

2020年 10月 1 4日

Appendix I

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 14 OCT 2020
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas; and
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;及**
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期**

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

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/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LK/133
	Date Received 收到日期	14 OCT 2020

- 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)

King Shing Ecological Farm Limited 景盛生態農場有限公司

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)

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories
(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 3,656 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 910 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)	..... N/A 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 Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
29/9/2020 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s)~~ or rural committee on 31/8/2020 (DD/MM/YYYY)[&]
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，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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
	(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) (請用圖則顯示有關土地/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))
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports and Culture
(Hobby Farm) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 910 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.25	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 25 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 6	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 3.5 m 米 <input checked="" type="checkbox"/> About 約	

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
 政府、機構或社區設施

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

STRUCTURE	USE	COVERED AREA	GFA
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)
B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)
B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)
B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)
B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地

..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space and farm area

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2021

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) Accessible from Sha Tau Kok Road - Shek Chung Au via a local access.....</p> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>

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。

Part 9 第9部分

10. 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。

Please refer to **Planning Statement**.

11. 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.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
☐ 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

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

22/9/2020

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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)		
	A/NE-LK/133		
Location/address 位置/地址	Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories 新界沙頭角石涌凹丈量約份第39約地段第2468號、第2469號、第2470號、第2471號、第2472號、第2473號、第2474號、第2475號及第2476號		
Site area 地盤面積	3,656 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 Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 鹿頸及禾坑分區計劃大綱核准圖編號 S/NE-LK/11		
Zoning 地帶	"Village Type Development" Zone 「鄉村式發展」地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years 擬議臨時康體文娛場所(休閒農場)連附屬設施(為期5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	910 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" 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	
	Composite 綜合用途	/	

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

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

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

SECTION 16 APPLICATION

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities for a Period of 5 Years

Lots 2468, 2469, 2470, 2471, 2472, 2473,
2474, 2475 and 2476 in D.D. 39

Shek Chung Au

Sha Tau Kok

New Territories

Planning Statement

FILE CONTROL

FILE NAME : DD39 Lot 2468 & VL - Planning Statement (20200916)
FILE LOCATION : \\R-SERVER\Planning\Planning Application\DD39 Lot 2468 & VL -
Hobby Farm in LK\Submission
REVISION NO. : 1.0

APPLICANT : King Shing Ecological Farm Limited
TYPE OF APPLICATION : S.16 Planning Application
PROPOSED USE : Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm) with Ancillary Facilities for a Period of 5 Years
FILE LOCATION : Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476
in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final Report	GW (20200916)	MN (20200922)	BT (20200922)

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Plan P03	Plan Showing the Land Status of the Application Site
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EXECUTIVE SUMMARY

- The applicant seek to use various Lots in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years.
- The Site falls within an area zoned as "Village Type Development" on the Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11.
- The Site occupied an area of 3,656m² (about). Total of six structures are proposed at the Site for reception, changing rooms, plant nursery, agricultural education centre, greenhouse and storage of farm tools with total GFA of 910m² (about) and building height of 3.5m (about)(1-storey).
- The Site is accessible from Sha Tau Kok Road - Shek Chung Au via a local access. The operation hours of the Site is 09:00 to 18:00 daily (including public holiday).
- Justifications for the proposed development are as follows:
 - The proposed development could promote sustainable hobby farming
 - Proposed development is not incompatible with surrounding land use
 - No adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the "V" zones
- Details of development parameters are as follows:

Application Site Area	3,656m ² (about)
Covered Area	910m ² (about)
Uncovered Area	2,746m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Domestic GFA	not applicable
Non-domestic GFA	910m ² (about)
Number of Block	6
No. of Storey	1
Building Height	3.5m (about)

行政摘要

- 申請人現根據《城市規劃條例》(第131章)第16條，提交有關新界沙頭角石涌凹丈量約份第39約多個地段的規劃申請，於上述地段作擬議臨時康體文娛場所(休閒農莊)連附屬設施為期5年。
- 申請地點所在的地區在《鹿頸及禾坑分區計劃大綱核准圖編號 S/NE-LK/11》上劃為「鄉村式發展」用途地帶。
- 申請地盤面積為3,656平方米(約)。申請地點將設有6座構築物作接待處、更衣室、植物苗圃、農業學習中心、溫室及存放農具。構築物的總樓面面積為910平方米(約)，高度為3.5米(約)(一層)。
- 申請地點可從沙頭角路-石涌凹經一條地區道路前往。擬議發展的作業時間為每天上午9時正至下午6時正(包括公眾假期)。
- 擬議發展的申請理據如下：
 - 擬議發展能夠推廣可持續休閒耕種
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展屬臨時性質，不會影響「鄉村式發展」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	3,656 平方米(約)
上蓋總面積：	910 平方米(約)
露天地方面積：	2,746 平方米(約)
地積比率：	0.25 (約)
上蓋覆蓋率：	25% (約)
住用總樓面面積：	不適用
非住用總樓面面積：	910 平方米(約)
樓宇數目：	6 座
構築物層數：	1 層
構築物高度：	3.5 米(約)

Planning Statement

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,
Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475
and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories**

Section 16 Planning Application

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *King Shing Ecological Farm Limited* (the applicant) to submit this planning application under the Section 16 of the *Town Planning Ordinance (Cap. 131)* to the Town Planning Board (the Board) on its behalf.
- 1.2 The applicant seek to use various Lots in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years (proposed development).
- 1.3 The objectives of this document are to further explain the development proposal and operation to demonstrate that the proposed development would not create adverse impact to existing surrounding area. In support of this application, a set of indicative plans and appendix are also provided to gain support from respective government departments and planning permission from the Board.

Justification from the Applicant

- 1.4 As demand for recreational farming is growing recently, the applicant seeks to operate a new hobby farm business to promote sustainable and organic farming in Hong Kong. As the Site is within walking distance from Sha Tau Kok Road – Shek Chung Au, the proposed development can be accessed easily.
- 1.5 The proposed use is consider not incompatible with the surrounding land use and adverse impact should not be anticipated. The proposed development could optimize the development potential of precious land resource. The farming activity is also similar to the always permitted agricultural use, therefore, the proposed development would not frustrating the planning intention of "V" zone.
- 1.6 Upon approval of the planning application, the applicant will make effort in complying with approval conditions/ relevant government regulations related to fire service, drainage, sewerage and landscape aspects.

2. SITE CONTEXT

Site Location

- 2.1 The Site is accessible from Sha Tau Kok Road – Shek Chung Au via a local access and the proposed entrance/exit at the southeastern part of the Site. It is approximately 10km northeast of Fanling MTR station, 3km southwest of Sha Tau Kok Control Point and 60m north of Sha Tau Kok Road - Shek Chung Au (**Plan P01**).

Existing Site Condition

- 2.2 The Site occupied an area of 3,656m² (about). The Site is generally flat and covered by vegetation. It is currently vacant, unfenced and occupied by several vacant temporary structures.

Surrounding Area

- 2.3 The Site is mainly surrounded by vacant land covered by vegetation, woodland, temporary structures for workshop and storage uses.
- 2.4 To its immediate and further north and west are woodland and vacant land covered by vegetation.
- 2.5 To its immediate east are some temporary structures for workshop and storage uses. To its further east are village houses of Shek Chung Au and Internal College Hong Kong and Sha Tau Kok General Out-patient Clinic across Sha Tau Kok Road – Shek Chung Au.
- 2.6 To its immediate south are the local access connecting the Site to Sha Tau Kok Road – Shek Chung Au and occupied by temporary structures for workshop use. To its further south are vacant land covered by vegetation, Luk Keng Road and the coast.

3. PLANNING CONTEXT

Zoning of the Application Site

- 3.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11. According to the Notes of the OZP, 'Place of Recreation, Sports or Culture' is a Column 2 use within the "V" zone, which requires permission from the Board (**Plan P02**).
- 3.2 The Site falls wholly within "V" zone.

Planning Intention

- 3.3 The planning intention of the "V" zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 3.4 The proposed 'place of recreation, sports or culture (hobby farm)' is a column 2 use within the "V" zone, approval of the proposed use on a temporary basis will not jeopardize the long term planning intention of the subject "V".

Previous Application

- 3.5 There is no previous approved application in respect of the Site.

Similar Application

- 3.6 There is no similar approved application within the same "V" zone.

4. DEVELOPMENT PROPOSAL

Development Details

- 4.1 The Site occupied an area of 3,656m² (about). A total of six structures are proposed at the Site for reception, changing rooms, plant nursery, agricultural education centre, greenhouses and storage of farm tools with total GFA of 910m² (about) and building height of 3.5m (about)(1-storey) (Plan P04).
- 4.2 Details of development parameters are as follows:

Application Site Area	3,656m ² (about)
Covered Area	910m ² (about)
Uncovered Area	2,746m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Domestic GFA	not applicable
Non-domestic GFA	910m ² (about)

Number of Block	6
No. of Storey	1
Building Height	3.5m (about)

4.3 Details of structures at the Site are as follows:

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Reception and Changing Rooms	72m ² (about)	72m ² (about)	3.5m (about) (1-storey)
B2	Plant Nursery	134m ² (about)	134m ² (about)	3.5m (about) (1-storey)
B3	Agricultural Education Centre	509m ² (about)	509m ² (about)	3.5m (about) (1-storey)
B4	Greenhouse	60m ² (about)	60m ² (about)	3.5m (about) (1-storey)
B5	Greenhouse	60m ² (about)	60m ² (about)	3.5m (about) (1-storey)
B6	Storage of Farm Tools	75m ² (about)	75m ² (about)	3.5m (about) (1-storey)
Total		910m² (about)	910m² (about)	-

Operation Mode

- 4.4 The estimated maximum number of visitor per day is 40 (about). Visitor is required to make appointment in advance before accessing the Site. The estimated number of staff working at the Site is 8.
- 4.5 The operation hours of the Site is 09:00 to 18:00 daily (including public holiday). Operation outside the operation hours is prohibited.
- 4.6 Changing rooms are provided at reception for the use of staff and visitor. Basic knowledge of farming is taught by staff at the agricultural education centre. Farmland are divided into smaller portions and visitor is assigned to designated farmland for farming experience. Greenhouses and plant nursery are provided at the Site to support the operation of the proposed development. After the farming session, group sharing session is held at the agricultural education centre. Farm tools are stored at structure B6.

5. TECHNICAL JUSTIFICATION

Land Administration Aspect

- 5.1 The Site consists of nine private land lots, i.e. lot 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476 in D.D. 39 with a total land area of 3,656m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan P03**). The Site does not fall on any Government land.
- 5.2 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit a Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

Traffic Aspect

- 5.3 The Site is accessible from Sha Tau Kok Road (about 7m) via a local access (about 3.6m). One 5m (about) entrance/exit is provided at the eastern part of the Site (**Plans P01 and P04**). No vehicle will enter the Site. All goods and tools required for daily operation of the proposed development are hand-carried to the Site by staff. Larger items are transported by trolleys.
- 5.5 Public Transport
- 5.5.1 Sha Tau Kok Road – Shek Chung Au is located 60m (about) south of the Site, which is well-served with public transport. As no direct vehicular access is connected to the Site, visitor and staff are required to access the Site by taking public transport to Sha Tau Kok Road – Shek Chung Au then walk to the Site. The nearest bus/minibus stop is located 120m southwest of the Site on Sha Tau Kok Road – Shek Chung Au with public transport services, including the following:

Route No.	Termination Points	
Franchised Bus		
78K	Sheung Shui Bus Terminus	Sha Tau Kok Bus Terminus
Green Minibus		
55K	Sheung Shui MTR Station	Chung Lung Street, Sha Tau Kok

Environmental Aspect

5.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

5.7 Air

5.7.1 The Site is only for hobby farm use. The proposed development will therefore not create any adverse air impact to the surrounding area.

5.8 Lighting

5.8.1 The applicant will ensure lighting within the Site will be switched off after operation hours to minimize nuisance to the surroundings.

5.9 Noise

5.9.1 As the proposed development is for a passive recreational use, excessive noise would not be generated from the proposed use. In addition, loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment, therefore, adverse noise impact to the surrounding areas should not be anticipated.

5.10 Sewerage

5.10.1 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewerage treatment at the Site.

5.10.2 The applicant will submit application for Water Pollution Control Ordinance (WPCO) license from EPD before discharging any wastewater to the municipal sewerage system.

Agricultural Aspect

5.11 Farming Activities

5.11.1 The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "V" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will

be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

5.12 Paved Ratio

- 5.12.1 Large portion of the Site is proposed as farmland, i.e. 1,927m² (53%)(about) for the use of visitor, while 819m² (22%)(about) of the Site will be remained as soiled ground for circulation purpose. The remaining 910m² (25%)(about) is hard-paved area for site formation of structures (**Plan P05**).

Drainage Aspect

- 5.12 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted by from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.13 The applicant will submit a fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance* after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

Landscape Aspect

- 5.14 The applicant will preserve existing trees within the Site as far as practical. The applicant will submit a tree preservation and landscape proposal to enhance the landscape environment. The applicant will submit photographic records of the existing trees after planning approval has been granted by from the Board.

6 CONCLUSION

- 6.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board. Upon the expiry of the planning permission, the Site will be reinstated to an amenity area by the applicant.
- 6.2 The proposed development is a column two use within the "V" zone and only on a temporary basis, it will not frustrate the long term planning intention of "V" zone.

The future operation of the Site is considered not incompatible with the surrounding. The farming activity is similar to the always permitted agricultural use, therefore, approval of the subject application will not set undesirable precedent within the "V" zone.

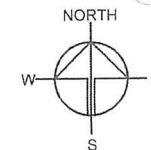
- 6.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years'.

R-riches Property Consultants Limited
22 September 2020

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,656m² (ABOUT)

ACCESSIBLE FROM SHA TAU KOK ROAD - SHEK CHUNG AU VIA A LOCAL ACCESS



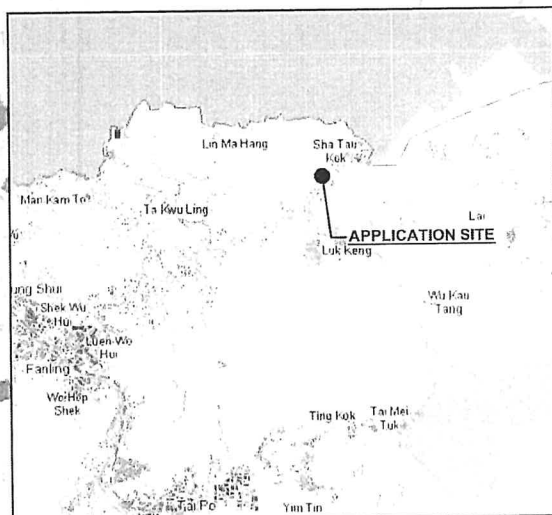
Shek Chung Au

APPLICATION SITE

ACCESSIBLE FROM SHA TAU KOK ROAD -
SHEK CHUNG AU VIA A LOCAL ACCESS

SHA TAU KOK ROAD
SHEK CHUNG AU

LUK KENG ROAD



LEGEND



APPLICATION SITE

Drawing No. P01 Ver. 01

Project

PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE
(HOBBY FARM) WITH
ANCILLARY FACILITIES FOR
A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS
LOTS IN D.D. 39, SHEK
CHUNG AU, SHA TAU KOK,
NEW TERRITORIES

