

Previous S.16 Application

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MUP/75	Temporary Open Storage of New and Second-hand Vehicles (including 2 Private Cars and 4 Light Goods Vehicles) for a Period of 3 Years	7.12.2012	R1 - R4

Rejection Reasons

- R1 The application was not in line with the planning intention of the "Agriculture" zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board (TPB) Guidelines No.13E for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' in that the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there was no previous planning approval granted at the site; and there were adverse comments from the relevant government departments and local objections against the application.
- R3 The proposed development was incompatible with the rural character of the surrounding area which was predominantly agricultural land with domestic structures in its close vicinity.
- R4 There was no information in the application to demonstrate that the proposed development would have no adverse environmental and landscape impact on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- based on the FI submitted (**Appendix Ib**), she has no comment on the application from traffic engineering perspective; and
- the access road between the Site and Wo Keng Shan Road is not managed by TD.

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

- no comment on the application; and
- the access road between the Site and Wo Keng Shan Road is not maintained by HyD.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse impact on the adjacent area. In the submission, the applicant is required to access and identify the project's potential drainage impacts and demonstrate in their submission with the implementation of necessary mitigation measures, the project will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the development;
- the Site is in close vicinity of existing streamcourse. All the proposed works are required to place 3m away from the top bank of the Man Uk Pin Ecologically Important Stream; and
- the Site is in an area where no public sewerage connection is available.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there is no substantial environmental complaint received in the past three years;
- no objection to the application subject to the approval condition that no public announcement system or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period; and
- the applicant is advised to comply with all environmental protection/pollution ordinances, and follow the latest "Code of Practice on Handling Environment Aspects

of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any possible environment nuisances.

4. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plan.

5. **Building Matters**

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

- there is no record of approval by the Building Authority for the existing structures at the Site and he is not in a position to offer comments on their suitability for the use proposed in the application; and
- the applicant is advised to note his advisory comments under Building Ordinance appended at **Appendix IV**.

6. **Nature Conservation and Agriculture**

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

- base on the FI submitted (**Appendix Ib**), he has no comment on the application; and
- a natural stream is located at the immediate north and west of the southern portion of the Site, which is the upstream of the Man Uk Pin Ecological Important Stream where native fish species were recorded.

7. **Landscape**

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

- she has no objection to the application from the landscape planning point of view;
- the Site is located in an area of rural inland plains landscape character comprising of woodlands, tree clusters, farmlands, vegetated areas, temporary structures and village houses;
- the northern portion of the Site is covered by some temporary structures; the southern portion of the Site is covered by self-seeded vegetation with some trees along and outside the western boundary of the Site; and
- significant adverse impact on the landscape character and existing landscape

resources within the Site arising from the proposed use is not anticipated.

8. Other Departments

- the following government departments have no comment on/no objection to the application:
 - (i) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
 - (ii) Chief Engineering/Construction, Water Supplies Department (CE/C, WSD);
 - (iii) Administration & Development Branch, Food and Environmental Hygiene Department (FEHD);
 - (iv) the Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(LA), HAD);
 - (v) Director of Leisure and Cultural Services; and
 - (vi) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the access road between the Site and Wo Keng Shan Road is not managed by TD. The applicant should seek comment from the responsible party;
- (b) to note the comments of the Chief Highway Engineering/New Territories East, Highways Department (CHE/NTE, HyD) that the access road between the Site and Wo Keng Shan Road is not maintained by HyD;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is advised to implement good site practice to avoid adverse impact to the stream and natural habitats nearby;
- (d) to note the following comments of Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the applicant is advised to minimize the scale of land filling as far as practicable; and
 - (ii) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed works from relevant departments prior to commencement of the works;
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no public sewer connection is available;
 - (ii) the applicant is advised on the following general requirements of the drainage proposal:
 - the applicant shall be required to place all the proposed works 3m away from the top bank of the Man Uk Pin Ecologically Important Stream. All the proposed works in the vicinity of the streamcourse should not create any adverse impacts, both during and after construction. Proposed mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
 - the applicant should be reminded that to minimize the possible adverse environmental impacts on the existing streamcourse in the design and during construction; and
 - 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 proposer 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.

- (f) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) 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 Building Authority (BA) under B(P)R 19(3) at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved uses under the captioned application;
 - (iv) for unauthorized buildings works (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;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, the 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 UBW. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) if the proposed use under application is subject to the issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licencing authority;
 - (vii) any temporary shelters or converted containers for storage, office, toilet, green house or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R); and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage and land filling works. Detailed comments under BO on will be provided at the building plan submission stage;
- (g) to note the following comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to FSD for approval. In addition, the applicant should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - licensing requirement would be formulated upon received of formal application via the licensing authority;
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the following comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is advised that:
- to follow the requirement stipulate in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”;
 - to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - it is obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances, including the Water Pollution Control Ordinance, Cap 354 etc; and
- (i) to note the following comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(LA), HAD) that:
- (i) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
- (ii) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a licence under the HAGAO or a Certificate of Compliance under CuSPO must be obtained before operation respectively. Whether the mode of operation of a camping site providing sleeping accommodation falls within the ambit of the HAGAO and/ or CuSPO should be accessed based on the facts and actual circumstance of each case and cannot be generalized;

- (iii) operators of proposed campsite may make reference to “A Guide to Licence Applications for Guesthouse (Holiday Camp) – Caravan Camp Site under the HAGAO, Cap349)” and “A Layman’s Guide to Application of Certificate of Compliance under the Clubs (Safety of Premises) Ordinance (Cap. 376) to consider whether their operation should be licensed under HAGAO and/or CuSPO. Notwithstanding of the above, this Office has all along adopting a facilitating and pragmatic approach in assessing license or Certificate of Compliance applications and where necessary, imposing suitable conditions;
- (iv) no licence or Certificate of Compliance applications for operation of guesthouse/clubhouse at the Site was received by his office;
- (v) detailed requirements will be formulated upon receipt of application under the HAGAO and/ or CuSPO. Nevertheless, the licensed area in one application must be physically connected and shall not be separated by other private occupancy or uses not connected with the operator’s business; and
- (vi) for any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence or Certificate of Compliance, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO and/ or CuSPO.

