer to IOP Formula is

Reference

$$v = 8 Q / \sqrt{\Theta} D^2$$

where

Q = Flow Rate ( l/min )

( Area x Precipitation )

$$= 350 \text{ sq.m } \times 200 \text{ mm/hr}$$

$$= 70 \text{ cu.m/hr}$$

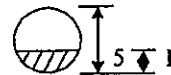
$$= 1167 \text{ l/min}$$

D = Pipe Diameter ( mm )

$\Theta$  = Defined in terms of the angle

$$= 2 \cos^{-1} ((1 - 2d) / D)$$

d / D = Proportional depth of the flow ( Say 1 / 5 full for pipe )



v = Velocity ( Say 0.5 m/s Minimum self-cleansing velocity)

when

$$\Theta = 2 \cos^{-1} ((1 - 2d) / D)$$

$$= 2 \cos^{-1} ((1 - 2 \times 1) / 5)$$

$$= 2 \cos^{-1} -0.20$$

$$= 3.54$$

Rain water connection pipe size is

$$v = 8 Q / \sqrt{\Theta} D^2$$

$$0.50 = 9333 / 1.883 D^2$$

$$1.883 D^2 = 9333.33 / 0.5$$

$$1.883 D^2 = 18666.67$$

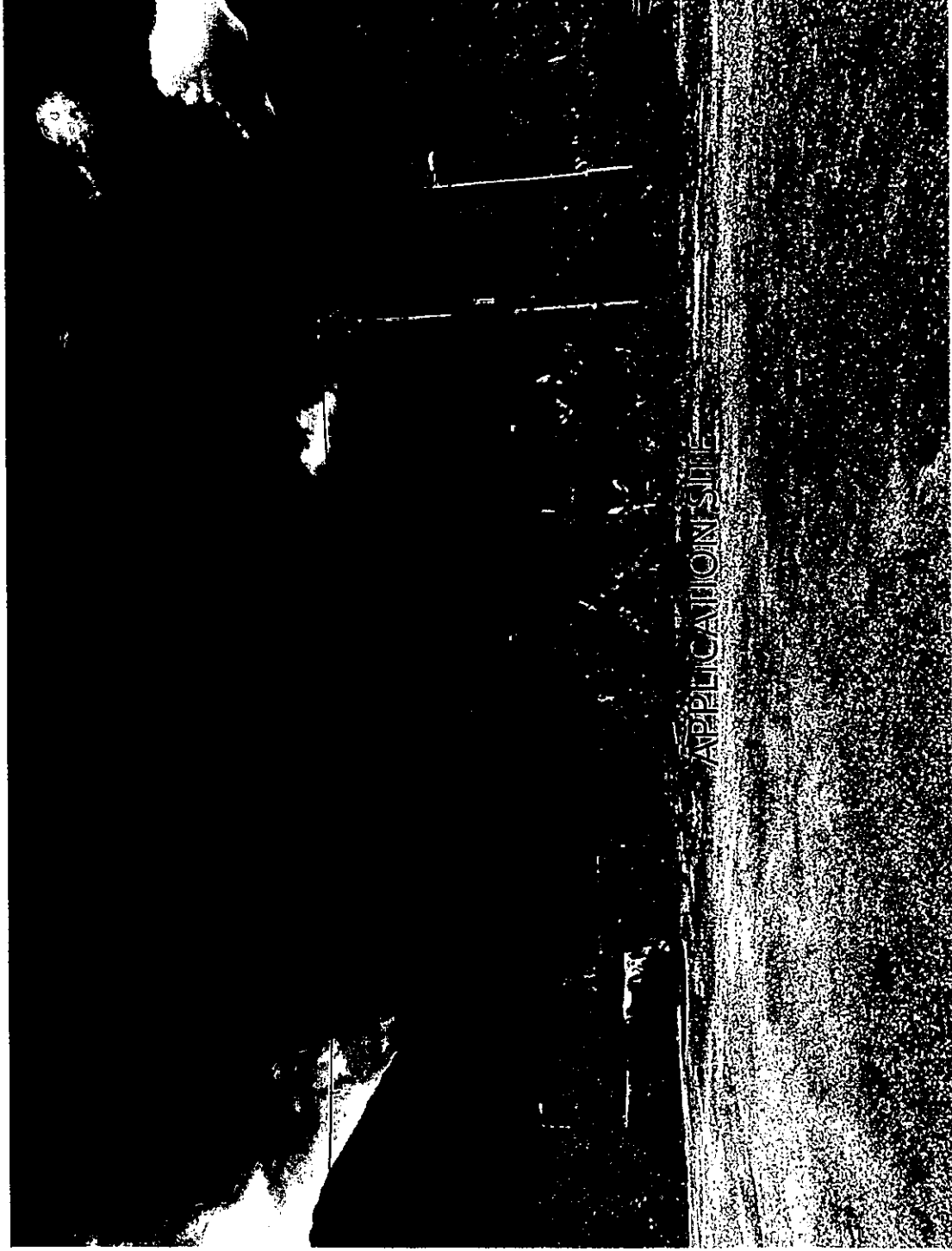
$$D^2 = 18666.67 / 1.883$$

$$D^2 = 9915.19$$

$$D = 99.58 \text{ mm dia.}$$

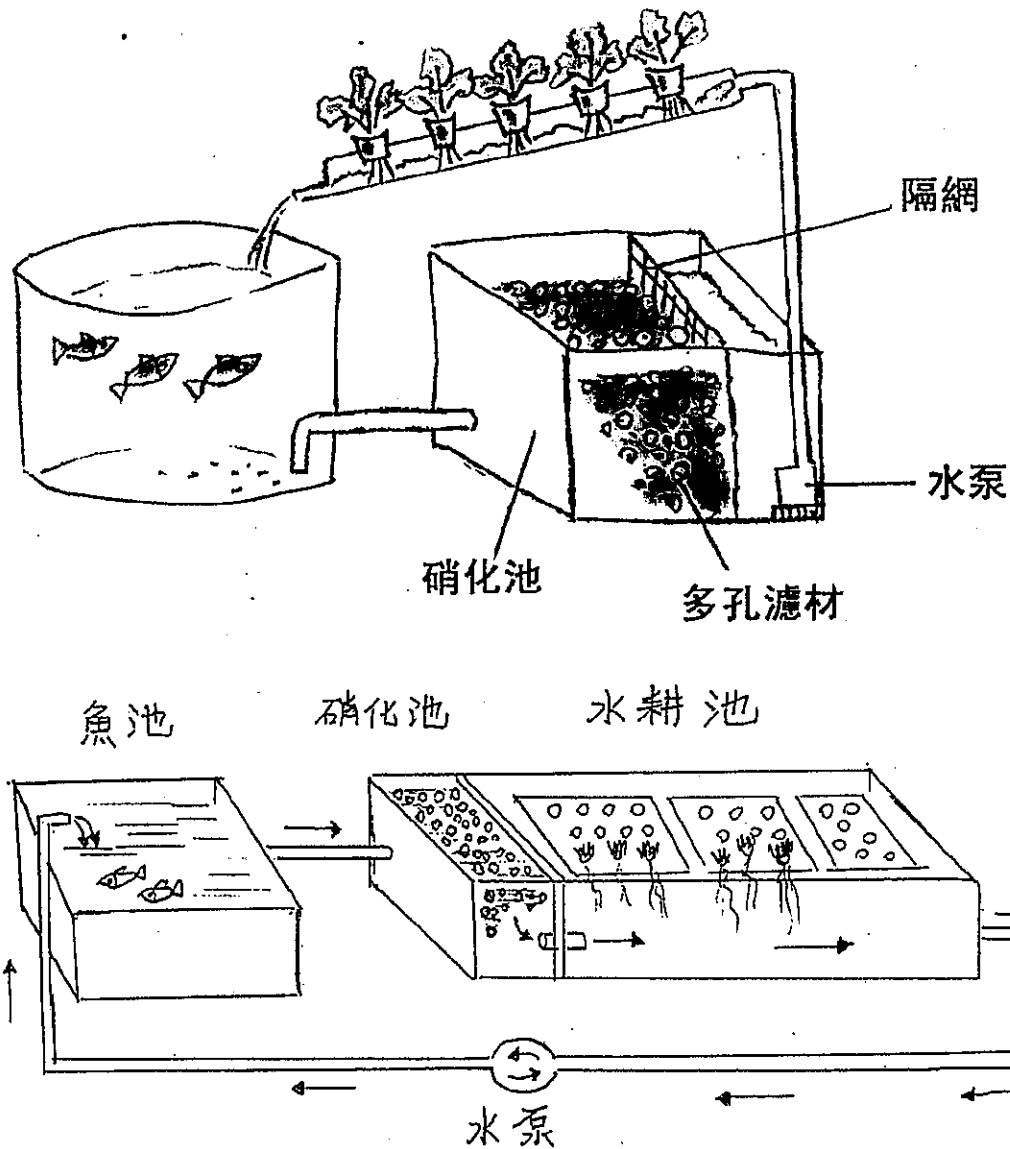
$$\text{Say } = 225 \text{ mm dia.}$$

Photo



AUG 2021