Drawing Title
LOCATION PLAN

Scale of A4
1 : 4000

Drawn	Date 7.9.2020
Revised	Date

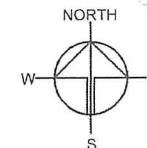
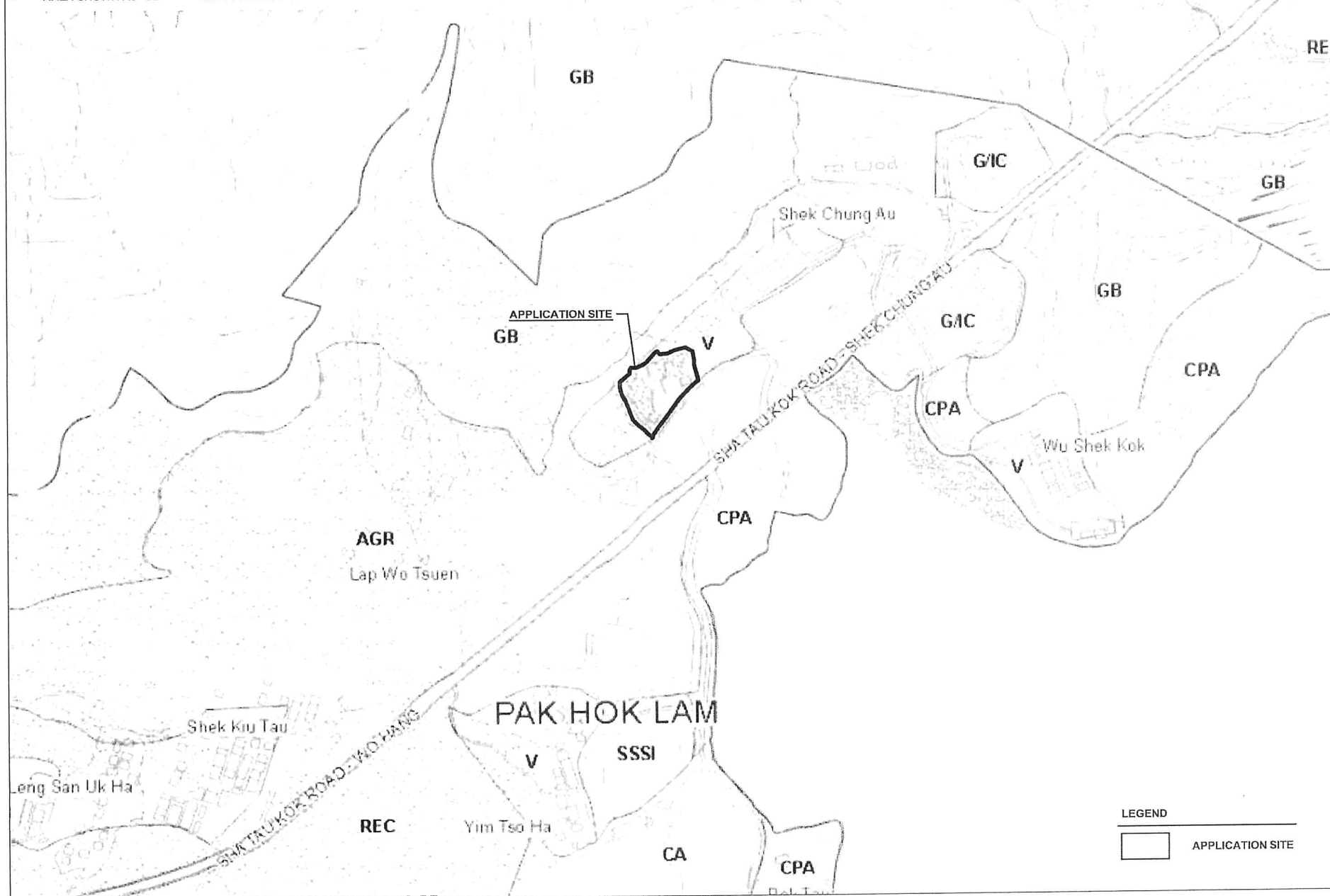


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,656m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED LUK KENG AND WO HANG OZP
OZP PLAN NO. : S/NE-LK/11

AREA ZONED AS "V" : 3,656m² (ABOUT)(100%)
AREA SHOWN AS "GB" : NOT APPLICABLE



Drawing No.
P02

Ver.
01

Project
PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE
(HOBBY FARM) WITH
ANCILLARY FACILITIES FOR
A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS
LOTS IN D.D. 39, SHEK
CHUNG AU, SHA TAU KOK,
NEW TERRITORIES

Drawing Title
ZONING OF THE SITE

Scale of M
1 : 5000

Drawn
7.9.2020

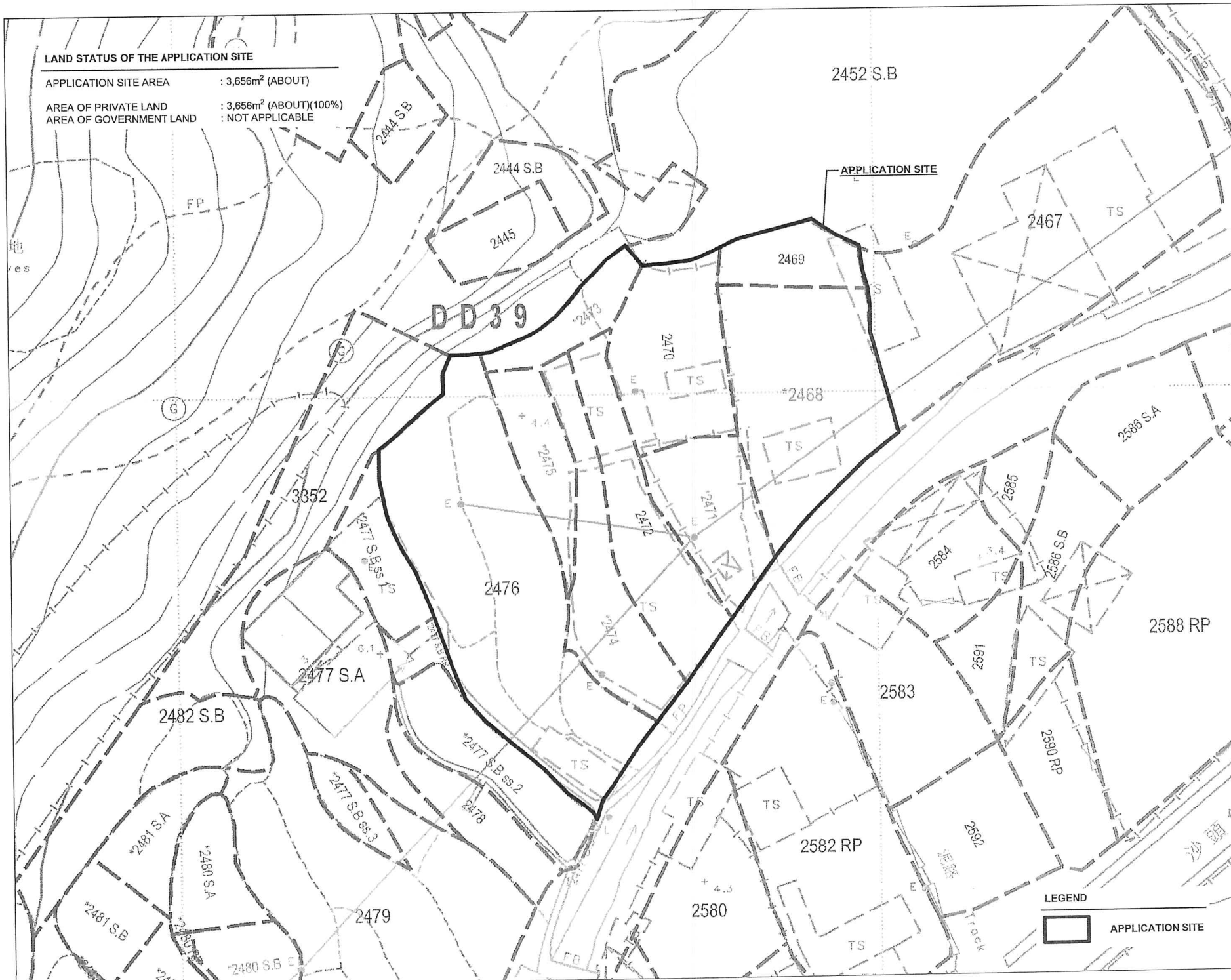
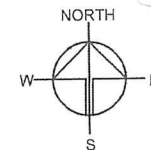
Revised
Date

LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,656m² (ABOUT)
 AREA OF PRIVATE LAND : 3,656m² (ABOUT)(100%)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



2452 S.B

APPLICATION SITE

2467 TS

2469

DD 39

2470 TS

2468 TS

2586 S.A

3352

2476 TS

2588 RP

2477 S.A

2583

2482 S.B

2590 RP

2481 S.A

2480 S.A

2479

2580

2582 RP

LEGEND



APPLICATION SITE

Drawing No. P03 Ver. 01

Project
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES

Drawing Title
 LAND STATUS OF THE SITE

Scale of A4
 1 : 500

Drawn Date 31.8.2020

Revised Date

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,656m² (ABOUT)
 COVERED AREA : 910m² (ABOUT)
 UNCOVERED AREA : 2,746m² (ABOUT)

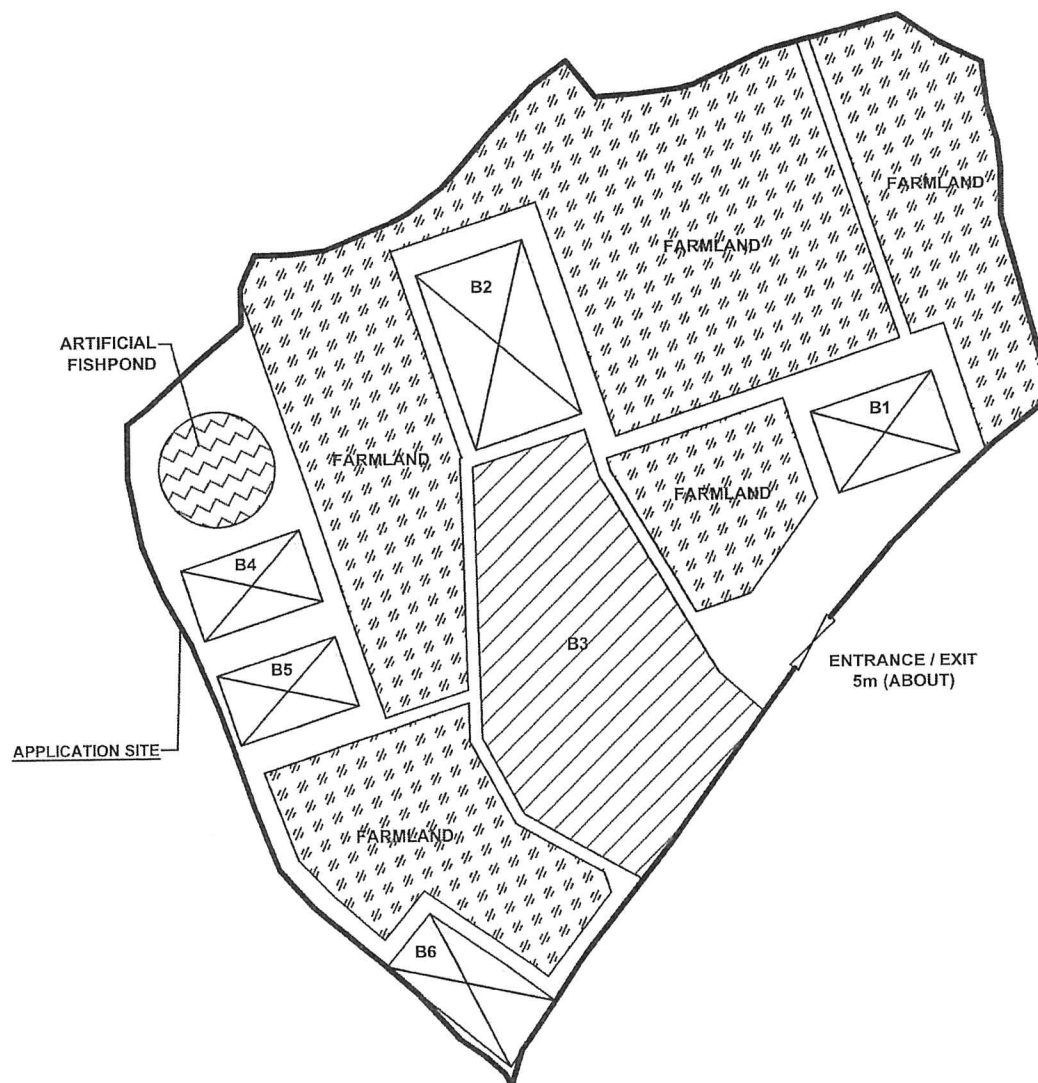
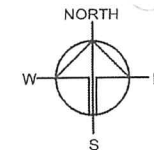
PLOT RATIO : 0.25 (ABOUT)
 SITE COVERAGE : 25% (ABOUT)

NO. OF STRUCTURE : 6
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 910m² (ABOUT)
 BUILDING HEIGHT : 3.5m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)

TOTAL 910m² (ABOUT) 910m² (ABOUT)




*STRUCTURE B3 IS A SHED STRUCTURES (NOT ENCLOSED)



PARKING PROVISIONS

NO PARKING / LOADING/UNLOADING SPACE IS PROVIDED FOR THE SITE

LEGEND

-  ENCLOSED STRUCTURE
-  SHED STRUCTURE
-  ENTRANCE / EXIT

Drawing No. P04 Ver. 01

Project
 PROPOSED TEMPORARY
 PLACE OF RECREATION,
 SPORTS OR CULTURE
 (HOBBY FARM) WITH
 ANCILLARY FACILITIES FOR
 A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS
 LOTS IN D.D. 39, SHEK
 CHUNG AU, SHA TAU KOK,
 NEW TERRITORIES

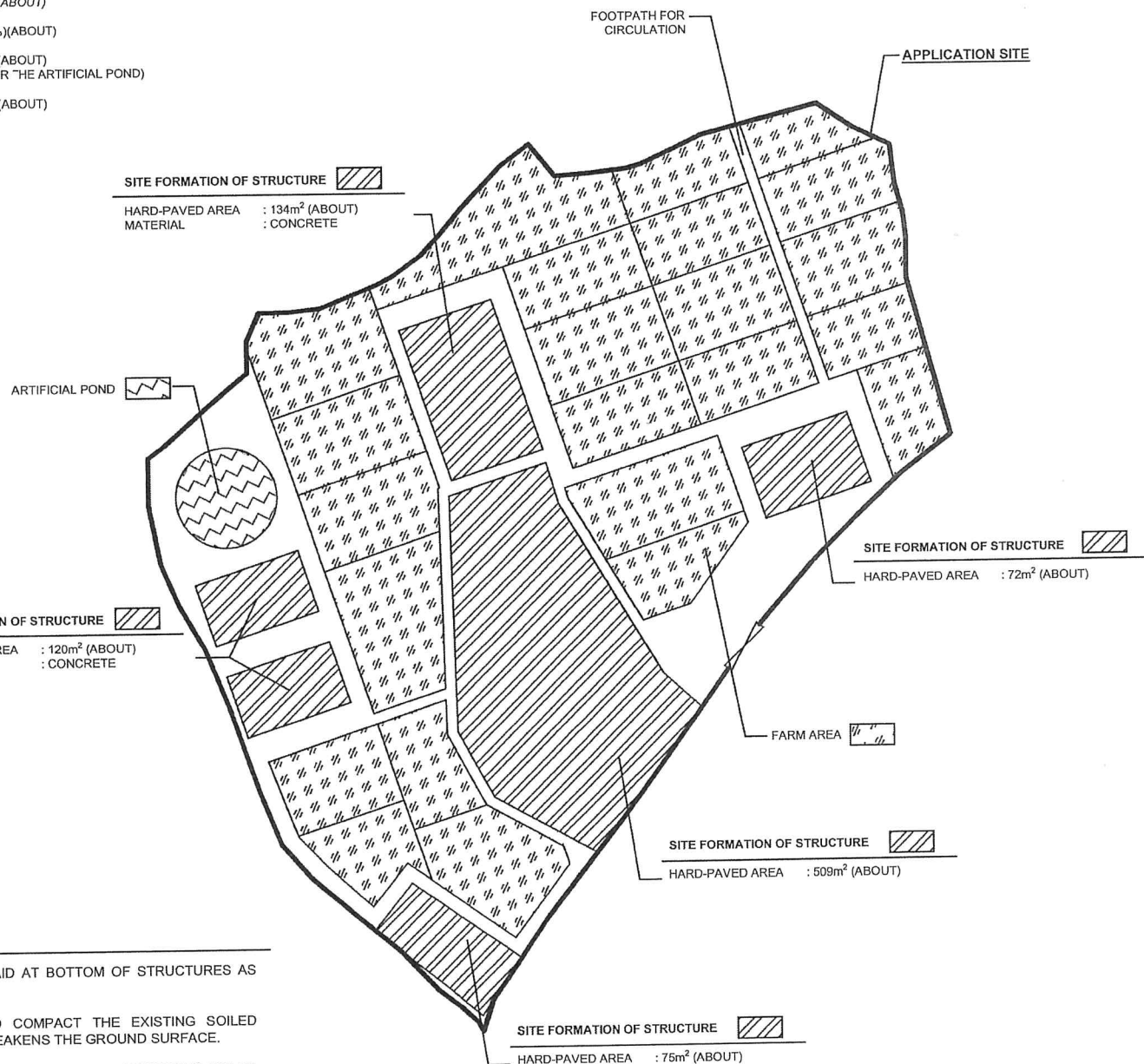
Drawing Title
 LAYOUT PLAN

Scale of A4
 1 : 600

Drawn Date 14.9.2020
 Revised Date

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,656m ² (ABOUT)
COVERED BY STRUCTURE	: 910m ² (25%)(ABOUT)
AREA OF FARMLAND	: 1,927m ² (53%)(ABOUT)
SOILED GROUND AREA (FOR CIRCULATION AND SOILED GROUND UNDER THE ARTIFICIAL POND)	: 819m ² (22%)(ABOUT)
HARD-PAVED AREA	: 910m ² (25%)(ABOUT)

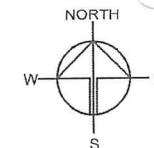


PURPOSE OF HARD-PAVING

- CONCRETE IS PROPOSED TO BE LAID AT BOTTOM OF STRUCTURES AS SITE FORMATION.
- LOADING OF STRUCTURES COULD COMPACT THE EXISTING SOILED GROUND, WHICH SUBSEQUENTLY WEAKENS THE GROUND SURFACE.
- THE CONCRETE SITE FORMATION COULD STABILISE THE EXISTING SOILED GROUND AND PREVENT EROSION FROM SURFACE RUN-OFF.
- IT PROVIDES GROUND REINFORCEMENT SO THAT IT CAN WITHSTAND THE HEAVY LOADING OF STRUCTURES.