Appendix V of RNTPC
Paper No. A/NE-MUP/183B /

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

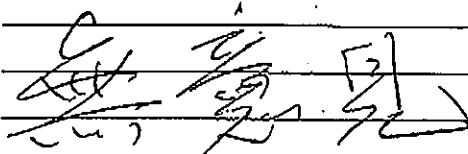
By Fax : 2877 0245 or 2522 8426

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-MUP/183

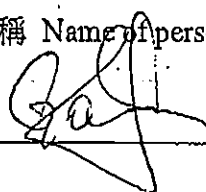
意見詳情 (如有需要，請另頁說明)

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 2023.4.3

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Comments on the Section 16 Application No. A/NE-MUP/183

12/04/2023 17:31

From: Kristy Chow <kristy@cahk.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Roy Ng <roy@cahk.org.hk>
File Ref:

1 attachment



TPB20230412(MUP183).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

12th April 2023

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-MUP/183

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11, the planning intention of agriculture zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention, especially the need to propose around 23% of paved area. We do not think such plan is in line with the planning intention.

2. Adverse environmental impacts in adjacent area

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: We found that the application site remains good potential for rehabilitation for cultivation and other agricultural purposes (Figure 1). Various structures/uses, including 4 structures of about 2.8m to 4m in height, and 1,472m² land filling for car parking, agricultural education centre storeroom, metre room and site office, also 7 caravans in the application site. However, no details are



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網址 Website: www.cahk.org.hk

available to illustrate how the land would be recovered after the proposed temporary use.

- Adverse sewage impact: The applicant does not provide any details of sewage arrangement for 40 visitors, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. There were insufficient details are available to identify sources of wastewater arising from operation, particularly potential oily wastewater from caravans' activities and how these pollution sources would be treated. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

Figure 1 The application site (marked in red) remains good potential for rehabilitation for cultivation and other agricultural purposes (Source: Google Earth Pro)



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A/NE-MUP/183 DD 37 Man Uk Pin

18/04/2023 02:13

From:

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

File Ref:

A/NE-MUP/183

Lots 52 S.A (Part), 52 S.B (Part), 245, 246, 250, 251, 252 (Part) and 255 (Part) in D.D. 37, Man Uk Pin, Sha Tau Kok

Site area: About 6,453sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 7 Caravans / ?? Tents / 18 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. This is a 'Destroy to Build' application, to clear the land for brownfield use.

While the application states that 1,472sq.m land filling, a close look at the layout indicates that the land filling will be more extensive as the caravans will require a wide road access.

No data on how many tents, how many visitors, toilets, water supply, drainage and other arrangements.

More alarming is that there is no indication of how many trees would be felled and the impact a large number of people would have on the local wildlife. There appear to be a number of unapproved operations on the lots.

Going forward with plans for extensive development, it is essential that areas like this be spared development in order to ensure that some green areas remain intact in order to mitigate the impact large construction programmes will have on the local environment.

Mary Mulvihill

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KFBG's comments on three planning applications

18/04/2023 15:12

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230418 s16 TKL 721.pdf 230418 s16 MUP 183.pdf 230418 s16 MKT 25.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

18th April 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and
Holiday Camp with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land
(A/NE-MUP/183)**

1. We refer to the captioned.
2. According to the information from the gist, around 22.8% of the site is proposed to be filled with concrete. We urge the Board to investigate with relevant authorities as to whether the area proposed to be filled with concrete is still covered with soil and arable at present. We also urge the Board to consider whether the proposed land filling area would be excessive. There is also a watercourse between the two portions of the site, and it also runs along the western side of the southern portion, according to the map of the gist. We urge the Board to clarify with relevant authorities/ parties as to how the potential sewage generated by the proposed uses (e.g., Holiday Camp) would be appropriately treated.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

2023年 3月 2 0日

Appendix I of RNTPC
Paper No. A/NE-MUP/183B

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 20 MAR 2023
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

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

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

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

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

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

2300268

1/2 by courier.

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MWP/183
	Date Received 收到日期	20 MAR 2023

- 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)

YEUNG Sung Wing 楊宋永

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 盈卓物業顧問有限公司

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 52 S.A (Part), 52 S.B (Part), 245, 246, 250, 251, 252 (Part) and 255 (Part) in D.D. 37, Man Uk Pin, 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 6,453 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 502.2 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 Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" 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
28/02/2023 (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 28/02/2023 (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

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 5,950.8sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 502.2sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 11

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 502.2sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 502.2sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	CARAVAN CAMPING SITE
B1	AGRICULTURAL EDUCATION CENTRE	184 m ² (ABOUT)	184 m ² (ABOUT)	4m (ABOUT)(1-STORY)	NO. OF CARAVAN CAMP SITE : 7
B2	STORE ROOM, METRE ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	4m (ABOUT)(1-STORY)	TOTAL AREA OF CARAVAN CAMP SITE : 130.2 m ² (ABOUT)
B3	SITE OFFICE AND RECEPTION	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)	DIMENSION OF SITE : 2.44 m (W) X 7.62 m (L)(ABOUT)
B4	WASHROOM AND CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STORY)	HEIGHT OF CARAVAN : 2.8 m (ABOUT)
					COVERED AREA : 18.6 m ² (ABOUT) EACH
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)		

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 17

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 09:00 to 22:00 daily including public holiday (except for tent and caravan camping activities)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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 Wo Keng Shan Road via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,472 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2.. m 米 <input checked="" 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																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Background

The applicant seeks to use various lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (proposed development) (Plan P01).

As demands for local holiday camping and recreational farming have dramatically increased in recent years, the applicant intends to operate the proposed development at the Site to promote organic farming and local camping in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Man Uk Pin Outline Zoning Plan No.: S/NE-MUP/11 (Plan P02). According to the Notes of the OZP, place of recreation, sports of culture (hobby farm) use is column two within "AGR" zone, while 'holiday camp' is not a column one nor two use within the "AGR" zone, which both uses require planning permission from the Town Planning Board (the Board).