## Schematic diagram of an aquaponic system (魚菜共生系統示意圖)



魚菜共生(Aquaponics)，又稱養耕共生、複合式耕養，指的是結合了水生動物中的排泄物與水中的有機質，分解過濾成植物可吸收的無機鹽後供應給飼養箱上的蔬菜，同時蔬菜的根系把系統內的水淨化供給水生動物使用，結合水產養殖(Aquaculture)與水耕栽培(Hydroponics)的互利共生生態系統。全程不用排水、不用化肥及農藥，且省水省電，是對環境友善、良性循環系統的有機種植方法。

For reference only  
僅供參考

有關：新界大嶼山東涌丈量第1約地段1886號(部份)及1890號(部份)  
作臨時康體文娛場所(休閒農場)(為期3年)

之補充資料

本擬議預計：

1. 漁菜共生農場預計2022年8月份開始運作，可生產：

蔬菜：豆瓣菜、紅梗菜、紅薯葉、空心菜、芹菜、油麥菜等

魚類：羅非魚、寶石魚

2. 容納人數15包括：

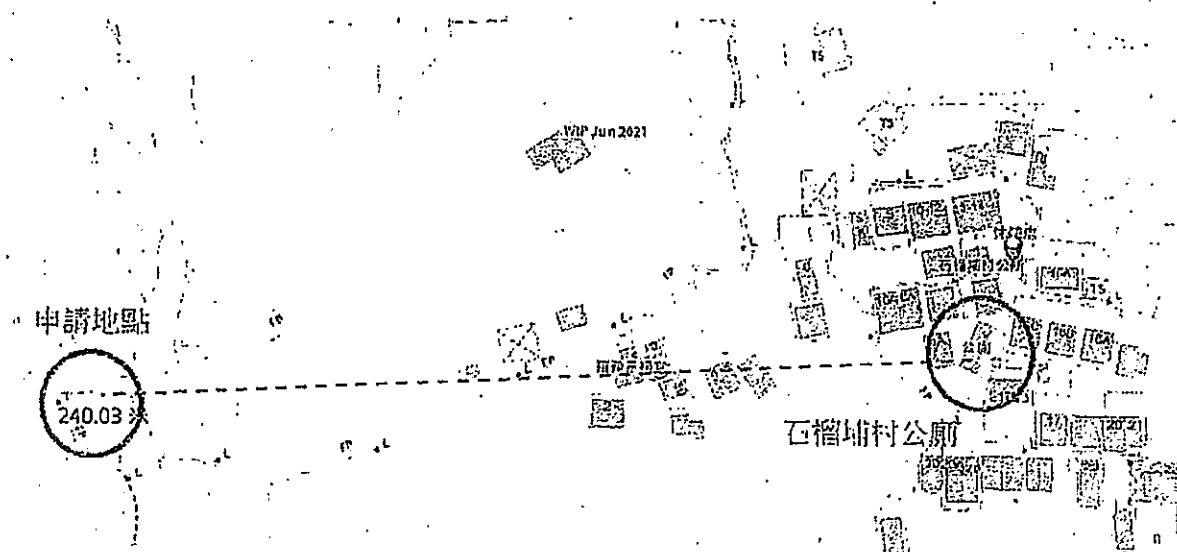
2位全職職員、1位兼職職員及同時段1組訪客(每組不多於12人)

3. 訪客

本擬議首4個月需要組裝魚菜共生系統，不設訪客到訪；其後，訪客來訪前需要預約；預計每星期有3組訪客。

4. 洗手間

本擬議沒洗手間提供，建議可使用附近石榴埔村公廁；本擬議沒有洗手間的廢水排出。石榴埔村公廁位置距離申請地點約240米：



致：渠務署

## 聲明書

本司 溢龍投資有限公司 B.R.:64883335 為丈量約份第 1 約東涌地段 1890 有關擬議臨時康體文娛場所(休閒農場)(個案編號:A/I-TCV/18)之  
申請人：現聲明：申請人已知悉申請地點鄰近水浸黑點，並且同意  
及接受，如日後申請地點發生水浸情況，申請人自行負責。

附上：商業登記證副本及物業查冊以作證明。

蓋印及簽署聲明：



溢龍投資有限公司

B.R.:64883335

日期：

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&



申請檔號:22000310, 規劃申請資料  
16/06/2022 00:14

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: sshcheung@pland.gov.hk

History: This message has been forwarded.