LEGEND

- ENCLOSED STRUCTURE
- ENTRANCE / EXIT



Drawing No.	Ver.
P05	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
Drawing Title	PAVED RATIO OF THE SITE
Scale of A4	1 : 600
Drawn	Date
	22.9.2020
Revised	Date

Our Ref.: DD39Lot2468&VL

Your ref.: TPB/A/NE-LK/133

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

20 October 2020

Dear Sir,

Supplementary Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities
for a Period of 5 Years in “Village Type Development” Zone, Lots 2468, 2469, 2470, 2471, 2472,
2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories**

(Application No. A/NE-LK/133)

We are writing to submit supplementary information for the subject application (revised planning statement, application form and layout plan). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/STN

(Attn.: Mr. Wilfred CHU)

email: wkhchu@pland.gov.hk



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports and Culture
(Hobby Farm) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 914.5 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.25	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 25 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 7	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 3.5 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
B7	PORTABLE TOILET	4.5m ² (ABOUT)	4.5m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
TOTAL		914.5m ² (ABOUT)	914.5m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT		
...	B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	.....
	B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	
...	B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	.....
	B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	
...	B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	.....
	B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	
...	B7	PORTABLE TOILET	4.5m ² (ABOUT)	4.5m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)	.....
TOTAL		914.5m ² (ABOUT)	914.5m ² (ABOUT)	.....	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space and farm area

.....

.....

.....

.....

.....

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 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories 新界沙頭角石涌凹丈量約份第39約地段第2468號、第2469號、第2470號、第2471號、第2472號、第2473號、第2474號、第2475號及第2476號		
Site area 地盤面積	3,656 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 Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 鹿頸及禾坑分區計劃大綱核准圖編號 S/NE-LK/11		
Zoning 地帶	"Village Type Development" Zone 「鄉村式發展」地帶		
Applied use/ development 申請用途／發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years 擬議臨時康體文娛場所（休閒農場）連附屬設施（為期5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	914.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" 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	7	
	Composite 綜合用途	/	



SECTION 16 APPLICATION

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities for a Period of 5 Years

Lots 2468, 2469, 2470, 2471, 2472, 2473,
2474, 2475 and 2476 in D.D. 39
Shek Chung Au
Sha Tau Kok
New Territories

Planning Statement

FILE CONTROL

FILE NAME	: DD39 Lot 2468 & VL - Planning Statement (20200916)
FILE LOCATION	: \\R-SERVER\Planning\Planning Application\DD39 Lot 2468 & VL - Hobby Farm in LK\Submission
REVISION NO.	: 1.1
APPLICANT	: King Shing Ecological Farm Limited
TYPE OF APPLICATION	: S.16 Planning Application
PROPOSED USE	: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years
FILE LOCATION	: Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final Report	GW (20200916)	MN (20200922)	BT (20200922)
1.1	Final Report	MN (20201020)		

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EXECUTIVE SUMMARY

- The applicant seek to use various Lots in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years.
- The Site falls within an area zoned as “Village Type Development” on the Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11.
- The Site occupied an area of 3,656m² (about). Total of seven structures are proposed at the Site for reception, changing rooms, plant nursery, agricultural education centre, greenhouse, storage of farm tools and portable toilet with total GFA of 914.5m² (about) and building height of 3.5m (about)(1-storey).
- The Site is accessible from Sha Tau Kok Road - Shek Chung Au via a local access. The operation hours of the Site is 09:00 to 18:00 daily (including public holiday).
- Justifications for the proposed development are as follows:
 - The proposed development could promote sustainable hobby farming
 - Proposed development is not incompatible with surrounding land use
 - No adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the “V” zones
- Details of development parameters are as follows:

Application Site Area	3,656m ² (about)
Covered Area	914.5m ² (about)
Uncovered Area	2,741.5m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Domestic GFA	not applicable
Non-domestic GFA	914.5m ² (about)
Number of Block	7
No. of Storey	1
Building Height	3.5m (about)

行政摘要

- 申請人現根據《城市規劃條例》(第131章)第16條，提交有關新界沙頭角石涌凹丈量約份第39約多個地段的規劃申請，於上述地段作擬議臨時康體文娛場所(休閒農莊)連附屬設施為期5年。
- 申請地點所在的地區在《鹿頸及禾坑分區計劃大綱核准圖編號 S/NE-LK/11》上劃為「鄉村式發展」用途地帶。
- 申請地盤面積為3,656平方米(約)。申請地點將設有7座構築物作接待處、更衣室、植物苗圃、農業學習中心、溫室、存放農具及流動洗手間。構築物的總樓面面積為914.5平方米(約)，高度為3.5米(約)(一層)。
- 申請地點可從沙頭角路-石涌凹經一條地區道路前往。擬議發展的作業時間為每天上午9時正至下午6時正(包括公眾假期)。
- 擬議發展的申請理據如下：
 - 擬議發展能夠推廣可持續休閒耕種
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展屬臨時性質，不會影響「鄉村式發展」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	3,656 平方米 (約)
上蓋總面積：	914.5 平方米 (約)
露天地方面積：	2,741.5 平方米 (約)
地積比率：	0.25 (約)
上蓋覆蓋率：	25% (約)
住用總樓面面積：	不適用
非住用總樓面面積：	914.5 平方米 (約)
樓宇數目：	7 座
構築物層數：	1 層
構築物高度：	3.5 米 (約)

Planning Statement

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities for a Period of 5 Years in “Village Type Development” Zone,
Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475
and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories**

Section 16 Planning Application

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *King Shing Ecological Farm Limited* (the applicant) to submit this planning application under the Section 16 of the *Town Planning Ordinance (Cap. 131)* to the Town Planning Board (the Board) on its behalf.
- 1.2 The applicant seek to use various Lots in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years (proposed development).
- 1.3 The objectives of this document are to further explain the development proposal and operation to demonstrate that the proposed development would not create adverse impact to existing surrounding area. In support of this application, a set of indicative plans and appendix are also provided to gain support from respective government departments and planning permission from the Board.

Justification from the Applicant

- 1.4 As demand for recreational farming is growing recently, the applicant seeks to operate a new hobby farm business to promote sustainable and organic farming in Hong Kong. As the Site is within walking distance from Sha Tau Kok Road – Shek Chung Au, the proposed development can be accessed easily.
- 1.5 The proposed use is consider not incompatible with the surrounding land use and adverse impact should not be anticipated. The proposed development could optimize the development potential of precious land resource. The farming activity is also similar to the always permitted agricultural use, therefore, the proposed development would not frustrating the planning intention of “V” zone.
- 1.6 Upon approval of the planning application, the applicant will make effort in complying with approval conditions/ relevant government regulations related to fire service, drainage, sewerage and landscape aspects.

2. SITE CONTEXT

Site Location

- 2.1 The Site is accessible from Sha Tau Kok Road – Shek Chung Au via a local access and the proposed entrance/exit at the southeastern part of the Site. It is approximately 10km northeast of Fanling MTR station, 3km southwest of Sha Tau Kok Control Point and 60m north of Sha Tau Kok Road - Shek Chung Au (**Plan P01**).

Existing Site Condition

- 2.2 The Site occupied an area of 3,656m² (about). The Site is generally flat and covered by vegetation. It is currently vacant, unfenced and occupied by several vacant temporary structures.

Surrounding Area

- 2.3 The Site is mainly surrounded by vacant land covered by vegetation, woodland, temporary structures for workshop and storage uses.
- 2.4 To its immediate and further north and west are woodland and vacant land covered by vegetation.
- 2.5 To its immediate east are some temporary structures for workshop and storage uses. To its further east are village houses of Shek Chung Au and Internal College Hong Kong and Sha Tau Kok General Out-patient Clinic across Sha Tau Kok Road – Shek Chung Au.
- 2.6 To its immediate south are the local access connecting the Site to Sha Tau Kok Road – Shek Chung Au and occupied by temporary structures for workshop use. To its further south are vacant land covered by vegetation, Luk Keng Road and the coast.

3. PLANNING CONTEXT

Zoning of the Application Site

- 3.1 The Site falls within an area zoned as “Village Type Development” (“V”) on the Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11. According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture’ is a Column 2 use within the “V” zone, which requires permission from the Board (**Plan P02**).
- 3.2 The Site falls wholly within “V” zone.

Planning Intention

- 3.3 The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 3.4 The proposed ‘place of recreation, sports or culture (hobby farm)’ is a column 2 use within the “V” zone, approval of the proposed use on a temporary basis will not jeopardize the long term planning intention of the subject “V”.

Previous Application

- 3.5 There is no previous approved application in respect of the Site.

Similar Application

- 3.6 There is no similar approved application within the same “V” zone.

4. DEVELOPMENT PROPOSAL

Development Details

- 4.1 The Site occupied an area of 3,656m² (about). A total of seven structures are proposed at the Site for reception, changing rooms, plant nursery, agricultural education centre, greenhouses, storage of farm tools and portable toilet with total GFA of 914.5m² (about) and building height of 3.5m (about)(1-storey) (**Plan P04**).
- 4.2 Details of development parameters are as follows:

Application Site Area	3,656m ² (about)
Covered Area	914.5m ² (about)
Uncovered Area	2,741.5m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Domestic GFA	not applicable
Non-domestic GFA	914.5m ² (about)

Number of Block	7
No. of Storey	1
Building Height	3.5m (about)

4.3 Details of structures at the Site are as follows:

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Reception and Changing Rooms	72m ² (about)	72m ² (about)	3.5m (about) (1-storey)
B2	Plant Nursery	134m ² (about)	134m ² (about)	3.5m (about) (1-storey)
B3	Agricultural Education Centre	509m ² (about)	509m ² (about)	3.5m (about) (1-storey)
B4	Greenhouse	60m ² (about)	60m ² (about)	3.5m (about) (1-storey)
B5	Greenhouse	60m ² (about)	60m ² (about)	3.5m (about) (1-storey)
B6	Storage of Farm Tools	75m ² (about)	75m ² (about)	3.5m (about) (1-storey)
B7	Portable Toilet	4.5m ² (about)	4.5m ² (about)	3.5m (about) (1-storey)
Total		914.5m² (about)	914.5m² (about)	-

Operation Mode

- 4.4 The estimated maximum number of visitor per day is 40 (about). Visitor is required to make appointment in advance before accessing the Site. The estimated number of staff working at the Site is 8.
- 4.5 The operation hours of the Site is 09:00 to 18:00 daily (including public holiday). Operation outside the operation hours is prohibited.
- 4.6 Changing rooms are provided at reception for the use of staff and visitor. Basic knowledge of farming is taught by staff at the agricultural education centre. Farmland are divided into smaller portions and visitor is assigned to designated farmland for farming experience. Greenhouses and plant nursery are provided at the Site to support the operation of the proposed development. After the farming session, group sharing session is held at the agricultural education centre. Farm tools are stored at structure B6.

5. TECHNICAL JUSTIFICATION

Land Administration Aspect

- 5.1 The Site consists of nine private land lots, i.e. lot 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476 in D.D. 39 with a total land area of 3,656m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan P03**). The Site does not fall on any Government land.
- 5.2 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit a Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

Traffic Aspect

- 5.3 The Site is accessible from Sha Tau Kok Road (about 7m) via a local access (about 3.6m). One 5m (about) entrance/exit is provided at the eastern part of the Site (**Plans P01 and P04**). No vehicle will enter the Site. All goods and tools required for daily operation of the proposed development are hand-carried to the Site by staff. Larger items are transported by trolleys.
- 5.5 Public Transport
- 5.5.1 Sha Tau Kok Road – Shek Chung Au is located 60m (about) south of the Site, which is well-served with public transport. As no direct vehicular access is connected to the Site, visitor and staff are required to access the Site by taking public transport to Sha Tau Kok Road – Shek Chung Au then walk to the Site. The nearest bus/minibus stop is located 120m southwest of the Site on Sha Tau Kok Road – Shek Chung Au with public transport services, including the following:

Route No.	Termination Points	
Franchised Bus		
78K	Sheung Shui Bus Terminus	Sha Tau Kok Bus Terminus
Green Minibus		
55K	Sheung Shui MTR Station	Chung Lung Street, Sha Tau Kok

Environmental Aspect

5.6 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

5.7 Air

5.7.1 The Site is only for hobby farm use. The proposed development will therefore not create any adverse air impact to the surrounding area.

5.8 Lighting

5.8.1 The applicant will ensure lighting within the Site will be switched off after operation hours to minimize nuisance to the surroundings.

5.9 Noise

5.9.1 As the proposed development is for a passive recreational use, excessive noise would not be generated from the proposed use. In addition, loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment, therefore, adverse noise impact to the surrounding areas should not be anticipated.

5.10 Sewerage

5.10.1 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewerage treatment at the Site.

5.10.2 The applicant will submit application for Water Pollution Control Ordinance (WPCO) license from EPD before discharging any wastewater to the municipal sewerage system.

Agricultural Aspect

5.11 Farming Activities

5.11.1 The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of “V” zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will

be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

5.12 Paved Ratio

- 5.12.1 Large portion of the Site is proposed as farmland, i.e. 1,927m² (53%)(about) for the use of visitor, while 819m² (22%)(about) of the Site will be remained as soiled ground for circulation purpose. The remaining 910m² (25%)(about) is hard-paved area for site formation of structures (no site formation is required for structure B7)(**Plan P05**).

Drainage Aspect

- 5.12 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted by from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.13 The applicant will submit a fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance* after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

Landscape Aspect

- 5.14 The applicant will preserve existing trees within the Site as far as practical. The applicant will submit a tree preservation and landscape proposal to enhance the landscape environment. The applicant will submit photographic records of the existing trees after planning approval has been granted by from the Board.

6 CONCLUSION

- 6.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board. Upon the expiry of the planning permission, the Site will be reinstated to an amenity area by the applicant.

- 6.2 The proposed development is a column two use within the “V” zone and only on a

temporary basis, it will not frustrate the long term planning intention of “V” zone. The future operation of the Site is considered not incompatible with the surrounding. The farming activity is similar to the always permitted agricultural use, therefore, approval of the subject application will not set undesirable precedent within the “V” zone.

- 6.3 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully requested to approve the subject application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years’.