The applied use is passive recreational use, which will not create significant nuisance to the surrounding area. As the application is only on a temporary basis and the recreational hobby farming activities is similar to the always permitted agricultural use, the proposed development would therefore not frustrate the long term planning intention of the "AGR" zone.

Development Proposal

The Site occupied an area of 6,453 sq.m (about)(Plan P03). 4 structures are proposed at the Site for reception, store room, agricultural education centre, site office, changing room, washroom and metre room and 7 caravan camps with total GFA of 502.2 sq.m (including 130.2sq.m (about) of caravan camp)(Plan P04).

The Site is accessible from Wo Keng Shan Road via a local access (Plan P01). 17 nos. of private car parking spaces and 1 no. of loading/unloading (L/UL) space for light goods vehicles are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P06). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The Site involves 1,472 sq.m of filling of land (concrete) of not more than 0.2m (about) in depth for site formation of structures, circulation space and parking and L/UL spaces (Plan P05). As heavy loading of structures and vehicles 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. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

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. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Operation Mode

The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). 6 nos. of staff will work at the Site. It is estimated to attract maximum of 40 nos. of visitors per day, including visitors only interested in recreational farming and visitors stay overnight at caravan. Visitor is required to make appointment in advance and pay entrance fee to access the Site. No walk-in visitor is allowed at the Site. Facilities provided at the Site (i.e. agricultural education centre, washroom, changing room etc.) are only opened to visitors who are camping overnight at the Site. A total of 7 caravan camping sites are provide at the Site to accommodate 28 visitors (maximum 4 visitors per caravan).

Conclusion

The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

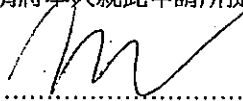
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application 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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

31/1/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 52 S.A (Part), 52 S.B (Part), 245, 246, 250, 251, 252 (Part), and 255 (Part) in D.D. 37, Man Uk Pin, Sha Tau Kók, New Territories
Site area 地盤面積	6,453 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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
	Non-domestic 非住用	502.2	<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	4 (structure) + 7 (caravan)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	<input type="checkbox"/> (Not more than 不多於) m 米
		/	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.8 - 4	<input type="checkbox"/> (Not more than 不多於) m 米
		/	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	7.8 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		17 17 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		1 1 (LGV)

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"/>
Location plan, Zoning plan, Plan showing the land status of the application site, Plan Showing the paved ratio of the application site, Plan showing the swept path analysis of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction		
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。

Appendix I - Estimated Trip Generation and Attraction of the Site

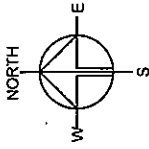
- (i) The application site (the Site) is accessible from Wo Keng Shan Road via a local access. A total of 18 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	15
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	2
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1

- (ii) The operation hours of the proposed development from 09:00 – 18:00 daily (including public holidays), except overnight caravan camping activities. Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	15	2	2	1	1	1	22
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	8	1	2	1	1	14
Traffic trip per hour (average)	2	2	1	1	0.5	0.5	7

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.



PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM) AND
HOLIDAY CAMP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED FILLING
OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN UK
PIN, SHA TAU KOK, NEW
TERRITORIES

SCALE
1:4000 @ A4

DRAWN BY

DATE

MIN

DATE

REVISED BY

DATE

DL

APPROVED BY

DATE

PHOTOGRAPH

DATE

DATE

DATE

DATE

DATE

DATE

DATE

LEGEND



APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA 6.453 m² (ABOUT)