5 attachments



P11.pdf



聲明書.pdf



LR1886.pdf



IOP Formula.pdf



水渠疏導雨水的描述.pdf

敬啟者：

申請人現提供資料：

- (1) 附件P11，代取之前第11頁
- (2) 取消之前同意書
- (3) 附件聲明書，代取之前聲明書
- (4) 附件LR1886，補充之前查冊的缺第2頁
- (5) 附件IOP Formula，代取之前IOP Formula更正地址名稱
- (6) 附件水渠疏水描述作資料補充

附件：

- ※ P11
- ※ 聲明書
- ※ LR1886
- ※ IOP Formula
- ※ 水渠疏水描述

聯絡電話: [REDACTED]

謝謝

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	169.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	52.9% % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

致：城市規劃委員會/ 渠務署

## 聲明書

本司 溢龍投資有限公司 B.R.:64883335 為新界大嶼山東涌丈量約份第 1 約地段 1886(部份)及 1890(部份)(申請地點)有關擬議臨時康體文娛場所(休閒農場)之申請人，現聲明如下：

申請人已知悉申請地點在下大雨時位於易受水浸影響的地方及水浸所帶來的風險，申請人會鋪設水渠疏導雨水以緩解水浸。如果日後申請地點發生水浸，申請人會自行承擔因水浸對休閒農場造成的財物損失和責任，一切責任均與政府無關。

在此附上商業登記證副本及物業查冊，供證明之用。

特此聲明

簽署：

  
董事:CHAN/CHUN KAI

蓋印：



溢龍投資有限公司

2022 年 6 月 15 日

## Rain Water Pipe Size for DD1 TC 1886(part),1890(part)

Location : TC Lot 1886(part) & 1890(part) Pipe No. : \_\_\_\_\_

Refer to IOP Formula is

Reference

$$v = 8 Q / \sqrt{\Theta D^2}$$

where

Q = Flow Rate ( l/min )

( Area x Precipitation )

$$= 350 \text{ sq. m } \times 200 \text{ mm/hr}$$

$$= 70 \text{ cu.m/hr}$$

$$= 1167 \text{ l/min}$$

D = Pipe Diameter ( mm )

$\Theta$  = Defined in terms of the angle

$$= 2 \cos^{-1} ((1 - 2d) / D)$$

d / D = Proportional depth of the flow ( Say 1 / 5 full for pipe)



v = Velocity ( Say 0.5 m/s Minimum self-cleansing velocity)

when

$$\Theta = 2 \cos^{-1} ((1 - 2d) / D)$$

$$= 2 \cos^{-1} ((1 - 2 \times 1) / 5)$$

$$= 2 \cos^{-1} -0.20$$

$$= 3.54$$

Rain water connection pipe size is

$$v = 8 Q / \sqrt{\Theta D^2}$$

$$0.50 = 9333 / 1.883 D^2$$

$$1.883 D^2 = 9333.33 / 0.5$$

$$1.883 D^2 = 18666.67$$

$$D^2 = 18666.67 / 1.883$$

$$D^2 = 9915.19$$

$$D = 99.58 \text{ mm dia.}$$

$$\text{Say} = 125 \text{ mm dia.}$$

有關：新界大嶼山東涌丈量第 1 約地段 1886 號(部份)及 1890 號(部份)

作臨時康體文娛場所(休閒農場)(為期 3 年)

之水渠疏導雨水的描述

申請人會在申請地點內環繞鋪設水渠，預計作用描述：

下雨天時在申請地點的雨水會流入水渠，以防雨水溢入或向外流出，水渠會連接將雨水集中引入東面的集水口，再往現有去水道排出，最後流入西支河。疏導雨水以減少停留在申請地點的雨水量，以緩解申請地點受雨水的影響。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&



申請檔號:22000310, 規劃申請資料  
19/07/2022 12:50

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc: sshcheung@pland.gov.hk

History: This message has been forwarded.

5 attachments



P11(20220719).pdf



平面圖 02.pdf



補充資料20220719.pdf



聲明書1886,1890.pdf



同意書1833,1836.pdf

敬啟者：

申請人現提供資料：

- (1) 附件P11(20220719)，代取之前第11頁
- (2) 附件平面圖 02，代取之前LAYOUT PLAN
- (3) 附件補充資料20220719，回應政府部門及公眾人士意見
- (4) 附件平面圖 02及聲明書1886,1890，回應土木工程拓展署
- (5) 附件同意書1833,1836，回應渠務署
- (6) 附件平面圖 02，回應總城市規劃師/城市設計及園境處

附件：

- ※ 附件P11(20220719)
- ※ 平面圖 02
- ※ 補充資料20220719
- ※ 聲明書1886,1890
- ※ 同意書1833,1836

聯絡電話:蔡生

謝謝

新界大嶼山東涌丈量第 1 約地段 1886 號(部份)及 1890 號(部份)  
作臨時康體文娛場所(休閒農場)(為期 3 年)

資料補充：

回應政府部門及公眾人士意見：

回應土木工程拓展署意見：

- (1) 本擬議臨時康體文娛場所(休閒農場)的圖則作出修改，將有關距離 L26 道路的 6 米範圍內的臨時農用構築物及去水渠刪去，以避免日後影響有關土木工程拓展署有可能涉及的工程範圍。(附件：平面圖 02)
- (2) 申請人簽署聲明書，申請人已知悉申請地點在有可能涉及有關 L26 道路工程範圍內，如日後本擬議涉及土木工程拓展署的工程範圍，申請人自行負責本擬議因土木工程拓展署的工程範圍造成的損失，並且配合將涉及工程範圍內有關本擬議的物品移走。(附件：聲明書 1886,1890)