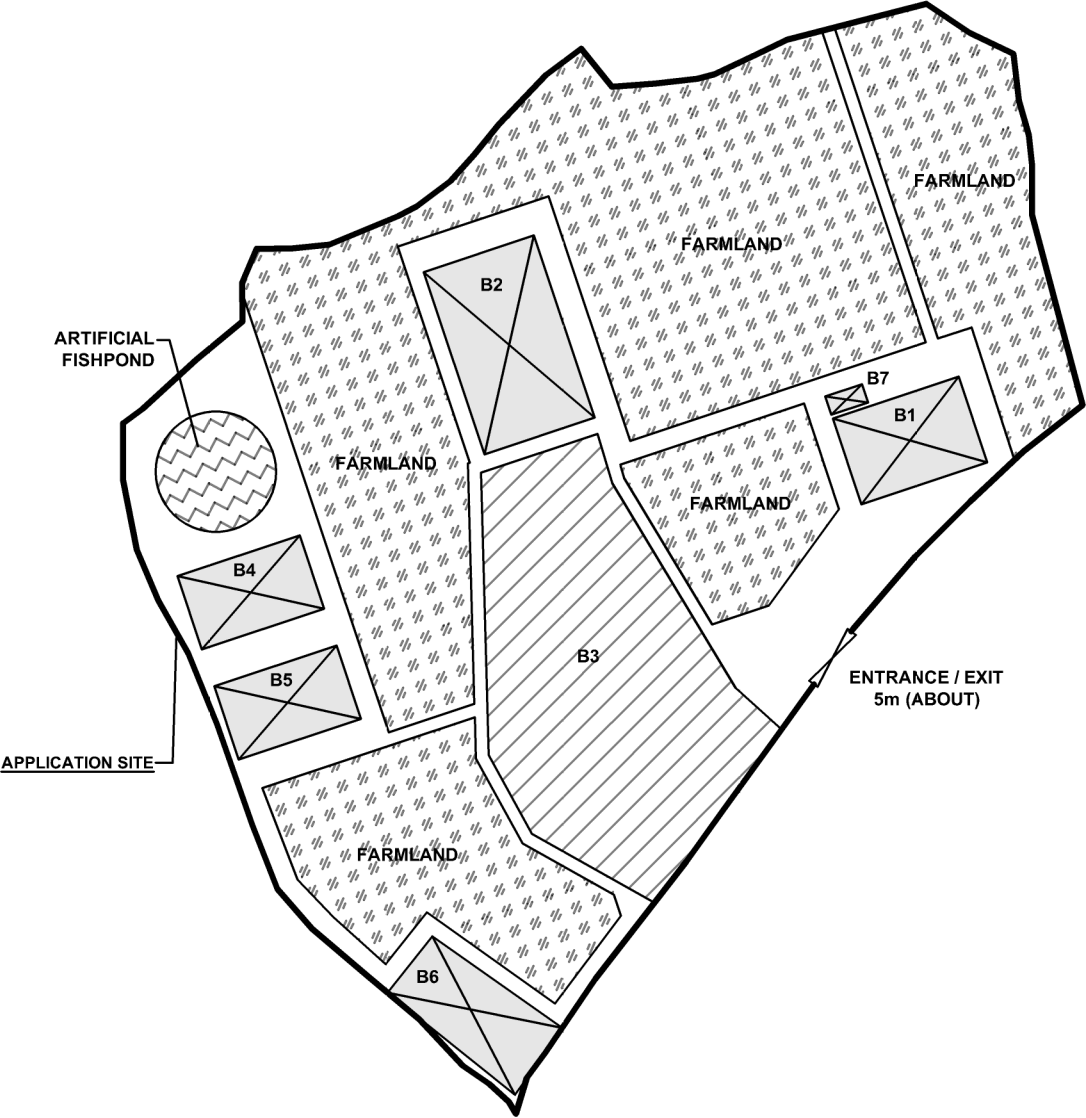
R-riches Property Consultants Limited
20 October 2020

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,656m ² (ABOUT)
COVERED AREA	: 914.5m ² (ABOUT)
UNCOVERED AREA	: 2,741.5m ² (ABOUT)
PLOT RATIO	: 0.25 (ABOUT)
SITE COVERAGE	: 25% (ABOUT)
NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 914.5m ² (ABOUT)
BUILDING HEIGHT	: 3.5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	4.5m ² (ABOUT)	4.5m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		914.5m ² (ABOUT)	914.5m ² (ABOUT)	

*STRUCTURE B3 IS A SHED STRUCTURES (NOT ENCLOSED)

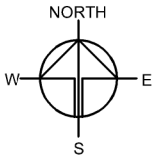


PARKING PROVISIONS

NO PARKING / LOADING/UNLOADING SPACE IS PROVIDED FOR THE SITE

LEGEND

	ENCLOSED STRUCTURE
	SHED STRUCTURE
	ENTRANCE / EXIT



Drawing No.	Ver.
P04	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS	
LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES	
Drawing Title	
LAYOUT PLAN	
Scale of A4	
1 : 600	
Drawn	Date
	20.10.2020
Revised	Date



盈卓物業
顧問有限公司

Our Ref.: DD39Lot2468&VL
Your ref.: TPB/A/NE-LK/133

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

19 November 2020

Dear Sir,

1st Application for Deferment

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.O. 39, Shek Chung Au, Sha Tau Kok, New Territories

(S.16 Planning Application No. A/NE-LK/133)

We are writing to apply for deferment of two months for the subject application to be submitted to the Town Planning Board for consideration. This is to provide more time for the applicant to address comments of Commissioner for Transport. Further information will be submitted within the deferred period. Your kind attention to the matter is much appreciated

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG

cc DPO/STN, PlanD

(Attn.: Ms. Michelle CHAN

email: mltchan@pland.gov.hk)

香港新界錦田古勞圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK

(852) 2339 0884

(852) 2323 3662

Our Ref.: DD39 Lot 2468 & VL
 Your ref.: TPB/A/NE-LK/133

The Secretary
 Town Planning Board
 15/F, North Point Government office
 333 Java Road
 North Point, Hong Kong

By Email

4 February 2021

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
 with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,
 Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471, 2472, 2473, _
2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories**

(S.16 Planning Application No. A/NE-LK/133)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/STN, Pland

(Attn.: Ms. Michelle CHAN

email: mltchan@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



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Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities
for a Period of 5 Years in "Village Type Development" Zone, Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471,
2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories**

(Application No. A/NE-LK/133)

(i) Clarifications for the operation of the proposed development:

- The application site (the Site) occupied an area of 3,656m² (about). A total area of 2,100m² (57%)(about) is reserved for agricultural purpose, i.e. 1,846m² (50%)(about) as farmland, 134m² (4%)(about) as plant nursery and 120m² (3%)(about) as greenhouses (**Plan 1**). The remaining area are reserved as circulation space and structures, i.e. reception, changing room, agricultural education centre, storage of farm tools and portable toilet.
- As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Since structures B2 (plant nursery), B4 and B5 (greenhouses) are for agricultural purpose and B7 (portable toilet) is small in size, no land filling of concrete is required for these structures. The land filling area has been kept to minimal for the operation of the proposed development (**Plan 2**).
- Barbecue/camping activities and overnight stay of visitors are prohibited at the Site at any time during the planning approval period.
- The estimated maximum number of visitor per day is 40 (about). The agricultural education centre would be able to accommodate all 40 visitors at once for briefing session. Basic knowledge of farming of is taught by staff and samples of crop are presented at the agricultural education centre. Visitors are then brought to farmland area of the Site for farming experience.
- The artificial pond is provided at-grade with no excavation involved (**Plan 1**). Excavation work is not required for erection of structures at the Site at any time during the planning approval period.

- It is noted that Lot 2468 in D.D. 39 was sub-divided into Lots 2468 S.A, 2468 S.B, 2468 S.C and 2468 RP in D.D. 39. Consents have been obtained from respective land owners for the proposed development. They support the application and guarantee that no development will be implemented during the planning approval period of the proposed development (**Annex I**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Ms. Jocelyn TSANG; Tel: 2399 2405)		
(a)	The applicant should substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;	A total of five private car parking and one loading/unloading (L/UL) for light goods vehicle (LGV) spaces are provided at the application site (the Site) for the use of visitor and staff (Plan 3). Advanced booking is required for visitors to access the Site and the use of parking space, this could help to regulate the use of the parking spaces and prevent excessive number of vehicles and visitors to the Site. Majority of staff and visitor are required make good use of public transport services to access the Site (Annex II and Plan 4). Transportation of goods, i.e. farm tools, fertilizer, seeds etc. for daily operation of the proposed development are carried out by vehicle not exceeding 5.5 tonnes vehicle, hence, the provision of one L/UL space for LGV. Estimated vehicular trips generated by the proposed development are provided for your consideration (Annex III). As extra traffic induced by the proposed development is minimal, adverse traffic impact to the nearby road links and junctions should not be anticipated.
(b)	The applicant shall assess if the existing public transport provision could cope with demand from visitors to the subject site;	The estimated maximum number of visitor per day is 40. Four private car parking spaces are provided for visitor. It is estimated that 15 visitors will travel to the Site by private car, while the remaining 25

		visitors will travel to the Site by public transport. Since the number is insignificant to the existing franchised bus and minibus services, they should be able to cope with the extra passengers induced by the proposed development. The applicant will liaise with the public transport service operators/respective departments regularly in the future to ensure the proposed development would not affect the public transport services.
(c)	The applicant shall advise the anticipated amount of visitors visiting the site by private car or taxi and advise the location for setting down and picking up of the passengers;	The applicant revised the layout to provide one and four private car parking spaces for staff and visitor respectively (Plan 3). It is estimated that 15 visitors will travel to the Site by private car. As advanced booking is required the use of parking space, this could help to regulate the use of the parking spaces and prevent excessive number of vehicles and visitors to the Site.
(d)	The applicant shall advise the location for the loading / unloading of goods or other raw materials delivered to and from the subject site;	Transportation of goods, i.e. farm tools, seeds etc. for daily operation of are carried out by vehicle not exceeding 5.5 tonnes vehicle, hence, the provision of one L/UL space for LGV. Medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailers are prohibited to be parked/stored on or enter/exit the Site.
(e)	The applicant shall justify the reason for not providing parking spaces and loading/unloading spaces;	The applicant revised the layout to provide five private car parking spaces and one L/UL space for LGV (Plan 3). Sufficient space is provided for smooth manoeuvring of vehicle within the Site (Plans 5 and 6). No vehicle will be allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

(f)	The applicant shall advise the management/control measures to deter illegal parking by visitors to the subject site;	Staff is deployed at the ingress/egress of the Site to monitor the traffic condition at nearby roads. ‘No parking’ sign will be erected at the local access to avoid illegal parking at the local access (Plan 3). If Illegal parking activities were observed in vicinity of the Site, they will be reported to respective departments by staff deployed at the ingress/egress.								
(g)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff is deployed at the ingress/egress to direct incoming/exiting vehicles. Vehicles will be limited to the speed of 5km/hour within the Site. In addition, ‘Beware of pedestrian’ and ‘Stop’ signs will be placed at the ingress/egress to enhance pedestrian safety (Plan 3).								
(h)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Well noted.								
2. Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) (Contact Person: Ms. Connie CHEUNG; Tel: 2721 1039)										
(a)	<u>Archaeology</u> As the planning proposal and the supplementary information of the captioned planning application have no detailed information on the construction method of seven structures & artificial pond as well as the impact on the archaeological site, the project proponent, therefore, is required to supplement relevant information for further comment of AMO.	<p>The artificial pond is provided at-grade with no excavation involved (Plan 1). Excavation work is not required for erection of structures at the Site at any time during the planning approval period. Regarding the construction method of structures, details are as follows:</p> <table><tr><th>Structure</th><th>Construction Method</th></tr><tr><td>B1</td><td>Container-converted structure</td></tr><tr><td>B2</td><td>Plant Nursery be assembled at the Site</td></tr><tr><td>B3</td><td>Metal shed structure to be assembled at the Site</td></tr></table>	Structure	Construction Method	B1	Container-converted structure	B2	Plant Nursery be assembled at the Site	B3	Metal shed structure to be assembled at the Site
Structure	Construction Method									
B1	Container-converted structure									
B2	Plant Nursery be assembled at the Site									
B3	Metal shed structure to be assembled at the Site									

		B4	Greenhouses to be assembled at the Site
		B5	
		B6	Container-converted structure
		B7	Container-converted structure
(b)	<u>Built Heritage</u> It is noted that Law Uk and its Ancillary Block, Shek Chung Hau (both Grade 3 historic building) are situated some 50 metres away from the application site. AMO, therefore, has no adverse comment on the subject planning application from the built heritage conservation perspective.	Well noted.	

Land Status of Lots 2468 S.A, 2468 S.B, 2468 S.C and 2468 RP in D.D. 39

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories

(Application No. A/NE-LK/133)

- (i) It is noted that Lot 2468 in D.D. 39 was sub-divided into Lots 2468 S.A, 2468 S.B, 2468 S.C and 2468 RP in D.D. 39.
- (ii) Consents have been obtained from respective land owners, which they support the application and guaranteed that no development will be implemented during the planning approval period of the proposed development, details are as follows:

Land Lot	Land Owner
Lots 2468 S.A in D.D. 39	SO Chiu Yung (authorized by LEE Wun Hum)
Lot 2468 S.B in D.D. 39	SO Chiu Yung (authorized by LEE Yau Cheung)
Lot 2468 S.C in D.D. 39	Fu Cam Development Investment Company Limited
Lot 2468 RP in D.D. 39	

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓

先生／女士：

擬在劃為「鄉村式發展」地帶的新界沙頭角石涌凹丈量約份第 39 約地段第 2468 號、第 2469 號、第 2470 號、第 2471 號、第 2472 號、第 2473 號、第 2474 號、第 2475 號及第 2476 號作擬議臨時康體文娛場所(休閒農場)連附屬設施(為期 5 年)

(規劃申請編號：A/NE-LK/133)

本人為丈量約份第 39 約地段第 2468 號 A 分段的註冊業主(附件)，最近得悉景盛生態農場有限公司將於上述有關土地作「休閒農場」，本人表示十分支持。

本人亦承諾於批准規劃申請 5 年限期內，不會於本人擁有的地段範圍內進行任何發展，以讓景盛生態農場有限公司能順利營運「休閒農場」。

如對上述有任何疑問，請聯絡盈桌物業顧問有限公司鄧先生／吳先生(電話：2339 0884)。

蘇昭寬

授權代理人

二零二一年一月二十二日

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓

先生／女士：

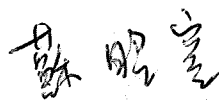
擬在劃為「鄉村式發展」地帶的新界沙頭角石涌凹丈量約份第 39 約地段第 2468 號、第 2469 號、第 2470 號、第 2471 號、第 2472 號、第 2473 號、第 2474 號、第 2475 號及第 2476 號作擬議臨時康體文娛場所(休閒農場)連附屬設施(為期 5 年)

(規劃申請編號：A/NE-LK/133)

本人為丈量約份第 39 約地段第 2468 號 B 分段的註冊業主(附件)，最近得悉景盛生態農場有限公司將於上述有關土地作「休閒農場」，本人表示十分支持。

本人亦承諾於批准規劃申請 5 年限期內，不會於本人擁有的地段範圍內進行任何發展，以讓景盛生態農場有限公司能順利營運「休閒農場」。

如對上述有任何疑問，請聯絡盈桌物業顧問有限公司鄧先生／吳先生(電話：2339 0884)。



授權代理人

二零二一年一月二十二日

城市規劃委員會秘書處
香港北角渣華道 333 號
北角政府合署 15 樓

先生／女士：

擬在劃為「鄉村式發展」地帶的新界沙頭角石涌凹丈量約份第 39 約地段第 2468 號、
第 2469 號、第 2470 號、第 2471 號、第 2472 號、第 2473 號、第 2474 號、第 2475 號
及第 2476 號作擬議臨時康體文娛場所(休閒農場)連附屬設施(為期 5 年)

(規劃申請編號：A/NE-LK/133)

本公司為丈量約份第 39 約地段第 2468 號 C 分段及第 2468 號餘段的註冊業主
(附件)，最近得悉景盛生態農場有限公司將於上述有關土地作「休閒農場」，本公
司表示十分支持。