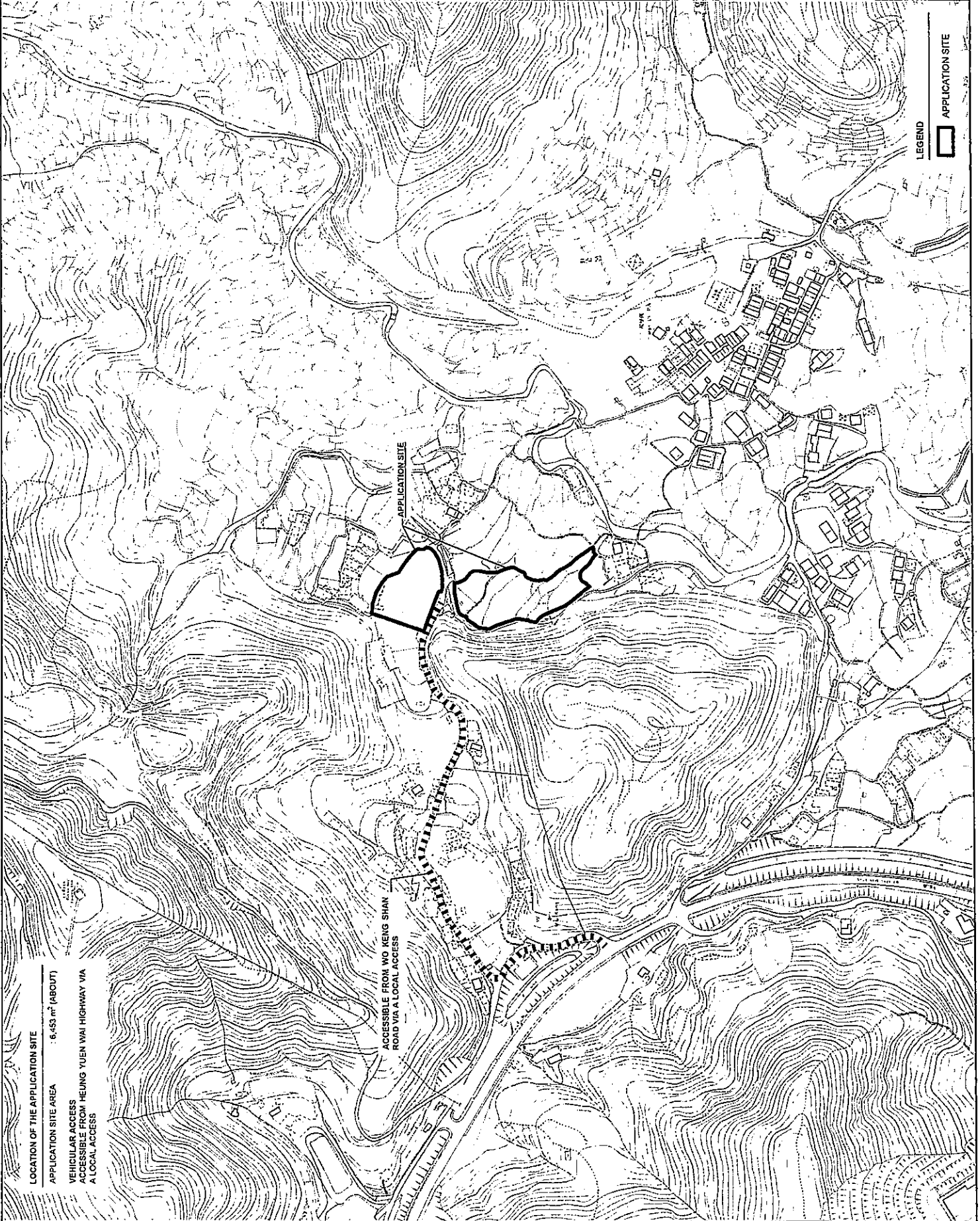
VEHICULAR ACCESS

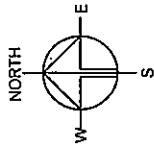
ACCESSIBLE FROM HEUNG YUEN WAI HIGHWAY VIA

A LOCAL ACCESS

ACCESSIBLE FROM WO KENG SHAN
ROAD VIA A LOCAL ACCESS

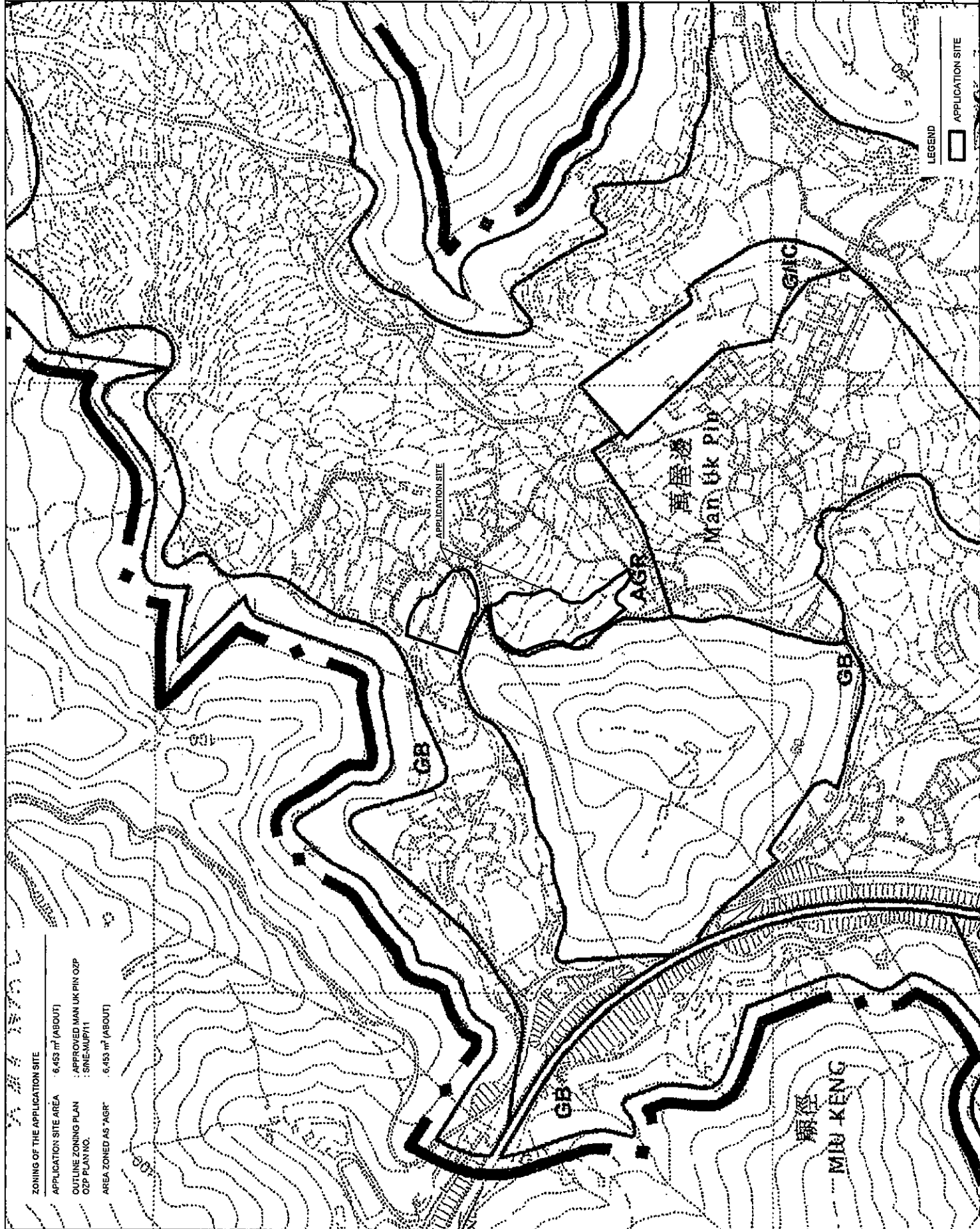
APPLICATION SITE





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,453 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP
OZP PLAN NO. : SNE-MUP/11
AREA ZONED AS "AGR" : 6,453 m² (ABOUT)



Planning Consultant

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (ROBERT PARK) AND
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED FILLING
OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 37 MAN UK
PIN SHA TAU KOK NEW
TERRITORIES

SCALE

1:4000 @ A4

DRAWN BY

MIN

DATE

13.12.2022

CHECKED BY

DATE

APPROVED BY

DATE

PROJECT TITLE

LOCATION PLAN

PLAN NO.

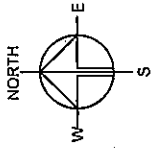
PLAN 2

VER.