回應渠務署意見：

- (1) 有關渠務署提醒本擬議臨時康體文娛場所(休閒農場)外面的去水道途經其他私人地段，需要取得其他土地業權人的同意書，本擬議現將外面的去水道更改為途經新界大嶼山東涌丈量第 1 約地段 1833 及 1836接駁至現有去水道，申請人已取得該等地段土地業權人的同意書。(附件：同意書 1833,1836)

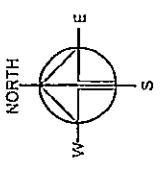
回應總城市規劃師/城市設計及園境處意見：

- (1) 本擬議臨時康體文娛場所(休閒農場)的圖則作出修改，將耕作地區面積增至不少於申請地點的約 50%(約 160 平方米)。(附件：平面圖 02)
- (2) 本擬議將減少臨時農用構築物的數量，由 6 個至減少至 3 個，以增加耕作地區的範圍。
- (3) 補充說明，硬鋪面在門口位置，面積不多於申請地點的約 10%(約 30.5 平方米)，作車輛進出及移動魚具、農具、魚及農作物的緩衝空間。

回應公眾人士意見：

- (1) 申請地點的面積約 320 平方米均屬於私人土地。
- (2) 本擬議臨時康體文娛場所(休閒農場)為農業用途，符合農地的用途。

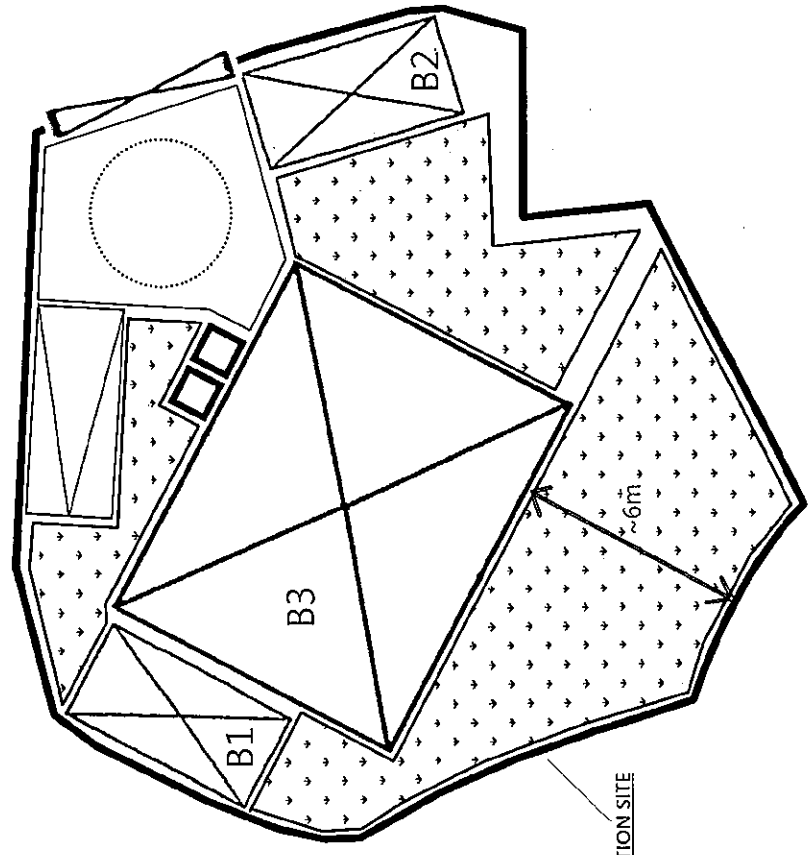
2022 年 7 月 19 日



### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 320m <sup>2</sup> (ABOUT)
COVERED AREA	: 123.39m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 196.61m <sup>2</sup> (ABOUT)
AREA OF FARMLAND	: 160m <sup>2</sup> (50%)(ABOUT)
PAVED AREA	: 30.5m <sup>2</sup> (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 123.39m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: B1-B2: 3m(ABOUT) B3: Not more than 4.5m high
NO. OF STOREY	: 1

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	Aquaponics Reference & Electric Meter Room	15.25m <sup>2</sup> (ABOUT)	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B2	Fish & Farm tool storage	15.25m <sup>2</sup> (ABOUT)	15.25m <sup>2</sup> (ABOUT)	3m(ABOUT) (1-STOREY)
B3	Green Houses	92.89m <sup>2</sup> (ABOUT)	92.89m <sup>2</sup> (ABOUT)	Not more than 4.5m high (1-STOREY)
TOTAL		123.39m <sup>2</sup> (ABOUT)	123.39m <sup>2</sup> (ABOUT)	



### LEGEND

	APPLICATION SITE
	PAVED AREA
	STRUCTURE
	GREEN HOUSES
	FISH TANKS (1 x 1m)
	PARKING SPACE
	INGRESS / EGRESS 6m (ABOUT) (W)
	CIRCULATION SPACE
	FARMLAND

Drawing No. P04	Ver. 02
Project Proposed Temporary Agricultural Use (Green House) with Ancillary Store Rooms and Rest Rooms for a Period of 3 Years	
Lots 1386 (Part) and 1890 (part) in D.D.I. Tung Chung, Lantau Island, N.T.	
Drawing Title LAYOUT PLAN Scale of A4	
Drawn Date 18-7-2022	Revised Date

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	123.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	38.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

至：土木工程拓展署

## 聲明書

本司 溢龍投資有限公司 B.R.:64883335 為新界大嶼山東涌丈量約份  
第 1 約地段 1886(部份)及 1890(部份)(申請地點)有關擬議臨時康體文  
娛場所(休閒農場)(下稱“本擬議”)之申請人，現聲明如下：

申請人已知悉申請地點在有可能涉及有關 L26 道路工程範圍  
內，如日後本擬議涉及土木工程拓展署的工程範圍，申請人自行負  
責本擬議因土木工程拓展署的工程範圍造成的損失，並且配合將涉  
及工程範圍內有關本擬議的物品移走。

在此附上商業登記證副本及物業查冊，供證明之用。

特此聲明

簽署：

  
董事: CHAN CHUN KAI

蓋印：



溢龍投資有限公司  
2022 年 7 月 19 日

至：渠務署

## 同意書

本司 溢龍投資有限公司 B.R.:64883335 為新界大嶼山東涌丈量第 1  
約地段 1833 及 1836 之業權人，現同意：有關擬議臨時康體文娛場  
所(休閒農場)(個案編號:A/I-TCV/19)在本物業設置排水渠。