本公司亦承諾於批准規劃申請 5 年限期內，不會於本公司所擁有的地段範圍內
進行任何發展，以讓景盛生態農場有限公司能順利營運「休閒農場」。

如對上述有任何疑問，請聯絡盈桌物業顧問有限公司鄧先生／吳先生（電話：
2339 0884）。


富鑫發展投資有限公司

二零二一年一月二十一日

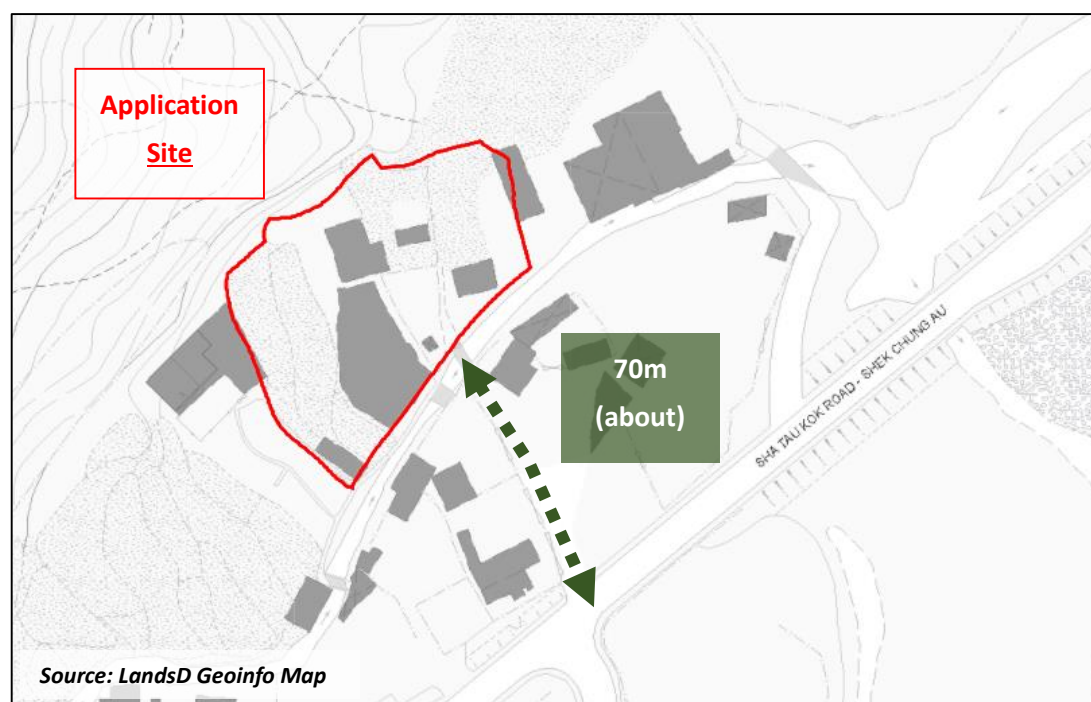
Public Transport Services

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories

(Application No. A/NE-LK/133)

- (iv) The application site (the Site) is located approximately 70m north of Sha Tau Kok Road – Shek Chung Au, which is served with public transport services. Staff and majority of visitor are recommended to commute to the Site by taking public transport to of Sha Tau Kok Road – Shek Chung Au then walk to the Site.
- (v) The nearest minibus stop is located at Sha Tau Kok Road – Shek Chung Au with frequent minibus services, including the following:

Route No.	Termination Points	
Franchised Bus		
78K	Sheung Shui Bus Terminus	Sha Tau Kok Bus Terminus
277A	Lam Tin MTR Station	Sha Tau Kok Bus Terminus
Green Minibus		
55K	Sheung Shui MTR Station	Sha Tau Kok (Shun Lung Street)



Estimated Vehicular Trips Generated by the Proposed Development

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories

(Application No. A/NE-LK/133)

- (i) The operation hours of the proposed development are 09:00 to 18:00 daily (including public holiday).
- (ii) A total five private car parking spaces and one loading/unloading space for light goods vehicle are provided at the Site.
- (iii) The breakdown of the estimated vehicular trips generated by the proposed development are as follows:

Time Period	Monday to Sunday (including public holiday)				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
09:00 – 10:00	1 (staff)	0	1 (staff)	1 (staff)	3
10:00 – 11:00	4 (visitor)	0	0	0	5
11:00 – 12:00	0	0	0	0	0
12:00 – 13:00	0	0	0	0	0
13:00 – 14:00	0	0	0	0	0
14:00 – 15:00	0	0	1 (staff)	1 (staff)	2
15:00 – 16:00	0	0	0	0	0
16:00 – 17:00	0	4 (visitor)	0	0	5
17:00 – 18:00	0	1 (staff)	0	0	1

PAVED RATIO OF THE APPLICATION SITE

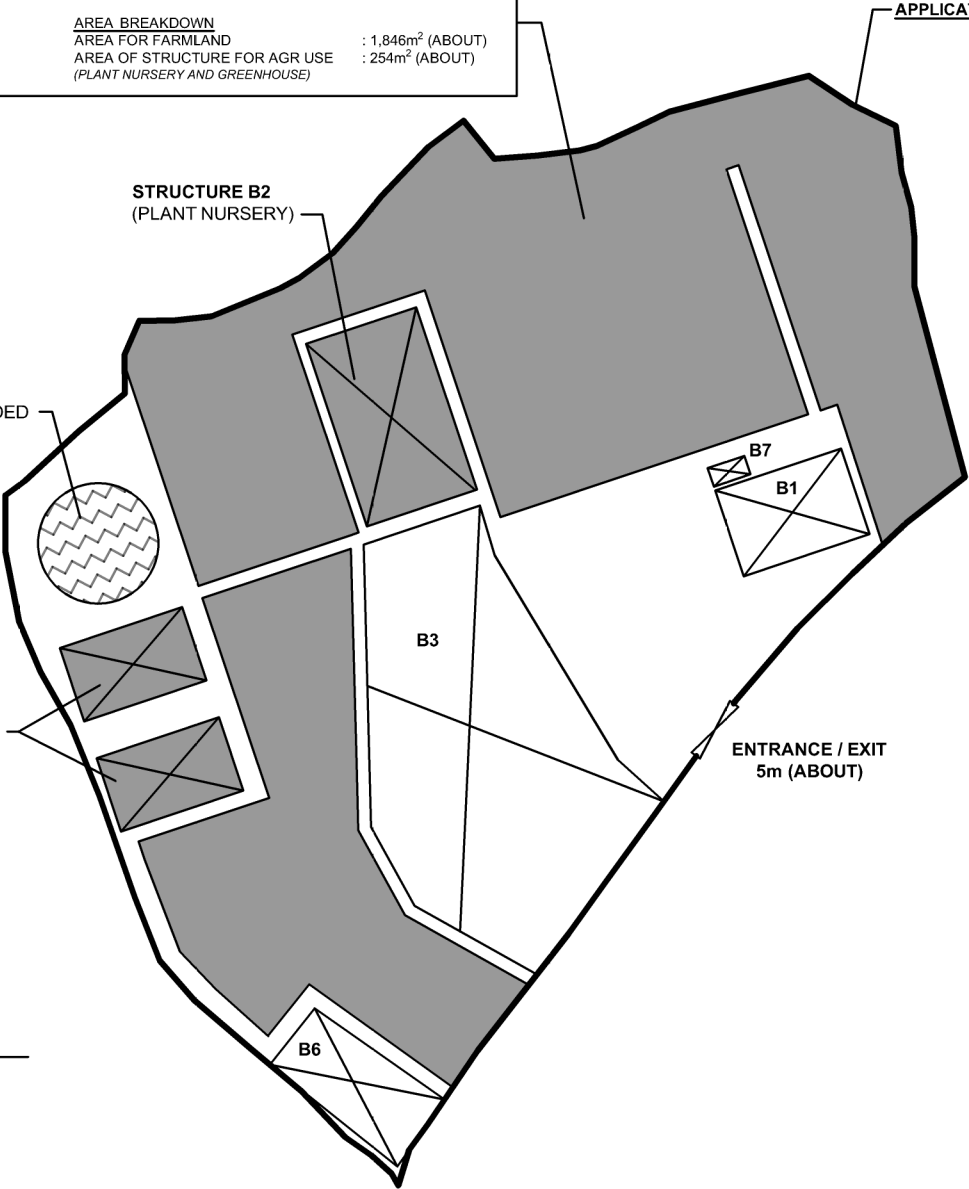
APPLICATION SITE AREA : 3,656m² (ABOUT)

AREA RESERVED FOR AGR USE : 2,100m² (60%)(ABOUT)

REMAINING AREA ARE RESERVED AS RECEPTION AND CHANGING ROOM, AGRICULTURAL EDUCATION CENTRE, STORAGE OF FARM TOOLS, PORTABLE TOILET AND CIRCULATION SPACE

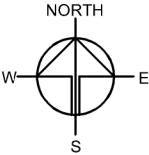
<div></div>	TOTAL AREA RESERVED FOR AGRICULTURAL USE	: 2,100m ² (ABOUT)
AREA BREAKDOWN		
	AREA FOR FARMLAND	: 1,846m ² (ABOUT)
	AREA OF STRUCTURE FOR AGR USE (PLANT NURSERY AND GREENHOUSE)	: 254m ² (ABOUT)

- ARTIFICIAL POND
- AT-GRADE
 - NO EXCAVATION IS NEEDED



STRUCTURE	USE	COVERED AREA
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)
B2	PLANT NURSERY	134m ² (ABOUT)
B3	AGRICULTURAL EDUCATION CENTRE	509m ² (ABOUT)
B4	GREENHOUSE	60m ² (ABOUT)
B5	GREENHOUSE	60m ² (ABOUT)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)
B7	PORTABLE TOILET	4.5m ² (ABOUT)
TOTAL		914.5m ² (ABOUT)

LEGEND	
<div></div>	STRUCTURE
<div></div>	STRUCTURE FOR AGR. USE
<div></div>	AREA RESERVED FOR AGR. USE
<div></div>	ENTRANCE / EXIT



Drawing No.	Ver.
PLAN 1	02

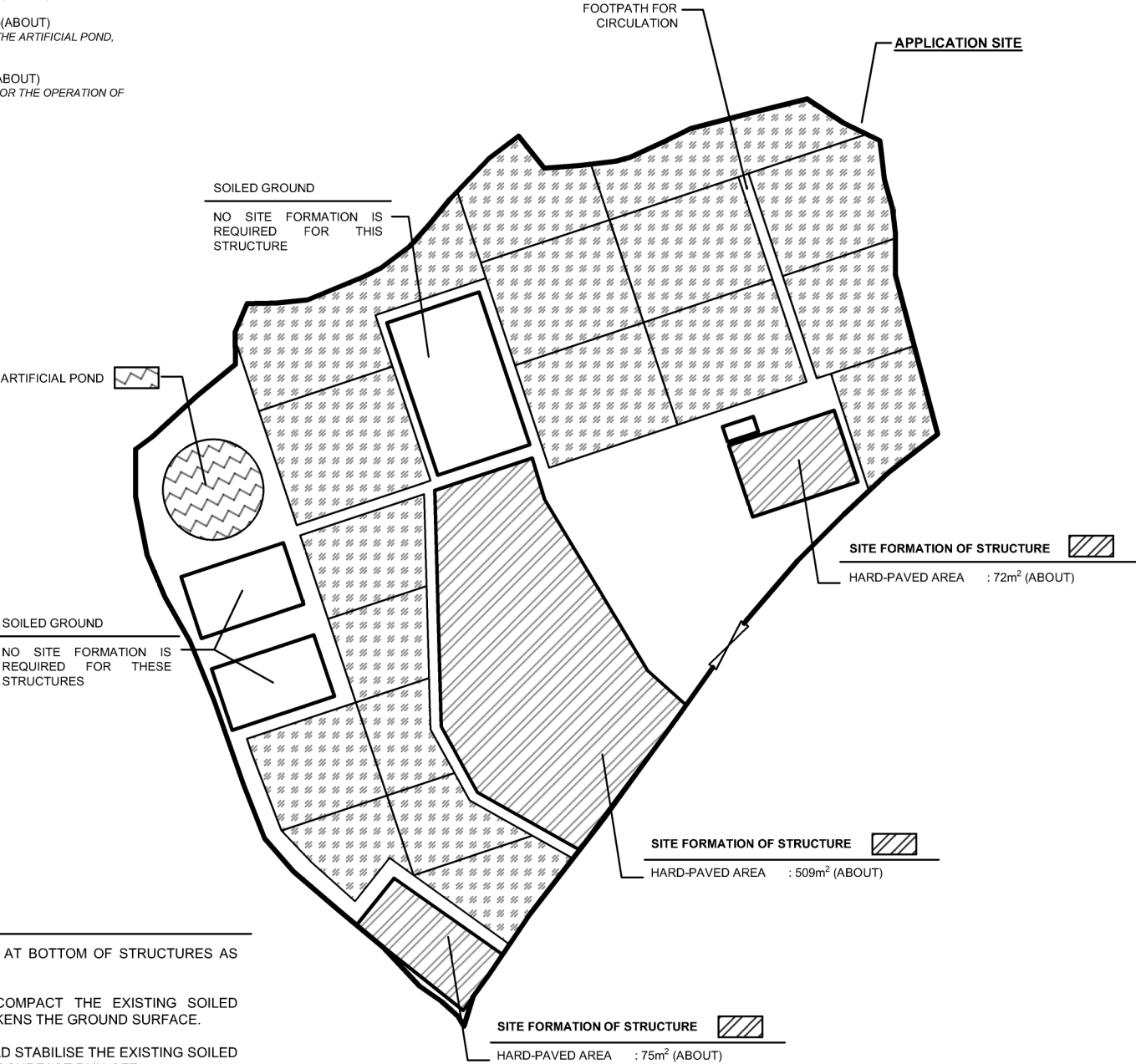
Project
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES

Drawing Title AGRICULTURAL USE	
Scale of A4 1 : 600	
Drawn	Date 17.11.2020
Revised	Date 19.1.2021

PAVED RATIO OF THE APPLICATION SITE

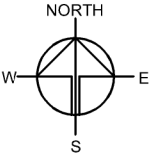
- APPLICATION SITE AREA : 3,656m² (ABOUT)
- AREA OF FARMLAND : 1,846m² (50%)(ABOUT)
- SOILED GROUND AREA : 1,154m² (32%)(ABOUT)
- FOR CIRCULATION AND SOILED GROUND UNDER THE ARTIFICIAL POND, STRUCTURES B2, B4 AND B5)
- HARD-PAVED AREA : 656m² (18%)(ABOUT)
- HARD-PAVED AREA HAS BEEN KEPT TO MINIMAL FOR THE OPERATION OF THE PROPOSED DEVELOPMENT



PURPOSE OF HARD-PAVING

- CONCRETE IS PROPOSED TO BE LAID AT BOTTOM OF STRUCTURES AS SITE FORMATION.
- LOADING OF STRUCTURES COULD COMPACT THE EXISTING SOILED GROUND, WHICH SUBSEQUENTLY WEAKENS THE GROUND SURFACE.
- THE CONCRETE SITE FORMATION COULD STABILISE THE EXISTING SOILED GROUND AND PREVENT EROSION FROM SURFACE RUN-OFF.
- IT PROVIDES GROUND REINFORCEMENT SO THAT IT CAN WITHSTAND THE HEAVY LOADING OF STRUCTURES.