001

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM) AND
HOLIDAY CAMP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED FILLING
OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN UK
PIN, SHA, TAU, KOK, NEW
TERRITORIES

SCALE
1:1500 @ A4

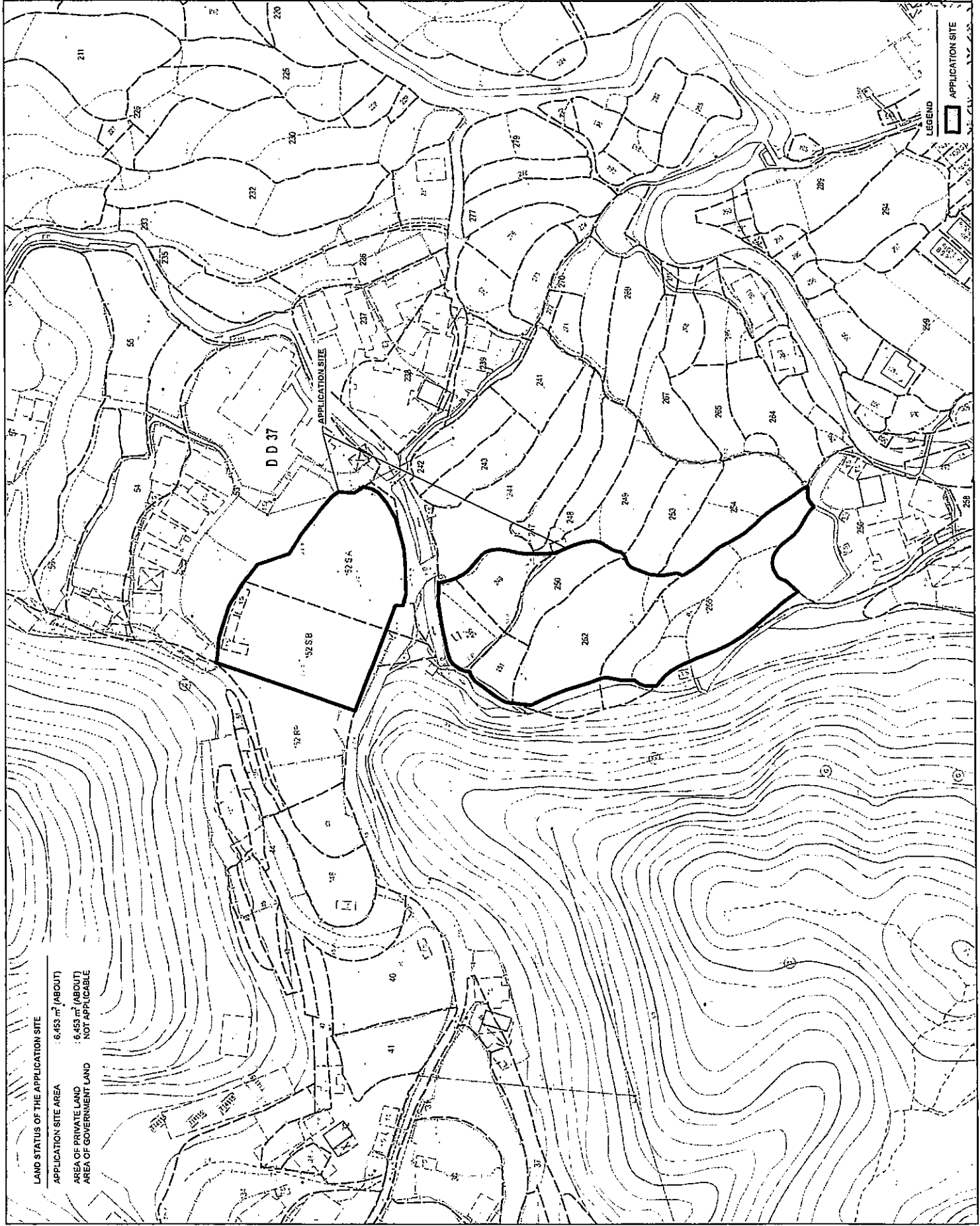
DRAWN BY	DATE
MN	13.12.2022
CHECKED BY	DATE
OL	01.03.2023
APPROVED BY	DATE

DWG. TITLE

LOCATION PLAN

DRAWN BY	DATE
PLAN 3	001

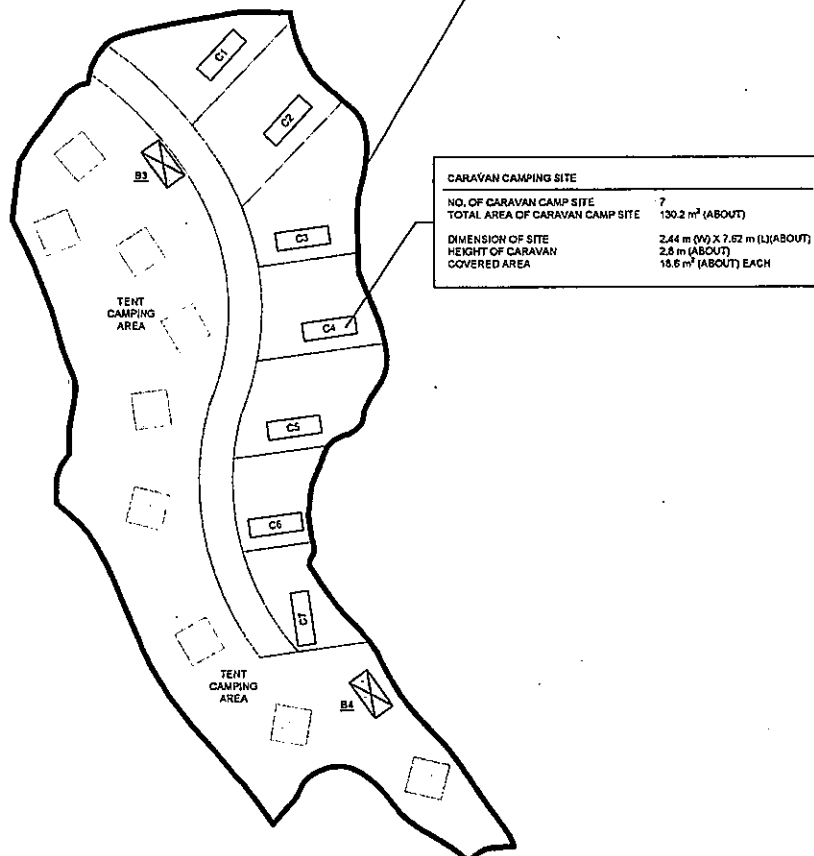
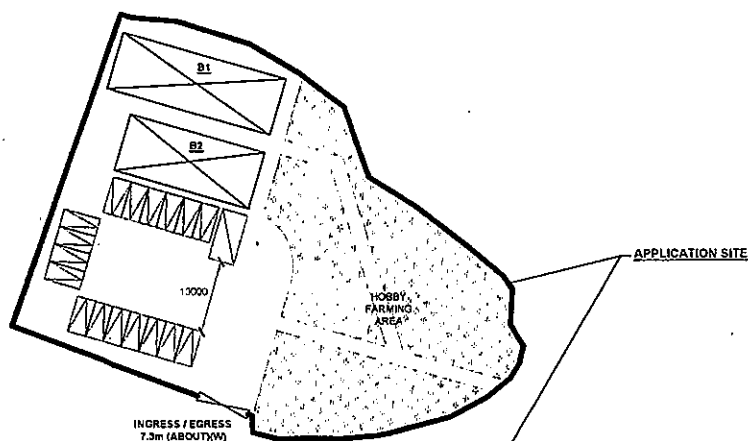
LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	6,453 m ² (ABOUT)
AREA OF PRIVATE LAND	6,453 m ² (ABOUT)
AREA OF GOVERNMENT LAND	NOT APPLICABLE