附上：物業查冊以作業權人證明。

蓋印及簽署同意：

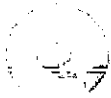


  
溢龍投資有限公司

B.R.:64883335

日期：2022 年 7 月 19 日

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&



申請檔號:22000310, 規劃申請資料  
21/07/2022 15:16

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc: sshcheung@pland.gov.hk

2 attachments



Rain Water Pipe Size for 1890 b 20-7-2022 .pdf



LOT 1890 DR revD 20-7-2022 .pdf

申請人現提供資料：

回應渠務署意見：

- (1) 現提供新擬議去水渠圖則，附件: Rain Water Pipe Size for 1890 b 20-7-2022
- (2) 關於進水及出水量算式，附件: LOT 1890 DR revD 20-7-2022

附件:

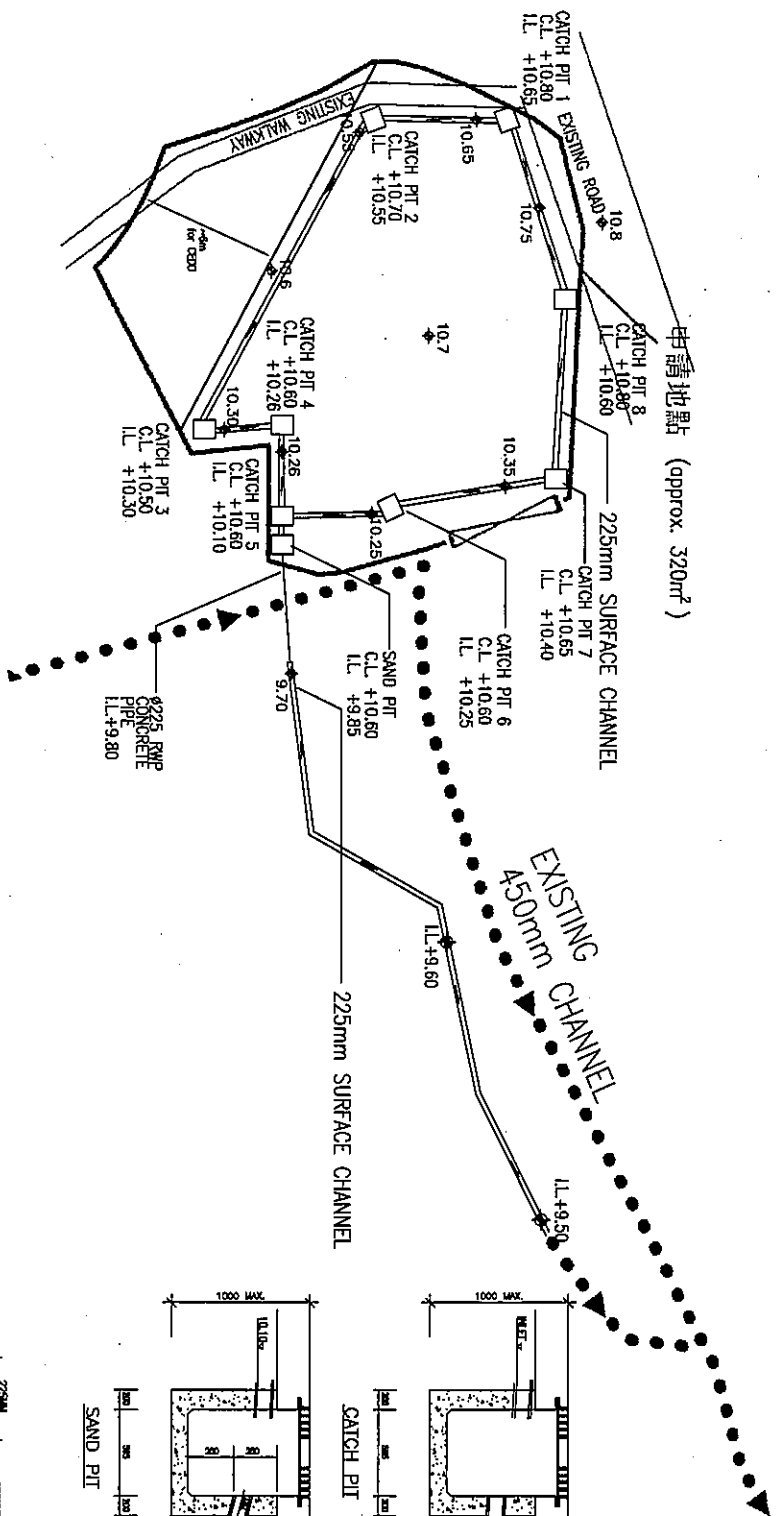
※ Rain Water Pipe Size for 1890 b 20-7-2022

※ LOT 1890 DR revD 20-7-2022

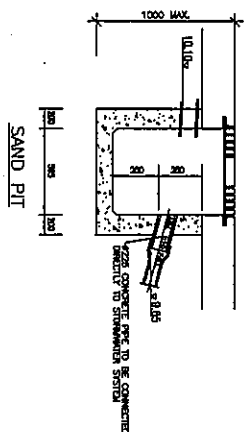
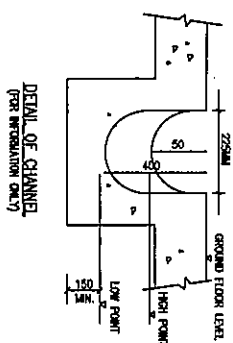
聯絡電話: 蔡生

謝謝

申請地點 (approx. 320m<sup>2</sup>)

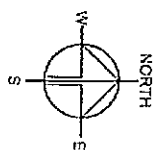
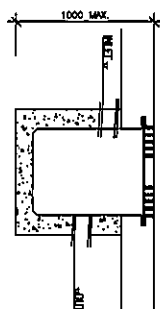


西支河



SAND PIT

CATCH PIT



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT APPLICATION
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR AS-BUILT
4	ISSUED FOR FINAL

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS

LOTS NO. 1886(PART) AND 1890 (PART) IN D.D. 1, TUNG CHUNG, TUNG CHUNG ROAD, LANTAU ISLAND, NEW TERRITORIES

Drawing No.	Ver.
P06	

現有去水道

Drawing Title	
Scale of A3	
Drawn	Date
Revised	Date

Location : TC Lot 1890 & 1886

Pipe No. :