LEGEND	
	STRUCTURES
	ENTRANCE / EXIT



Drawing No.	Ver.
PLAN 2	03
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS	
LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES	
Drawing Title	
PAVED RATIO OF THE SITE	
Scale of A4	
1 : 600	
Drawn	Date
	22.9.2020
Revised	Date
	19.1.2021

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

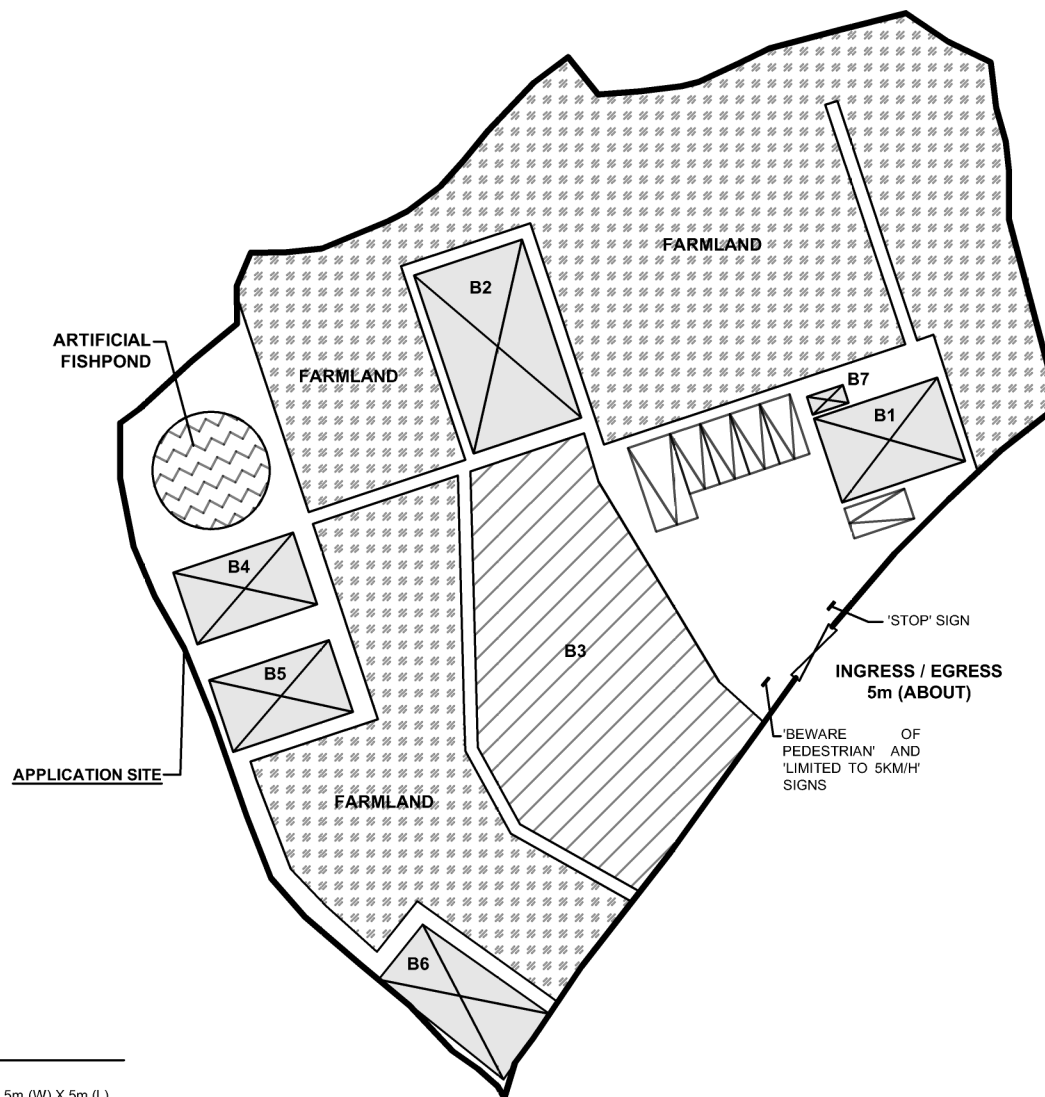
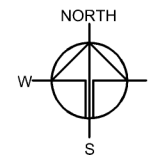
APPLICATION SITE AREA : 3,656m² (ABOUT)
 COVERED AREA : 914.5m² (ABOUT)
 UNCOVERED AREA : 2,741.5m² (ABOUT)

PLOT RATIO : 0.25 (ABOUT)
 SITE COVERAGE : 25% (ABOUT)

NO. OF STRUCTURE : 7
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 914.5m² (ABOUT)
 BUILDING HEIGHT : 3.5m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)	72m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	PLANT NURSERY	134m ² (ABOUT)	134m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION CENTRE*	509m ² (ABOUT)	509m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	GREENHOUSE	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)	75m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	4.5m ² (ABOUT)	4.5m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		914.5m ² (ABOUT)	914.5m ² (ABOUT)	

*STRUCTURE B3 IS A SHED STRUCTURES (NOT ENCLOSED)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 5
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

LEGEND

	ENCLOSED STRUCTURE
	SHED STRUCTURE
	ENTRANCE / EXIT

Drawing No. **PLAN 3** Ver. 02

Project
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES

Drawing Title
LAYOUT PLAN

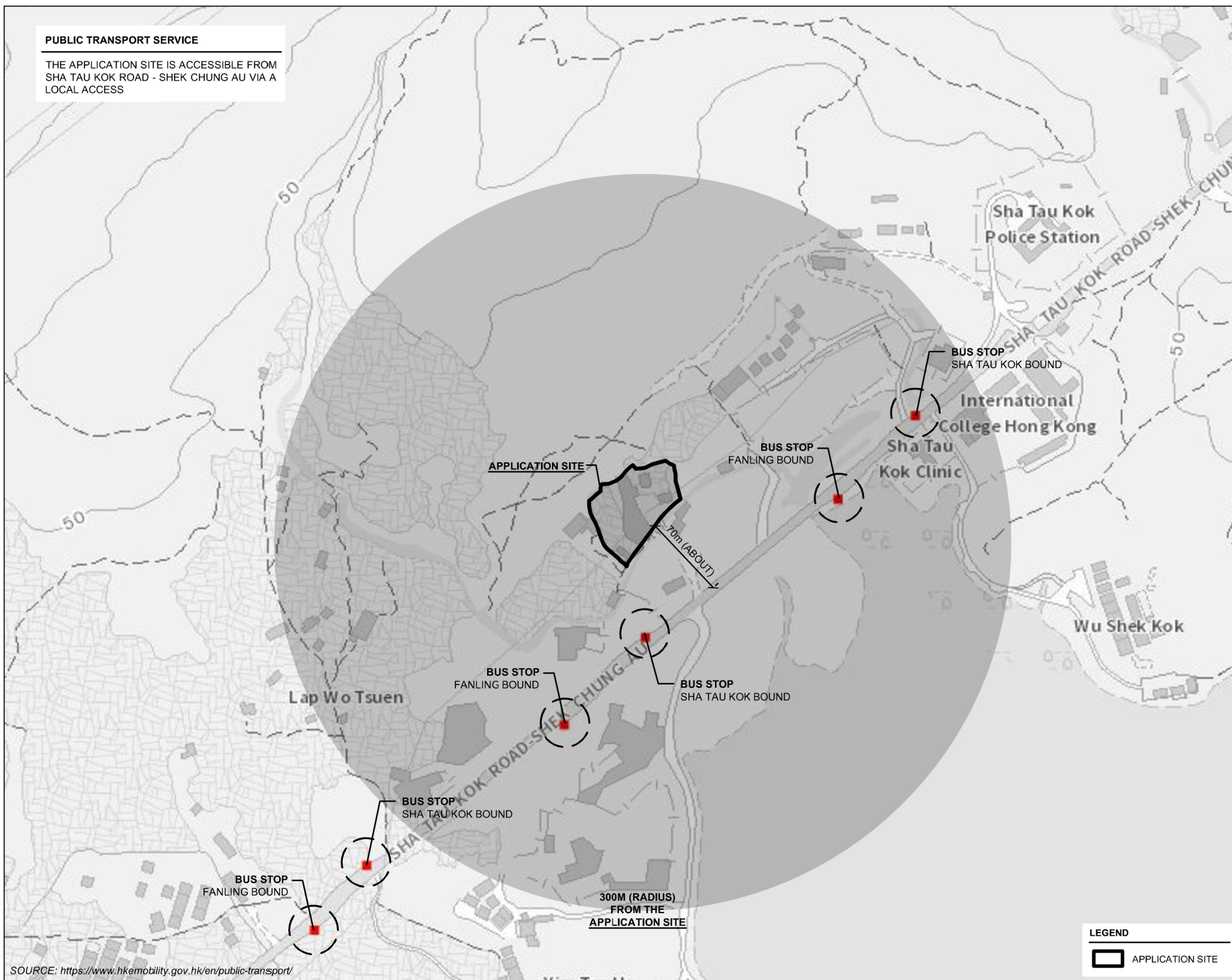
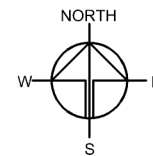
Scale of A4
1 : 600

Drawn Date 20.10.2020

Revised Date 19.1.2021

PUBLIC TRANSPORT SERVICE

THE APPLICATION SITE IS ACCESSIBLE FROM SHA TAU KOK ROAD - SHEK CHUNG AU VIA A LOCAL ACCESS



SOURCE: <https://www.hk mobility.gov.hk/en/public-transport/>

LEGEND

APPLICATION SITE

Drawing No.	Ver.
PLAN 4	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS	
LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES	
Drawing Title	
PUBLIC TRANSPORT	
Scale of A4	
1 : 4000	
Drawn	Date
	13.1.2021
Revised	Date

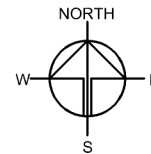
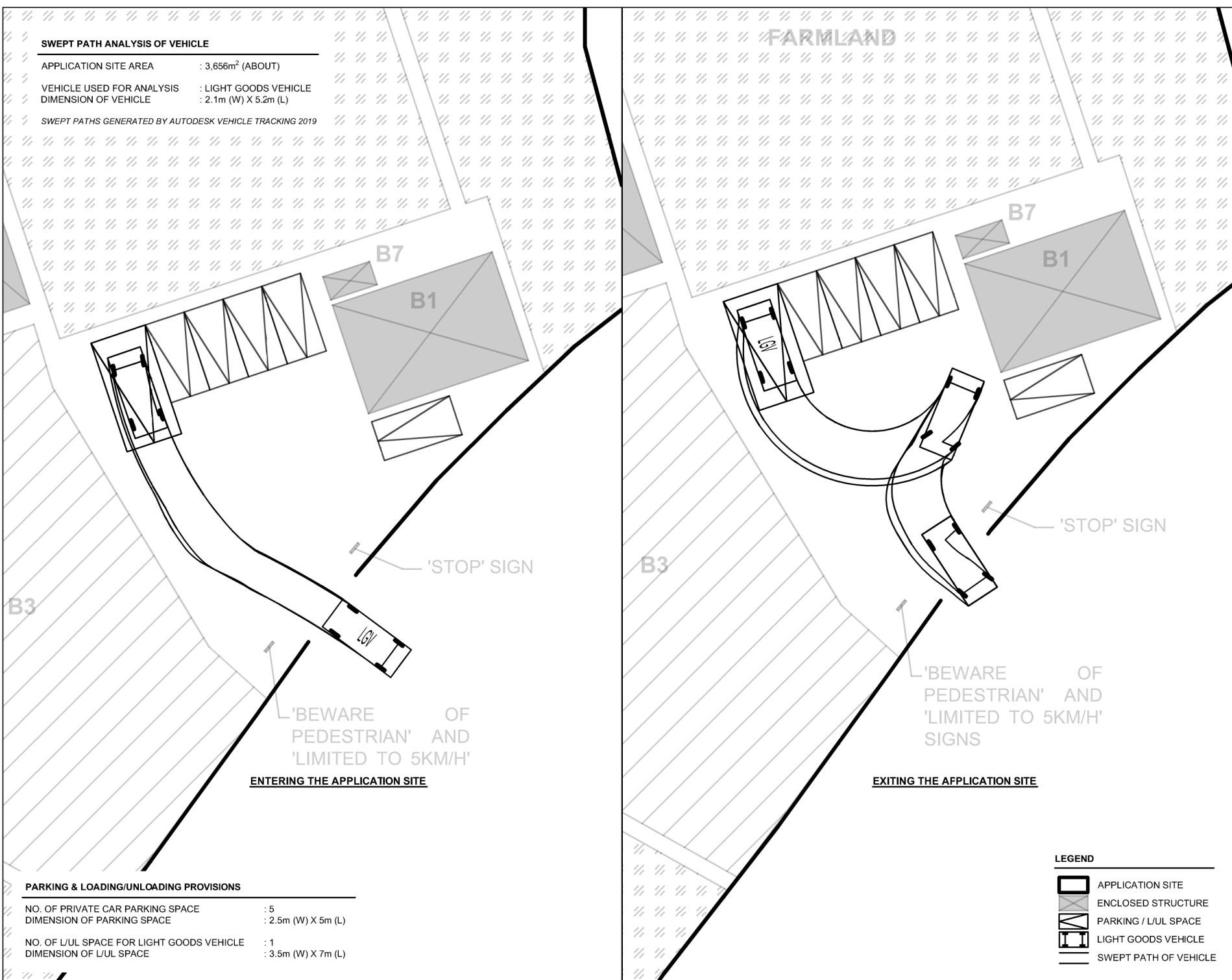
SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA : 3,656m² (ABOUT)

VEHICLE USED FOR ANALYSIS : LIGHT GOODS VEHICLE

DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



Drawing No. **PLAN 5** Ver. 01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES

Drawing Title **SWEPT PATH ANALY. (LGV)**

Scale of A4 **1 : 300**

Drawn Date **20.1.2021**

Revised Date

PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 5
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)

LEGEND

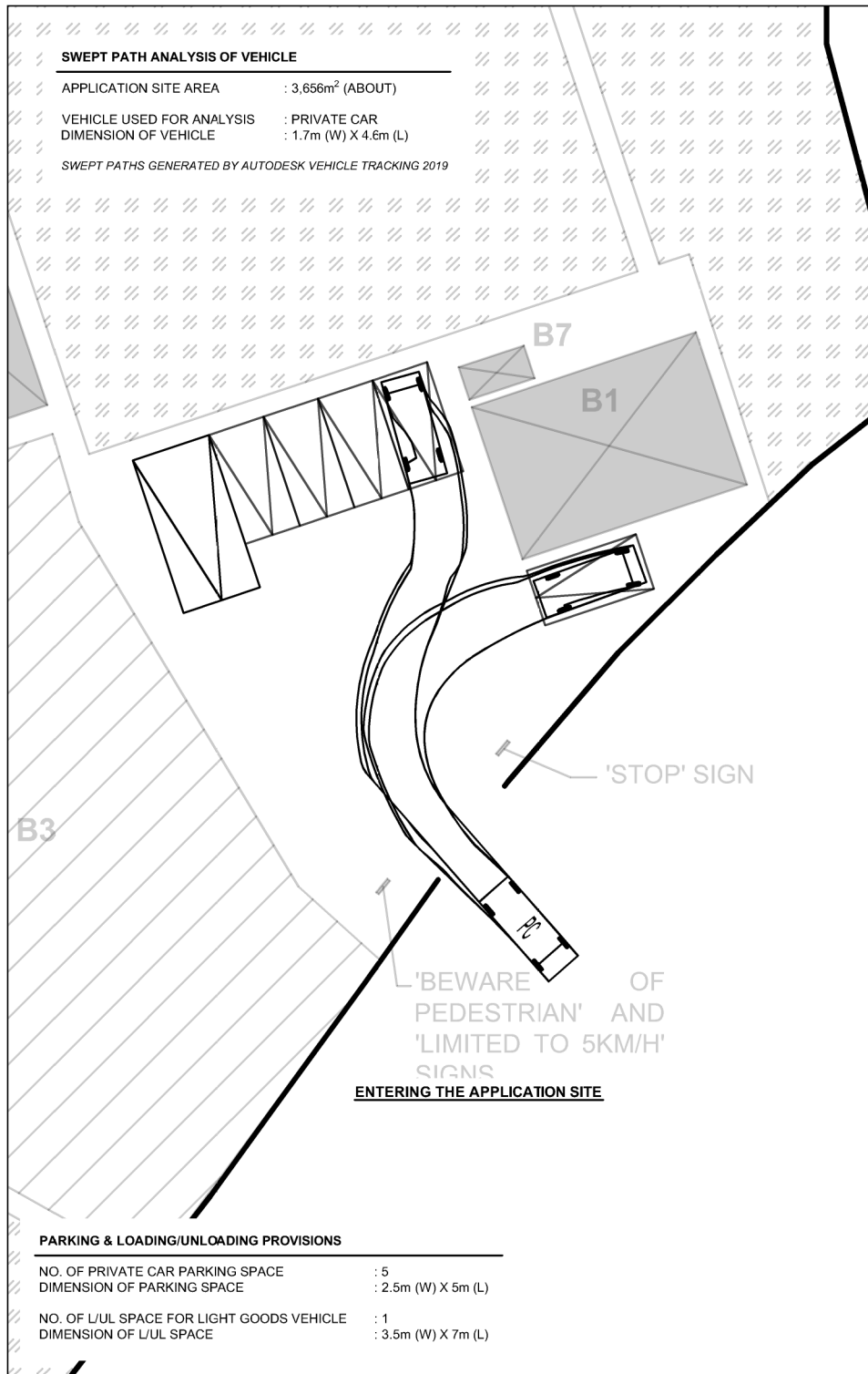
- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING / L/UL SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA : 3,656m² (ABOUT)