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 8,453 m ²	(ABOUT)
COVERED AREA	: 502.2 m ²	(ABOUT)
UNCOVERED AREA	: 5,950.8 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 7.8 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 502.2 m ²	(ABOUT)
TOTAL GFA	: 502.2 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	184 m ² (ABOUT)	184 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B2	STORE ROOM, METRE ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND RECEPTION	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM AND CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LUL SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

13.12.2022

REVISED BY

OL

DATE

01.03.2023

TITLE

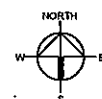
LAYOUT PLAN

DWG NO.

PLAN 4

VER.

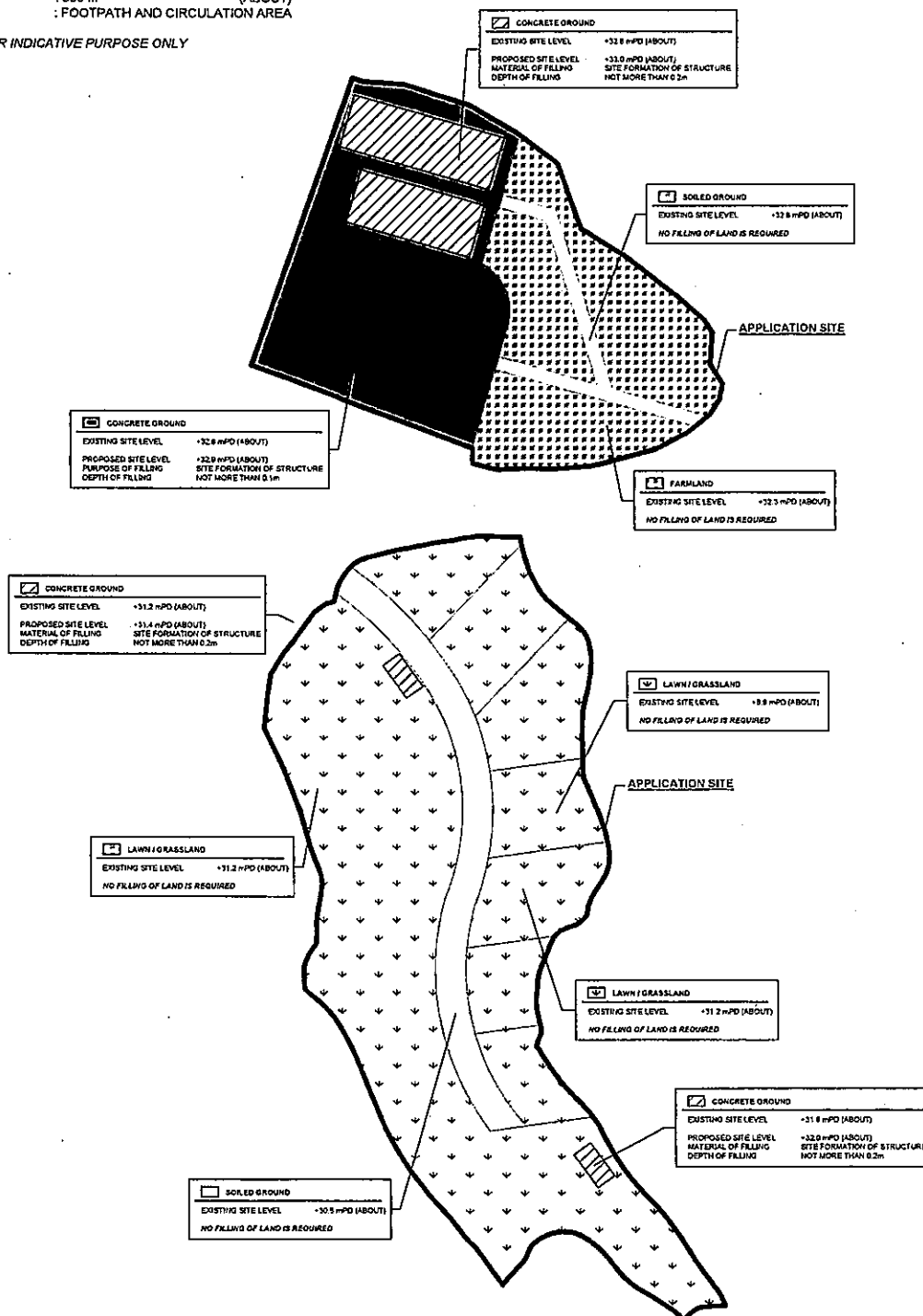
001



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
LAND FILLING AREA	: 1,472 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE	
LAWN / GRASSLAND AREA	: 3,495 m ²	(ABOUT)
USE	: TENT AND CARAVAN CAMPING AREA	
FARM AREA	: 947 m ²	(ABOUT)
USE	: HOBBY FARMING	
SOILED GROUND AREA	: 539 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN O.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

13.12.2022

REVISED BY

OL

DATE

01.03.2023

TITLE

FILLING OF LAND

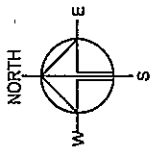
DWG NO.