Refer to IOP Formula is

Reference

$$v = 8 Q / \sqrt{\Theta} D^2$$

where

Q = Flow Rate ( l/min )

( Area x Precipitation )

$$= 320 \text{ sq. m } \times 200 \text{ mm/hr}$$

$$= 64 \text{ cu.m/hr}$$

$$= 1067 \text{ l/min}$$

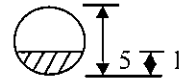
D = Pipe Diameter ( mm )

$\Theta$  = Defined in terms of the angle

$$= 2 \cos^{-1} ((1 - 2d) / D)$$

d / D = Proportional depth of the flow ( Say 1 / 5 full for pipe )

v = Velocity ( Say 0.5 m/s Minimum self-cleansing velocity )



when

$$\Theta = 2 \cos^{-1} ((1 - 2d) / D)$$

$$= 2 \cos^{-1} ((1 - 2 \times 1) / 5)$$

$$= 2 \cos^{-1} -0.20$$

$$= 3.54$$

Rain water connection pipe size is

$$v = 8 Q / \sqrt{\Theta} D^2$$

$$0.50 = 8533 / 1.883 D^2$$

$$1.883 D^2 = 8533.33 / 0.5$$

$$1.883 D^2 = 17066.67$$

$$D^2 = 17066.67 / 1.883$$

$$D^2 = 9065.32$$

$$D = 95.21 \text{ mm dia.}$$

$$\text{Say } = 225 \text{ mm dia.}$$

Previous Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/I-TCV/5	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.1.2018	(1) to (3)

Rejection Reasons

- (1) not in line with the planning intentions of “Residential (Group C)2” zone and will frustrate the planning intention of the area for road use
- (2) fails to demonstrate that the proposed development will not have adverse landscape and visual impacts on the surrounding areas
- (3) setting of an undesirable precedent

**Government Departments' Comments**

**1. Land Administration**

Comments of the District Lands Officer/Islands, Lands Department:

- (a) there is no approved Short Term Tenancy or Short Term Waiver in connection with the Lots under processing;
- (b) no land exchange application received or being processed at the Site; and
- (c) his office has not received any complaint relating to the Lots. Besides, no enforcement action has been taken or is being contemplated by his office for the time being.

**2. Traffic**

Comments of the Commissioner for Transport:

she has no in-principle objection to the application from traffic engineering point of view since the applicant only seeks planning permission for proposed hobby farm at the Site for a period of three years.

**3. Environment**

Comments of the Director of Environmental Protection:

- (a) it is noted that the waste water generated from the aquaponics will not be discharged and will be recycled and reused in the system. Washroom will not be provided at the Site and the staff/visitors will be advised to use the public toilet at Shek Lau Po village. She has no comment on the proposed hobby farm from the environmental planning perspective; and
- (b) no complaints concerning the Site has been received in the past three years.

**4. Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

he has no comment on the application from agriculture and nature conservation perspectives since the Site is zoned "Residential (Group C)2" and is abandoned.

**5. Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- (a) no sanitary nuisance is to be generated in the Site and the operation of the proposed hobby farm should not cause any adverse impact on the surroundings; and
- (b) the refuse generated from the operation of the proposed use should be properly disposed of.

**6. Drainage**

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department:

- (a) no in-principle objection to the application; and
- (b) should this application be approved by the Town Planning Board (the Board), conditions on submission and implementation of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board and maintenance of the implemented drainage facilities at all times during the planning approval period are recommended.

**7. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) according to the aerial photo of 2021 and site photos taken by her office on 23.6.2022, the Site is partly hard-paved and partly covered by self-seeded vegetation with a group of Musa sp. (蕉) in the middle of the Site. As no existing tree is observed within the Site, no significant adverse impact on existing landscape resources is anticipated due to the proposed development. The Site is situated in an area of miscellaneous rural fringe landscape character predominated by woodlands, village houses and open car parks. The proposed development is not entirely incompatible with the existing landscape character in the proximity; and
- (b) the Site is situated in an area of miscellaneous rural fringe landscape character with non-sensitive landscape zoning. Significant impact on landscape character and existing landscape resources arising from the application is not anticipated.

**8. Infrastructural Works**

Comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department (CEDD):

- (a) the southwestern portion of the Site (about 22% of site area) would fall within the proposed land requirement for Road L26 under the Tung Chung New Town Extension (TCNTE) project. The gazette of road works and associated land

resumption plan is scheduled for the second half of 2022 and the commencement of construction is targeted in 2024; and

- (b) he has no comment on the application as no structure is proposed in the works areas in Tung Chung West under the TCNTE project is proposed and the applicant is responsible for clearing the area to be resumed by the Government.

**9. Building Matters**

Comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department:

he has no in-principle objection under the Buildings Ordinance to the proposed use at the Site.

**10. Fire Safety**

Comments of the Director of Fire Services:

he has no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the Director of Fire Services.

**11. Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department:

he has no in-principle objection to the application from water supply system planning point of view.

**12. Other Departments**

The following government departments have no objection to/no comment on the application:

- (a) Head of Geotechnical Engineering Office, CEDD;
- (b) Director of Electrical and Mechanical Services;
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Director of Leisure and Cultural Services; and
- (e) District Officer (Islands), Home Affairs Department.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&put



A/I-TCV/19 DD 1 TC Tung Chung Valley  
05/07/2022 03:26

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/I-TCV/19

Lots 1886 (Part) and 1890 (Part) in D.D.1 TC, Tung Chung Valley, Lantau Island  
Site area : About 320m<sup>2</sup>  
Zoning : "Res (Group C) 2"  
Applied Use : Hobby Farm / 1 Vehicle Parking

Dear TPB Members,

Application 18 withdrawn, some increase in footprint.

Objections remain valid.

Mary Mulivhill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Tuesday, 26 October 2021 3:36 AM CST  
Subject: A/I-TCV/18 DD 1 TC Tung Chung Valley

Dear TPB Members,

So now its Hobby Farm. However the proposed buildings would have a negative impact.

*The proposed use on the application site was not in line with the **general planning intention of Tung Chung Valley area, which was to conserve the ecologically sensitive areas, to protect the rural and natural character and to maintain the unique landscape character and cultural heritage of the area.** The proposed development would affect the land resumption for the construction of the proposed road. The proposed temporary warehouse use was not compatible with the surrounding areas which were predominantly rural in nature. The applicant failed to demonstrate that the development would not cause adverse landscape and visual impacts on the surrounding areas*

Nearby lots are being used for brownfield, parking, etc. These must be unapproved operations?