VEHICLE USED FOR ANALYSIS : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

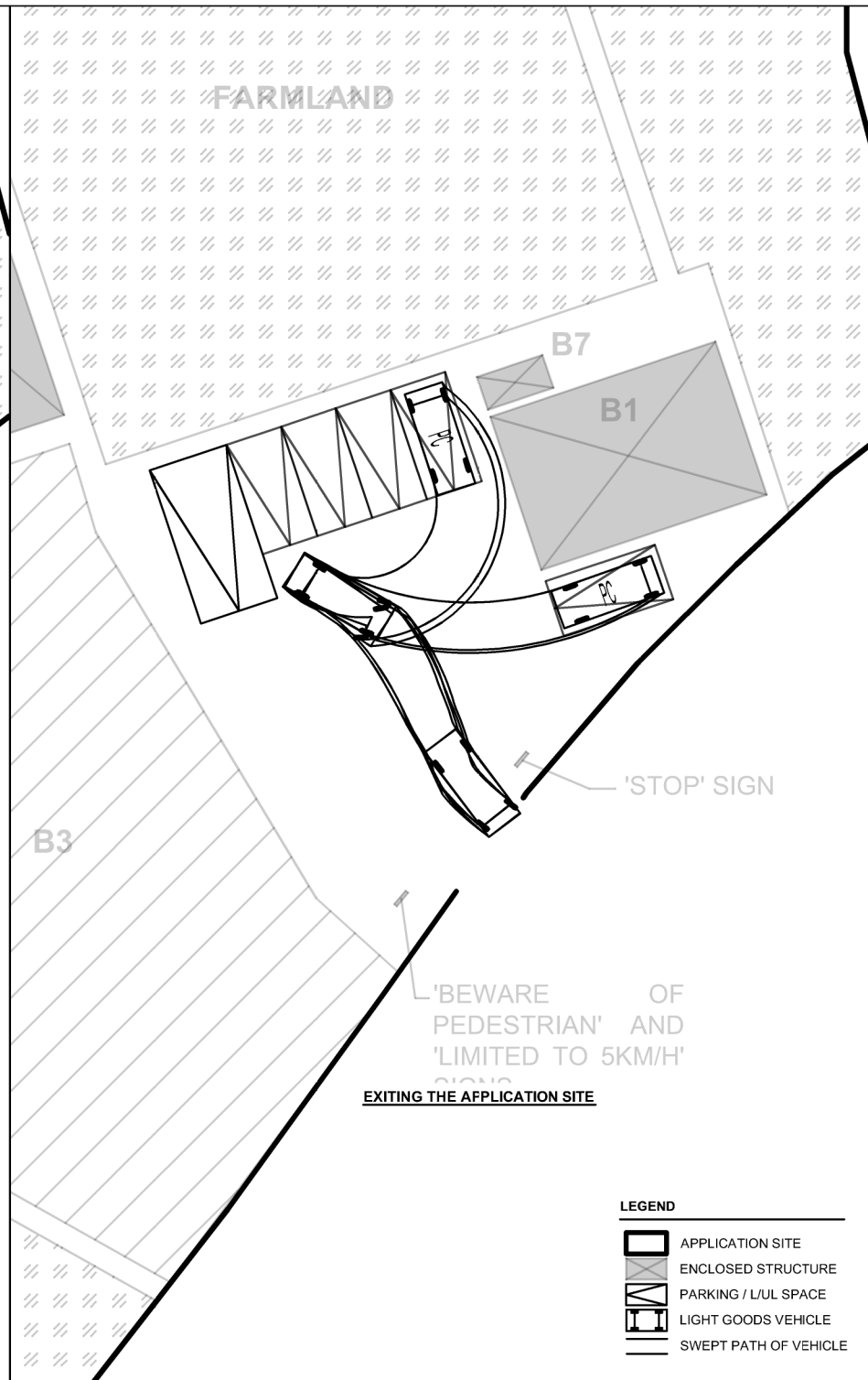
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PARKING & LOADING/UNLOADING PROVISIONS

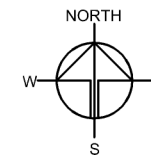
NO. OF PRIVATE CAR PARKING SPACE : 5
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF L/UL SPACE : 3.5m (W) X 7m (L)



LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING / L/UL SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



Drawing No.	Ver.
PLAN 6	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS	
LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES	
Drawing Title	
SWEPT PATH ANALY. (PC)	
Scale of A4	
1 : 300	
Drawn	Date
	20.1.2021
Revised	Date

Our Ref.: DD39 Lot 2468 & VL
 Your ref.: TPB/A/NE-LK/133

The Secretary
 Town Planning Board
 15/F, North Point Government office
 333 Java Road
 North Point, Hong Kong

By Email

26 February 2021

Dear Sir,

3rd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
 with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone,
 Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471, 2472, 2473, _
2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories**

(S.16 Planning Application No. A/NE-LK/133)

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG

cc DPO/STN, PlanD

(Attn.: Ms. Michelle CHAN
 (Attn.: Mr. Tim WONG

email: mltchan@pland.gov.hk)
 email: tts Wong@pland.gov.hk)



Clarifications for the Proposed Development

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years in "Village Type Development" Zone, Lots 2468 S.A, 2468 S.B, 2468 S.C, 2468 RP, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok, New Territories

(Application No. A/NE-LK/133)

- (i) A revised plan showing the area reserved for agricultural purpose of the application site (the Site) (**Plan 1**).
- (ii) Consents have been obtained from respective land owners for the proposed development, details are as follows:

Land Lot	Land Owner
Lots 2468 S.A in D.D. 39	LEE Wun Hum*
Lot 2468 S.B in D.D. 39	LEE Yau Cheung*
Lot 2468 S.C in D.D. 39	Fu Cam Development Investment Company Limited
Lot 2468 RP in D.D. 39	

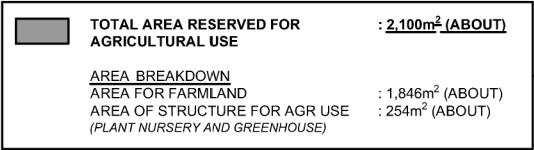
**Please note that SO Chiu Yung is authorized by LEE Wun Hum and LEE Yau Cheung (Annexes I and II).*

- (iii) It is noted that existing electricity poles are located within the Site. The proposed development (including the location of the structures) will not affect the operation of the electricity poles.

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,656m² (ABOUT)
AREA RESERVED FOR AGR USE : 2,100m² (57%)(ABOUT)

REMAINING AREA ARE RESERVED AS RECEPTION AND CHANGING ROOM, AGRICULTURAL EDUCATION CENTRE, STORAGE OF FARM TOOLS, PORTABLE TOILET AND CIRCULATION SPACE



ARTIFICIAL POND
• AT-GRADE
• NO EXCAVATION IS NEEDED

STRUCTURES B4 AND B5 (GREENHOUSES)

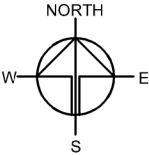
STRUCTURE B2 (PLANT NURSERY)

APPLICATION SITE

ENTRANCE / EXIT 5m (ABOUT)

STRUCTURE	USE	COVERED AREA
B1	RECEPTION AND CHANGING ROOM	72m ² (ABOUT)
B2	PLANT NURSERY	134m ² (ABOUT)
B3	AGRICULTURAL EDUCATION CENTRE	509m ² (ABOUT)
B4	GREENHOUSE	60m ² (ABOUT)
B5	GREENHOUSE	60m ² (ABOUT)
B6	STORAGE OF FARM TOOLS	75m ² (ABOUT)
B7	PORTABLE TOILET	4.5m ² (ABOUT)
TOTAL		914.5m ² (ABOUT)

LEGEND	
	STRUCTURE
	STRUCTURE FOR AGR. USE
	AREA RESERVED FOR AGR. USE
	ENTRANCE / EXIT



Drawing No.	Ver.
PLAN 1	02

Project
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

LOT 2468 AND VARIOUS LOTS IN D.D. 39, SHEK CHUNG AU, SHA TAU KOK, NEW TERRITORIES

Drawing Title AGRICULTURAL USE	
Scale of A4 1 : 600	
Drawn	Date 17.11.2020
Revised	Date 26.2.2021

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

THIS POWER OF ATTORNEY is made the 10th day of July
Two thousand and twenty

By me

LEE WUN HUM (李煥欽) care of

(hereinafter called "the Donor").

W H E R E A S :-

1. I am the registered owner of ALL THAT piece or parcel of
ground more particularly described in the Schedule hereto
(hereinafter called "the said Lot").

2. I am desirous of appointing an attorney to act for me in all
matters relating to the development and erection of a building on
the said Lot or otherwise deal with the said Lot.

NOW THIS DEED WITNESSETH that I the said LEE WUN HUM (李煥欽) hereby
APPOINT SO CHIU YUNG (蘇昭容) (Holder of Hong Kong Identity Card
No.) of

(hereinafter called "my Attorney") to be my true and lawful
attorney to act for me and in my name or in the name of my Attorney
generally or otherwise as occasion shall be or require from time
to time and at any time or times during the continuance of these
presents to do perform and effectuate all or any of the acts deeds
matters and things as set out below :-

1. To apply to the District Lands Officer, North and/or the Town
Planning Board and/or other relevant authorities concerned in my
name and on my behalf for the grant of a Building Licence for erection
of the proposed building on the said Lot and in my name enter into
and execute such Building Licence or documents in lieu thereof with
Government and sign undertakings in respect thereof or any memorials
thereof for registration.

2. To surrender the said Lot or any part or parts thereof to
the Government in exchange for the granting of a new lot or lots

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Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

from the Government and in connection thereof in my name and on my behalf to sign execute such legal documents including but not limited to Agreement and Conditions of Exchange/Agreement and Conditions of Grant and the memorials thereof with the Government and to make such indemnity to the Government and/or statutory declaration in respect thereof if required.

3. To apply to the said District Lands Officer after the issuance of the certificate of compliance of the said Building Licence or Government Lease or documents in lieu thereof for modification of the terms of and in my name and on my behalf to execute any documents or deeds for effectuating the said modification and to pay any premium and/or fee therefor as the case may require.

4. To appoint a surveyor to carry out a survey of the said Lot and/or prepare a division plan for the division of the said Lot into such portions as the attorney may deem fit and to sign execute any Deed Poll(s) for the division of the said Lot.

5. To negotiate and agree with the said District Lands Officer or other relevant authorities or the owner(s) of the adjoining properties or such other persons as may be required for the rectification of the boundaries of the said Lot or part thereof and to sign and execute any Deed of Rectification of boundaries of the said Lot or part thereof and pay the requisite fee therefor.

6. To submit applications to the said District Lands Officer and/or other Government authorities concerned in relation to the development of the said Lot by erecting thereon a building or buildings complying with the terms and conditions contained in the said Building Licence or Government Lease or documents in lieu thereof and complying also with the provisions of all ordinances bye-laws and regulations relating to the building and sanitation which are or may at any time hereafter be enforceable in Hong Kong in general or in the New Territories in particular.

LEUNG KI HIN CONSTANCE

Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

7. To apply to the said District Lands Officer for setting out the boundaries of the said Lot and to pay any administration fee or charges therefor.

8. To apply to the said District Lands Officer or any other Government authorities concerned for the grant of consent to form any private streets roads and lanes, if necessary.

9. (a) If the building to be erected cannot be completed within the stipulated period under the said Building Licence or Government Lease or documents in lieu thereof and as a result thereof penalty is imposed by the said District Lands Officer my Attorney shall on my behalf apply to the said District Lands Officer for extending the building covenant period and also to pay such amount of fine or premium as the said District Lands Officer may impose.

(b) In the event that the building erected on the said Lot does not comply with the conditions and covenants as stipulated in the said Building Licence or Government Lease or documents in lieu thereof my Attorney shall on my behalf apply to the said District Lands Officer or the Government authorities concerned for arranging such remedy (including modification of the said Building Licence or Government Lease or documents in lieu thereof or the rectification of the building licence plan) as may be required in the circumstances till the default or defaults in question is rectified and in connection therewith to execute sign seal and as my act and deed to deliver enter into acknowledge give perfect and do all such deed of rectification, modification letter, memorials and other instruments in writing acts matters and things as shall be requisite or deemed proper for or in relation to the said Lot or any part thereof.

10. In the event of any landslide subsidence falling away pine tree compensation of Fung Shui problem occurring at any time in the course of construction or site formation of the building or

LEUNG KI HIN CONSTANCE

Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

buildings my Attorney shall have the full authority to deal with the Government and/or any persons involved or damages or prejudiced and to pay or to acknowledge receipt such charges damages and indemnity in connection with the above matters.

11. (a) Upon completion of the building on the said Lot to apply to the said District Lands Officer for the issuance of the certificate of compliance and to arrange or sign any documents which may be incidental to the issuance of such certificate and also upon issuance of the said certificate of compliance to acknowledge receipt of the same on my behalf.

(b) To apply for the consent of the said District Lands Officer or other competent Government authority for consent to deal with the said Lot including but not limited to any assignment, mortgage, charge or letting on such terms and conditions as my Attorney shall think fit.

12. To join with the owners or occupiers of adjoining or neighbouring property or such other persons as may be necessary or advisable in the exercise of all or any of the powers where such powers can be more beneficially exercised by joining with the same and in all such cases to apportion any money to be received or expended and where such money is received to give a good discharge for any apportioned part and in connection therewith to execute sign seal and as my act and deed to deliver enter into acknowledge give perfect and do all such deed of mutual covenant and grant, management agreement, deeds, sub-deeds, supplemental deeds, covenants, memorials and other instruments in writing acts matters and things as shall be requisite or deemed proper for or in relation to the said Lot or any part thereof.

13. To register or cause to be registered this Power of Attorney with the requisite authorities or elsewhere as maybe necessary or desirable.

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

14. To carry into effect and perform all agreements entered into by me with any other person or persons in respect of the said Lot.

15. Generally to act as my Attorney for myself in relation to the said Lot in manner aforesaid in as fully and effectually a manner as I myself could do if personally present and I desire and direct that these presents shall be understood and construed in the fullest and most comprehensive sense.

16. It is hereby declared that notwithstanding anything to the contrary hereinbefore mentioned, this Power of Attorney shall not be construed as parting with possession of or disposing of the said Lot.

17. To substitute and appoint one or more person or persons for all or any or either of the purposes of these presents as often as my Attorney shall think necessary PROVIDED ALWAYS that any person so appointed shall possess all powers conferred hereby.

18. To appoint employ a competent person to supervise the building contractor in the construction of building to be erected on the said Lot and to appoint employ a Registered Structural Engineer (or Registered Professional Engineer) to monitor the construction of the critical structural elements of the said building.

19. The phrase "my Attorney" wherever used throughout these presents shall (if the context permits) mean and include the person specifically named and any substitute or substitutes.

AND I hereby declare that all and every receipts deeds matters and things which shall be by him my Attorney given made executed or done for the aforesaid purposes shall be as good valid and effectual to all intents and purposes whatsoever as if the same had been signed sealed and delivered given or made or done by me in my own proper person.

AND I hereby ratify and confirm and promise at all times to allow ratify and confirm all and whatsoever my Attorney shall

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Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

lawfully do or cause to be done in and about the said Lot aforesaid by virtue hereof including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my Attorney AND I hereby declare that as against me and persons claiming under me everything which my Attorney shall lawfully do or cause to be done in pursuance of these presents after such revocation as aforesaid shall be valid and effectually in favour of any person claiming the benefit thereof and acting in good faith who before the doing thereof shall not have express notice of such revocation AND I hereby agree to indemnify my Attorney against all costs charges expenses and losses which my Attorney may incur in the lawful execution of the powers hereby conferred upon my Attorney.

AND LASTLY I hereby declare that these presents shall continue in full force until notice or revocation of these presents shall be actually received by my Attorney.

AND IT IS HEREBY DECLARED that in these presents (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa; words importing the masculine gender only shall include the feminine gender and the neuter gender.

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE

Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of ground registered in the Land
Registry as SECTION A OF LOT NO.2468 IN DEMARCATION DISTRICT NO.39
Together with the messuages erections and buildings erected thereon
(if any).

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

IN WITNESS whereof the Donor hereto has hereunto set his
hand and seal the day and year first above written.

SIGNED SEALED AND DELIVERED)

by the Donor (Holder of)

Hong Kong Identity Card)

No.) in the)

presence of :-)


李煥欽


CHAN KAM WUN
Clerk to Messrs. Leung Kin & Co.,
Solicitors, Hong Kong, SAR

INTERPRETED by :-


CHAN KAM WUN
Clerk to Messrs. Leung Kin & Co.,
Solicitors, Hong Kong, SAR

I hereby verify the signature of
CHAN KAM WUN


LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

Dated the 10th day of July 2020

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

POWER OF ATTORNEY

I hereby certify that this copy
is a true and complete copy
of the original
Dated - 7 FEB 2021

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

MESSRS. LEUNG KIN & CO.,
SOLICITORS,
HONG KONG.

REF : FL/19371/15/SC(1)

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

THIS POWER OF ATTORNEY is made the 10th day of July
Two thousand and twenty

By me

LEE YAU CHEUNG (李有祥) care of

(hereinafter called "the Donor").

W H E R E A S :-

1. I am the registered owner of ALL THAT piece or parcel of
ground more particularly described in the Schedule hereto
(hereinafter called "the said Lot").

2. I am desirous of appointing an attorney to act for me in all
matters relating to the development and erection of a building on
the said Lot or otherwise deal with the said Lot.