PLAN 5

VER

001





PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM) AND
HOLIDAY CAMP WITH FACILITIES
FOR VISITORS, INCLUDING 3
YEARS AND ASSOCIATED FILLING
OF LAND

SITE LOCATION
VARIOUS LOTS IN D.O. 37, MAN UK
PIN SHA TAU KOK, NEW
TERRITORIES

SCALE
1:500 @ A4

DRAWN BY	DATE
MIN	13.12.2022
CHECKED BY	DATE
TAH652030W	DATE

DWG. TITLE	DWG. NO.	WORK
SWEPT PATH ANALYSIS	PLAN 6	DD1

APPLICATION SITE TO	LEGEND
FROM THE LOCAL ACCESS	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS
	LIGHT GOODS VEHICLE
	SWEPT PATH OF VEHICLE

FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

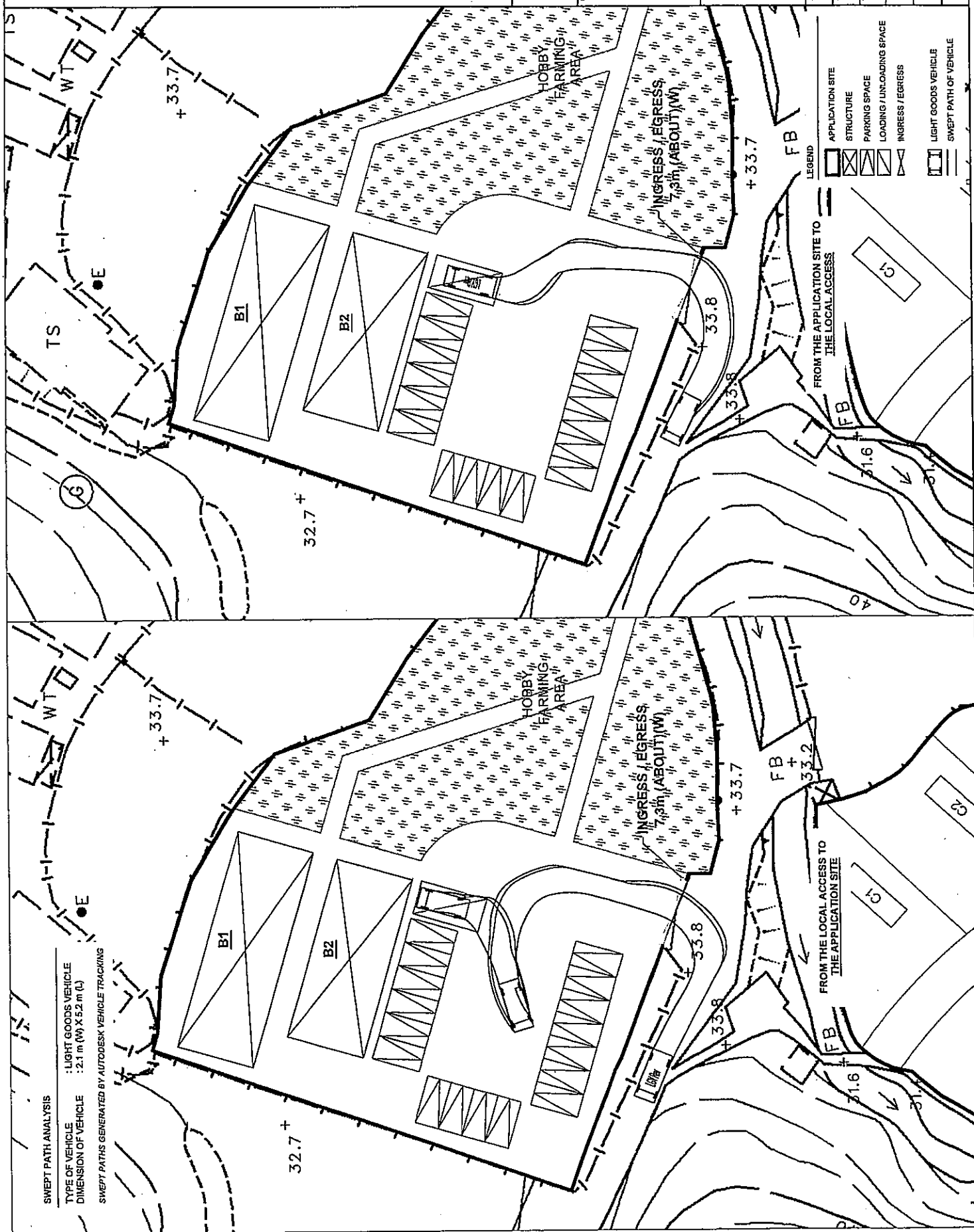
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING





顧問有限公司
盈卓物業

Your Ref. : TPB/A/NE-MUP/183

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

By Email

24 March 2023

Dear Sir,

Supplementary Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 37, Man Uk Pin, Tau Kok, New Territories

(S.16 Planning Application No. A/NE-MUP/183)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The application site would be able to accommodate not more than 40 nos. of visitors per day. Hobby farm area is subdivided into small portions of farms for visitors to experience farming. A total of 7 caravan camping sites and tent camping area are provided at the Site. Visitors are required to purchase a valid entry ticket to use the caravan camping site and tent camping area separately.
- (ii) Revised layout plan of the application site. (Plan 1).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