I note that the applicant mentions electricity meter. Is there currently an electric

supply to this remote area? If not then an indication of Destroy to Build intention.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, December 27, 2017 2:56:03 AM  
**Subject:** A/I-TCV/5 DD 1 TC Tung Chung Valley  
A/I-TCV/5  
Lot 1890 in D.D.1 TC, Tung Chung Valley, Lantau Island  
Site area : About 256.8m<sup>2</sup>  
Zoning : "Res (Group C) 2" and "Road"  
Applied Use : Warehouse for Storage of Construction

Dear TPB Members,

It is totally inappropriate that a site zoned Res be used for brownfield operations.

Approval would encourage further applications. The problems encountered should not be allowed to proliferate in Tung Chung.

Mary Mulvihill

2

致：城市規劃委員會

反對書

就有關(申請編號：A/I-TCV/19) 大嶼山東涌谷東涌丈量約份第 1 約地段第 1886 號(部分)和 1890 號(部分)擬議臨時康樂文娛場所(休閒農場)(為期三年)，本人作為藍輦及稔園村村代表，現代表藍輦村全體村民就是次申請作出反對，有關反對理由如下：

- 1) 有關申請地點屬於未來發展範圍。
- 2) 影響鄰近金塔風水。
- 3) 破壞寧靜鄉郊生活。

如貴署有任何疑問及回覆，敬請與本人聯絡。

簽署：



藍輦及稔園村原居民代表 李康庭

電話：



地址：



簽署：



藍輦及稔園村居民代表 李業興

電話：



地址：



日期：2022 年 6 月 28 日

副本抄送：東涌鄉事委員會



2

致：城市規劃委員會

本人反對有關(申請編號：A/I-TCV/19) 大嶼山東涌谷東涌丈量約  
份第1約地段第1886號(部分)和1890號(部分)擬議臨時康樂文娛場  
所(休閒農場)(為期三年)

姓名

簽署

Li Yip Kok	Li Yip Kwai
陳解	楊鮮艷
李榮新	楊格聰
楊鮮艷	梁婬珍
楊格聰	李業建
梁婬珍	李業航
李業建	
李業航	



3

BY EMAIL ONLY

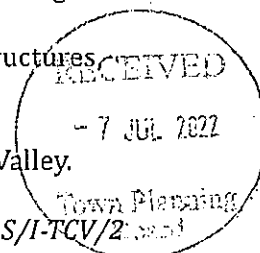
The Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road,  
North Point, Hong Kong.  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

7 July, 2022

Dear Chairperson and Members,

**Objection to Application for  
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 3 Years at Tung Chung Valley, Lantau Island (A/I-TCV/19)**

1. Green Power would like to lodge an objection to the captioned application for temporary place of recreation, sports or culture (hobby farm) for a Period of 3 Years at Tung Chung Valley, Lantau Island because this project
  - (a) violate the planning intention of approved Tung Chung Valley Outline Zoning Plan(OZP) No. S/I-TCV/2,
  - (b) legalize and promote the use of unauthorized road access and illegal structures,
  - (c) threaten ecology of ecologically important Tung Chung River
  - (d) pollute ecologically important Tung Chung River,
  - (e) open a floodgate to further incompatible developments in Tung Chung Valley.



Please note that the citations in this letter refer to the Tung Chung Valley OZP No. S/I-TCV/2.

***Violate the Planning Intention and Threaten the Endangered Species and Ecology***

2. *The general planning intention of the Area (Tung Chung Valley) is to protect the ecologically sensitive areas and to preserve the natural environment.....of the Area. (Section 8.2, EXPLANATORY STATEMENT).*
3. The Ecologically Important Streams (EIS) near the application site (No.27. Tung Chung (Mok Ka and Shek Mun Kap)) is characterized by its high diversity of freshwater fish species, with records of species of conservation importance and concerns such as Beijiang Thick-lipped Bard (*Acrossocheilus beijiangensis*), Philippine Neon Goby (*Stiphodon atropurpureus*) and Rich Fish (*Oryzias curvinotes*) (Section 5.2, EXPLANATORY STATEMENT). The proposed operation of the application may rear exotic, invasive or genetically modified fish species. These reared fish species will be introduced into the EIS intentionally or accidentally during rainstorms, floods or escape from fish tanks through an existing channel connecting to the EIS (as mentioned in the gist of the application). These invaded fish species from the application site will threaten the survival the existing freshwater fish species, cause genetic pollution and damage the ecology of the Tung Chung

River EIS. The impacts are very likely disastrous and irreversible.

4. Although the proposed project site is located within "R(C)2" zone, the access roads (i.e. mentioned "local access" in the application) connecting to the site encroaches "CONSERVATION AREA" ("CA") and "OTHER SPECIFIED USES" ("OU") zone which is for "River Park" only (p.10 and 13, Schedule of Uses). Obviously, road access is not land uses stated in both Column 1 and 2 under "CA" or "OU". Planning approval for a particular application should not allow or promote unauthorized developments or incompatible landuses in other zones.
5. The access road connecting to the proposed project site will breach the planning intention of "OU" *to protect and retain the existing natural landscape, ecological or topographic features of the Area for preservation, flood prevention, educational and research purposes through the development of River Park* (Planning Intention, OTHER SPECIFIED USES, Schedule of Uses).
6. The access road connecting to the proposed project site will also breach the planning intention of "CA" where *only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted* (Sec. 9.8.1, EXPLANATORY STATEMENT).

#### ***Legalize Illegal Structures***

7. More importantly, the proposed project site is ONLY accessible through "local access" via two bridges which encroach the ecologically important Tung Chung River that have been recognized as illegal by the Administration (please refer to map and photos below). Approval of the captioned applications virtually legalizes these illegal structures that the reinstatement enforcement may be forfeited. That will also lead to contradiction in law when different relevant ordinances are enforced and cause confusion to the public.