NOW THIS DEED WITNESSETH that I the said LEE YAU CHEUNG (李有祥)
hereby APPOINT SO CHIU YUNG (蘇昭容) (Holder of Hong Kong Identity
Card No.) of

(hereinafter called "my Attorney") to be my true
and lawful attorney to act for me and in my name or in the name
of my Attorney generally or otherwise as occasion shall be or require
from time to time and at any time or times during the continuance
of these presents to do perform and effectuate all or any of the
acts deeds matters and things as set out below :-

1. To apply to the District Lands Officer, North and/or the Town
Planning Board and/or other relevant authorities concerned in my
name and on my behalf for the grant of a Building Licence for erection
of the proposed building on the said Lot and in my name enter into
and execute such Building Licence or documents in lieu thereof with
Government and sign undertakings in respect thereof or any memorials
thereof for registration.

2. To surrender the said Lot or any part or parts thereof to
the Government in exchange for the granting of a new lot or lots

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Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

from the Government and in connection thereof in my name and on my behalf to sign execute such legal documents including but not limited to Agreement and Conditions of Exchange/Agreement and Conditions of Grant and the memorials thereof with the Government and to make such indemnity to the Government and/or statutory declaration in respect thereof if required.

3. To apply to the said District Lands Officer after the issuance of the certificate of compliance of the said Building Licence or Government Lease or documents in lieu thereof for modification of the terms of and in my name and on my behalf to execute any documents or deeds for effectuating the said modification and to pay any premium and/or fee therefor as the case may require.

4. To appoint a surveyor to carry out a survey of the said Lot and/or prepare a division plan for the division of the said Lot into such portions as the attorney may deem fit and to sign execute any Deed Poll(s) for the division of the said Lot.

5. To negotiate and agree with the said District Lands Officer or other relevant authorities or the owner(s) of the adjoining properties or such other persons as may be required for the rectification of the boundaries of the said Lot or part thereof and to sign and execute any Deed of Rectification of boundaries of the said Lot or part thereof and pay the requisite fee therefor.

6. To submit applications to the said District Lands Officer and/or other Government authorities concerned in relation to the development of the said Lot by erecting thereon a building or buildings complying with the terms and conditions contained in the said Building Licence or Government Lease or documents in lieu thereof and complying also with the provisions of all ordinances bye-laws and regulations relating to the building and sanitation which are or may at any time hereafter be enforceable in Hong Kong in general or in the New Territories in particular.

LEUNG KI HIN CONSTANCE

Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

7. To apply to the said District Lands Officer for setting out the boundaries of the said Lot and to pay any administration fee or charges therefor.

8. To apply to the said District Lands Officer or any other Government authorities concerned for the grant of consent to form any private streets roads and lanes, if necessary.

9. (a) If the building to be erected cannot be completed within the stipulated period under the said Building Licence or Government Lease or documents in lieu thereof and as a result thereof penalty is imposed by the said District Lands Officer my Attorney shall on my behalf apply to the said District Lands Officer for extending the building covenant period and also to pay such amount of fine or premium as the said District Lands Officer may impose.

(b) In the event that the building erected on the said Lot does not comply with the conditions and covenants as stipulated in the said Building Licence or Government Lease or documents in lieu thereof my Attorney shall on my behalf apply to the said District Lands Officer or the Government authorities concerned for arranging such remedy (including modification of the said Building Licence or Government Lease or documents in lieu thereof or the rectification of the building licence plan) as may be required in the circumstances till the default or defaults in question is rectified and in connection therewith to execute sign seal and as my act and deed to deliver enter into acknowledge give perfect and do all such deed of rectification, modification letter, memorials and other instruments in writing acts matters and things as shall be requisite or deemed proper for or in relation to the said Lot or any part thereof.

10. In the event of any landslide subsidence falling away pine tree compensation of Fung Shui problem occurring at any time in the course of construction or site formation of the building or

LEUNG KI HIN CONSTANCE

Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

buildings my Attorney shall have the full authority to deal with the Government and/or any persons involved or damages or prejudiced and to pay or to acknowledge receipt such charges damages and indemnity in connection with the above matters.

11. (a) Upon completion of the building on the said Lot to apply to the said District Lands Officer for the issuance of the certificate of compliance and to arrange or sign any documents which may be incidental to the issuance of such certificate and also upon issuance of the said certificate of compliance to acknowledge receipt of the same on my behalf.

(b) To apply for the consent of the said District Lands Officer or other competent Government authority for consent to deal with the said Lot including but not limited to any assignment, mortgage, charge or letting on such terms and conditions as my Attorney shall think fit.

12. To join with the owners or occupiers of adjoining or neighbouring property or such other persons as may be necessary or advisable in the exercise of all or any of the powers where such powers can be more beneficially exercised by joining with the same and in all such cases to apportion any money to be received or expended and where such money is received to give a good discharge for any apportioned part and in connection therewith to execute sign seal and as my act and deed to deliver enter into acknowledge give perfect and do all such deed of mutual covenant and grant, management agreement, deeds, sub-deeds, supplemental deeds, covenants, memorials and other instruments in writing acts matters and things as shall be requisite or deemed proper for or in relation to the said Lot or any part thereof.

13. To register or cause to be registered this Power of Attorney with the requisite authorities or elsewhere as maybe necessary or desirable.

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

14. To carry into effect and perform all agreements entered into by me with any other person or persons in respect of the said Lot.

15. Generally to act as my Attorney for myself in relation to the said Lot in manner aforesaid in as fully and effectually a manner as I myself could do if personally present and I desire and direct that these presents shall be understood and construed in the fullest and most comprehensive sense.

16. It is hereby declared that notwithstanding anything to the contrary hereinbefore mentioned, this Power of Attorney shall not be construed as parting with possession of or disposing of the said Lot.

17. To substitute and appoint one or more person or persons for all or any or either of the purposes of these presents as often as my Attorney shall think necessary PROVIDED ALWAYS that any person so appointed shall possess all powers conferred hereby.

18. To appoint employ a competent person to supervise the building contractor in the construction of building to be erected on the said Lot and to appoint employ a Registered Structural Engineer (or Registered Professional Engineer) to monitor the construction of the critical structural elements of the said building.

19. The phrase "my Attorney" wherever used throughout these presents shall (if the context permits) mean and include the person specifically named and any substitute or substitutes.

AND I hereby declare that all and every receipts deeds matters and things which shall be by him my Attorney given made executed or done for the aforesaid purposes shall be as good valid and effectual to all intents and purposes whatsoever as if the same had been signed sealed and delivered given or made or done by me in my own proper person.

AND I hereby ratify and confirm and promise at all times to allow ratify and confirm all and whatsoever my Attorney shall

LEUNG KI HIN CONSTANCE

Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

lawfully do or cause to be done in and about the said Lot aforesaid by virtue hereof including anything which shall be done between the revocation of these presents by my death or in any other manner and notice of such revocation reaching my Attorney AND I hereby declare that as against me and persons claiming under me everything which my Attorney shall lawfully do or cause to be done in pursuance of these presents after such revocation as aforesaid shall be valid and effectually in favour of any person claiming the benefit thereof and acting in good faith who before the doing thereof shall not have express notice of such revocation AND I hereby agree to indemnify my Attorney against all costs charges expenses and losses which my Attorney may incur in the lawful execution of the powers hereby conferred upon my Attorney.

AND LASTLY I hereby declare that these presents shall continue in full force until notice or revocation of these presents shall be actually received by my Attorney.

AND IT IS HEREBY DECLARED that in these presents (if the context so permits or requires) words importing the singular number only shall include the plural number, and vice versa; words importing the masculine gender only shall include the feminine gender and the neuter gender.

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

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THE SCHEDULE ABOVE REFERRED TO


ALL THAT piece or parcel of ground registered in the Land
Registry as SECTION B OF LOT NO.2468 IN DEMARCATION DISTRICT NO.39
Together with the messuages erections and buildings erected thereon
(if any).

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

IN WITNESS whereof the Donor hereto has hereunto set his
hand and seal the day and year first above written.

SIGNED SEALED AND DELIVERED)
)
by the Donor (Holder of)
)
Hong Kong Identity Card)
)
No.) in the)
)
presence of :-)




CHAN KAM WUN
Clerk to Messrs. Leung Kin & Co.
Solicitors, Hong Kong SAR

INTERPRETED by :-



CHAN KAM WUN
Clerk to Messrs. Leung Kin & Co.
Solicitors, Hong Kong SAR

I hereby verify the signature of
CHAN KAM WUN



LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

Dated the 10th day of July 2020

I hereby certify that this copy is a true
and complete copy of the corresponding
page of the original

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

POWER OF ATTORNEY

I hereby certify that this copy
is a true and complete copy
of the original
Dated - 1 FEB 2021

LEUNG KI HIN CONSTANCE
Solicitor, Hong Kong SAR
Messrs. Leung Kin & Co.

MESSRS. LEUNG KIN & CO.,
SOLICITORS,
HONG KONG.

REF : FL/19371/15/SC(1)

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

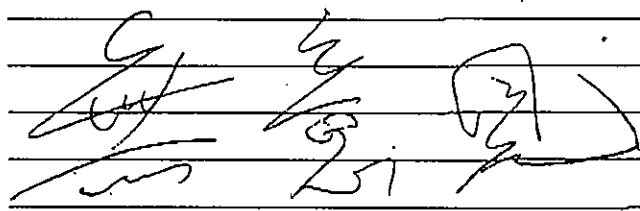
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LK/133

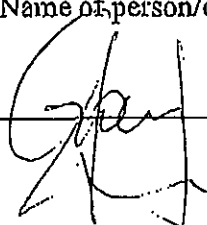
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

30 OCT 2020

tpbpd@pland.gov.hk

5-2

寄件者: [REDACTED]
寄件日期: 2020年11月09日星期一 4:11
收件者: tpbpd
主旨: Re: A/NE-LK/133 DD 39 Shek Chung Au
附件: Luk Keng Rd - Google Maps.pdf

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, November 9, 2020 4:07:46 AM
Subject: A/NE-LK/133 DD 39 Shek Chung Au

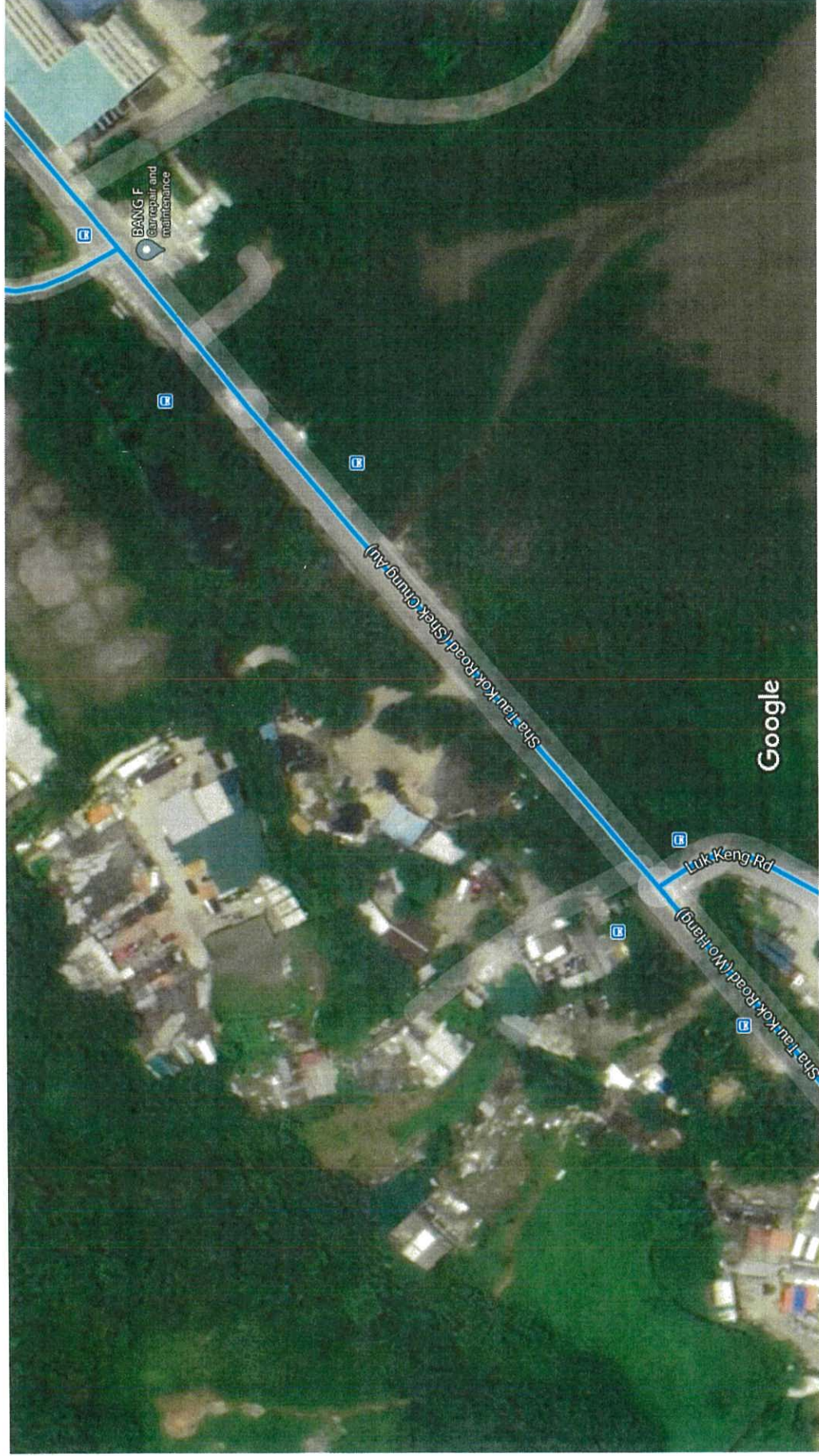
A/NE-LK/133
Lots 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475 and 2476 in D.D. 39, Shek Chung Au, Sha Tau Kok
Site Area: About 3,656sq.m
Zoning : "VTD"
Applied use: Hobby Farm / 5 Years / Parking??

Dear TPB Members,

Google Maps show that the site is in fact an ongoing brownfield operation, probably both open and covered storage, and paved over.

Is the application genuine or just a ruse to sidestep the unapproved use?

Mary Mulvihill



Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
 - (i) the lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guarantee of right of vehicular access. The applicant should make their own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining Government land will be allowed for the vehicular access to the Site for the proposed use;
 - (ii) there are existing structures erected on the Site without approval from her office. The aforesaid structures are not acceptable under the Leases concerned. Her office reserves the right to take necessary enforcement actions against the aforesaid structures;
 - (iii) according to the proposed development, a portable toilet would be erected within the Site. The applicant should note that any proposed toilet facility should meet the current health requirements;
 - (iv) should the application be approved, the owners of the lots concerned shall apply to her office for a Short Term Waiver (STW) covering the proposed structures. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW is approved, it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by her office; and
 - (v) there are two outstanding Small Houses applications within the Site under the processing by her office;
- (b) to note the comments of the Commissioner for Transport that the vehicular access between the Site and Sha Tau Kok Road is not managed by her office. The applicant should seek comment from responsible party;
- (c) to note the comments of Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as set out in ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP and all pollution control ordinances, in particular the Water Pollution Control Ordinance, since a stream is located at the south of the Site;
- (d) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
 - (i) the Site is in an area where no public sewerage connection is available;
 - (ii) the Site is in the vicinity of an existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;

- (iii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction; and
 - (iv) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- (e) to note the following comments of the Director of Fire Services:
- (i) in consideration of the design/nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, the applicant may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
- (i) there is no record of approval by the Building Authority (BA) for the existing structures at the Site and submission of the proposed buildings/ structures to the BA for approval;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect 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) any temporary shelters or converted containers for storage or washroom or workshop or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);

- (v) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
 - (vii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at the building plan submission stage; and
- (h) to note the following comments of the Director of Electrical and Mechanical Services that there are 11kV overhead electricity supply lines of CLP erecting within the Site. As such, the applicant shall carry out the following measures:
- (i) the applicant shall approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to confirm whether there are any underground cables and/or overhead lines within or in the vicinity of the application site. For application site within the preferred working circle/corridor of high voltage overhead lines at 11kV or above as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) published by the Planning Department, prior consultation and arrangement with CLP Power is necessary, and sufficient safety clearance and relevant requirements stipulated in the HKPSG shall be maintained at any time during and after construction;
 - (ii) prior to establishing any structure within the Site, the applicant and/or his contractors shall liaise with the electricity supplier and, if necessary, ask CLP Power to divert the underground cable and/or overhead line away from the vicinity of the proposed structure; and
 - (iii) the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant when carrying out works in the vicinity of the electricity supply lines.