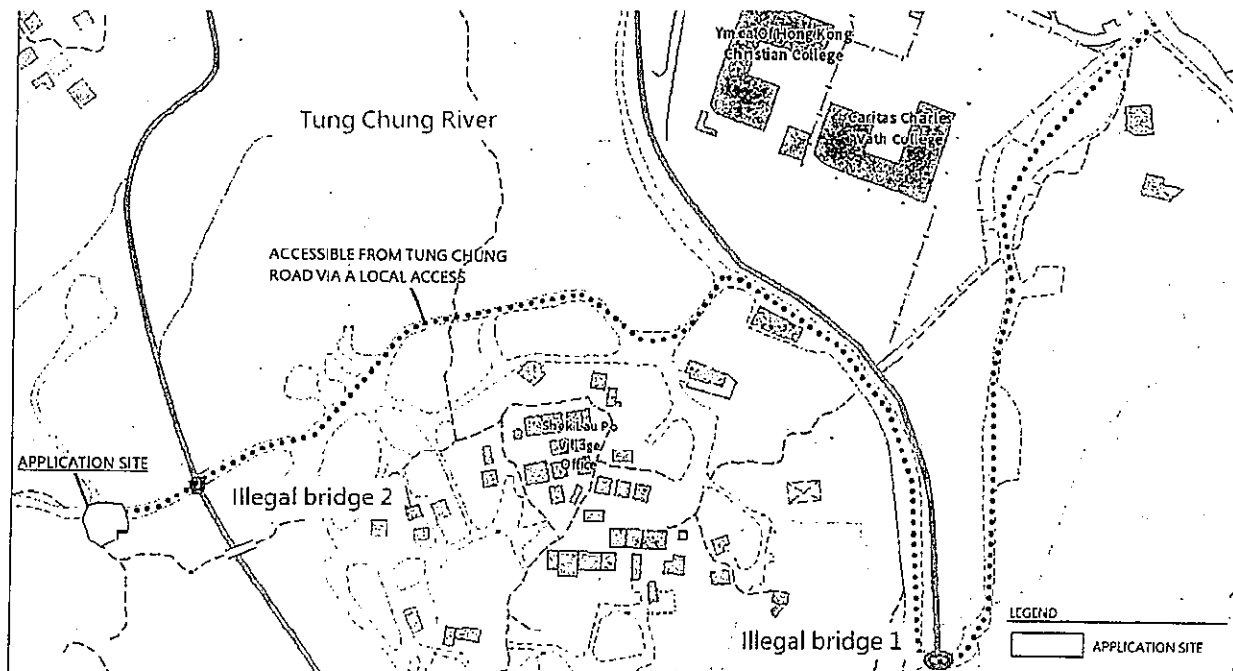




Photo shows the Illegal Bridge 1 with Government department's notice sign erected.



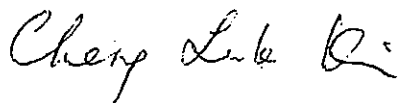
Photo shows Illegal Bridge 2 with Government department's notice signs erected.

***Pollute Natural Stream***

8. Section 10.3, EXPLANATORY STATEMENT mentions that *provision of sewerage and drainage systems.....are being planned*. Without any sewerage and drainage facilities, the proposed project will pollute the adjoining Tung Chung River and Tung Chung Bay with aquacultural wastewater (containing fish feed, fish excreta, veterinary drug such as antibiotics), domestic sewage, fertilizers and surface runoff through an existing channel connecting to EIS intentionally or accidentally during rainstorms and floods. Eutrophication, deterioration of water quality and establishment of drug-resistant bacteria may be resulted in the Tung Chung River EIS that will destroy the pristine and ecologically rich Tung Chung River.
9. The access road connecting the proposed project site deprives the river bank of vegetation that leads to soil erosion. Lack of vegetation on river bank to filter surface runoff will deteriorate the water quality of Tung Chung River. Soil erosion will cause geotechnical instability of river banks.
10. The connecting access roads to the application sites have encroached ecologically important Tung Chung River, i.e. EIS, and brought about adverse effects of development including increase in suspended solid of river water by runoff from unpaved access road.
11. In conclusion, GREEN POWER considers that the captioned application will threaten the unique but fragile ecological conditions of Tung Chung River which might be disastrous and irreversible. Moreover, it would trigger further environmental problems and set a bad precedent to further similar incompatible developments in Tung Chung Valley. We urge the Town Planning Board to reject the captioned application.

Thank you very much for your kind attention. We look forward to your favourable decisions.

Yours faithfully,



Cheng Luk Ki, Ph.D.  
Director

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that the Lots at the applicant site (the Site) are demised for agricultural purposes under the Block Government Lease. If any structure(s) is/are to be erected on the Lots, LandsD's prior approval must be obtained by the lot owner(s). If the planning application is approved by the Town Planning Board, the applicant should apply to LandsD for approval for any structures proposed to be erected on the Lots. Such application will be processed by LandsD in the capacity of a landlord and approval, if given, will be subject to such terms and conditions, including payment of fees, as may be imposed by LandsD. There is no guarantee that such application would be approved;
- (b) to note the comments of the Director of Drainage Services that the proposed 225UD surrounding the Site is sufficient for collecting surface runoff of the site but not the upper catchments. The applicant should consider enlarging the drainage to deal with the runoff flowing onto the Site from adjacent areas;
- (c) to note the comments of the Director of Food and Environmental Hygiene that any person who would conduct any food handling or any class of food business at the Site shall obtain a proper food license/permit issued by the Food and Environmental Hygiene Department (FEHD). A prerequisite of complying with statutory plan restrictions is necessary. A place of public entertainment licence must be obtained from FEHD if a public entertainment event would take place at the Site;
- (d) to note the comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department that the southwestern portion of the Site would fall within the works area of Tung Chung West under the Tung Chung New Town Extension project and may be resumed by the Government at any time during the planning approval period for the implementation of government projects;
- (e) to note the comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (BD) that (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the subject planning application; (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are Unauthorised Building Works (UBW); an Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; (iii) for UBW erected on leased land, enforcement action may be taken by BD to affect their removal in accordance with BD's enforcement policy against UBW as and when necessary; the granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; (v) in connection with point (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency

vehicular access (EVA) in accordance with the Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively; (vi) as the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under B(P)R 19(3) at the building plan submission stage; and (vii) detailed comments under the BO on individual site for a private development such as permissible plot ratio, site coverage, means of escape, fire resisting construction, EVA, private streets and/or access roads, provision of natural lighting and ventilation, sanitary fitments and drainage system, etc. will be formulated at the building plans submission stage;

- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing water mains might be affected and the cost of any necessary diversion shall be borne by the developer; and
- (g) to note the comments of the Director of Fire Services that the applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The applicant is also reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.