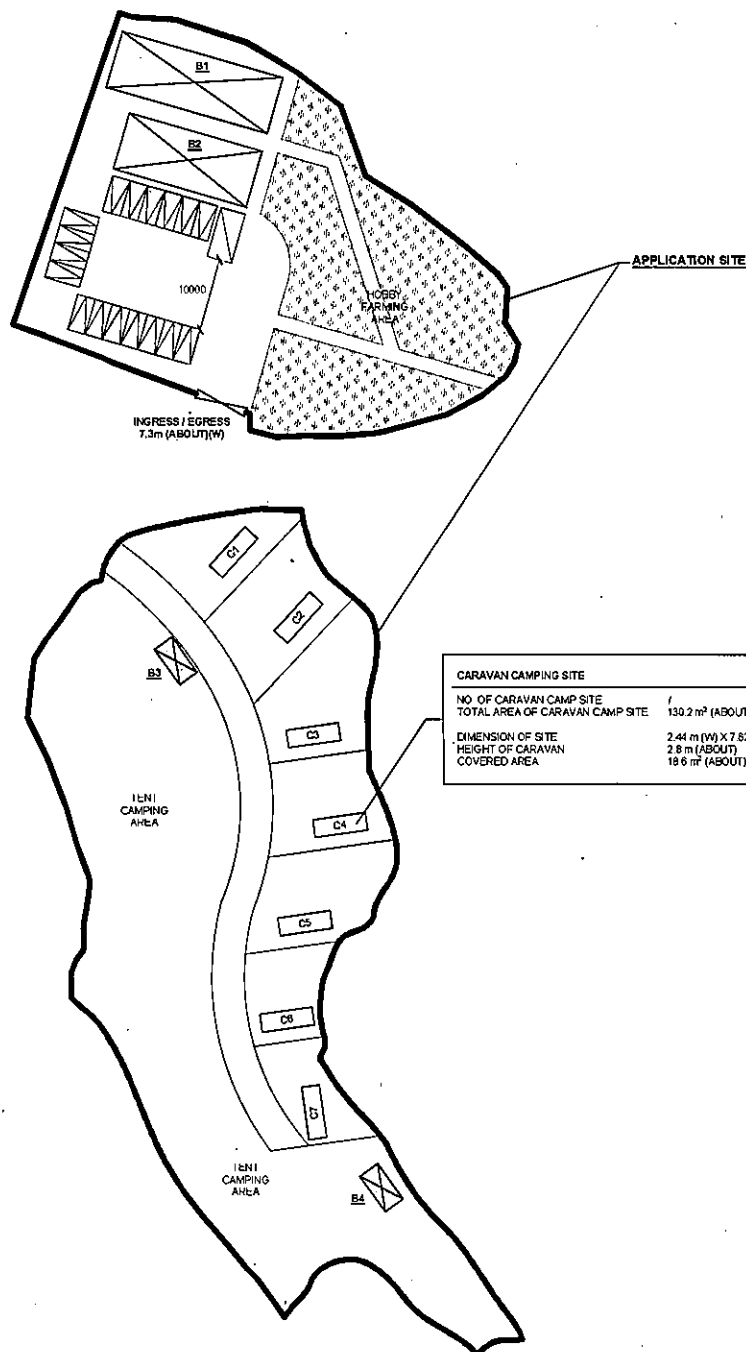
 

Louis TSE
Town Planner

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
COVERED AREA	: 502.2 m ²	(ABOUT)
UNCOVERED AREA	: 5,950.8 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 7.8 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 502.2 m ²	(ABOUT)
TOTAL GFA	: 502.2 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	184 m ² (ABOUT)	184 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B2	STORE ROOM, METRE ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND RECEPTION	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM AND CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	



CARAVAN CAMPING SITE	
NO. OF CARAVAN CAMP SITE	1
TOTAL AREA OF CARAVAN CAMP SITE	130.2 m ² (ABOUT)
DIMENSION OF SITE	2.44 m (W) X 7.82 m (L) (ABOUT)
HEIGHT OF CARAVAN	2.8 m (ABOUT)
COVERED AREA	18.6 m ² (ABOUT) EACH

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1:1000 @ A4

DRAWN BY

MIN

DATE

13.12.2022

REVISED BY

MIN

DATE

23.3.2023

TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

002



Our Ref. : DD37 Lot 52 S.A & VL
Your Ref. : TPB/A/NE-MUP/183

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

By Email

24 March 2023

Dear Sir,

Supplementary Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 37, Man Uk Pin, Tau Kok, New Territories

(S.16 Planning Application No. A/NE-MUP/183)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) Replacement pages of the application form (**Appendix I**).
- (ii) Revised estimated trip generation and attraction of the application site (**Appendix II**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. Ken HO

email: kcsho@pland.gov.hk)

Proposed operating hours 擬議營運時間 09:00 to 22:00 daily including public holiday (except for overnight camping activities)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) <u>Accessible from Wo Keng Shan Road via a local access</u>																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,472 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" 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 No 否 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

7. Justifications 理由

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

Background

The applicant seeks to use various lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (proposed development) (Plan P01).

As demands for local holiday camping and recreational farming have dramatically increased in recent years, the applicant intends to operate the proposed development at the Site to promote organic farming and local camping in Hong Kong.

Planning Context

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Man Uk Pin Outline Zoning Plan No.: S/NE-MUP/11 (Plan P02). According to the Notes of the OZP, place of recreation, sports of culture (hobby farm) use is column two within "AGR" zone, while 'holiday camp' is not a column one nor two use within the "AGR" zone, which both uses require planning permission from the Town Planning Board (the Board).

The applied use is passive recreational use, which will not create significant nuisance to the surrounding area. As the application is only on a temporary basis and the recreational hobby farming activities is similar to the always permitted agricultural use, the proposed development would therefore not frustrate the long term planning intention of the "AGR" zone.

Development Proposal

The Site occupied an area of 6,433 sq.m (about)(Plan P03). 4 structures are proposed at the Site for reception, store room, agricultural education centre, site office, changing room, washroom and metre room and 7 caravan camps with total GFA of 502.2 sq.m (including 130.2sq.m (about) of caravan camp)(Plan P04).

The Site is accessible from Wo Keng Shan Road via a local access (Plan P01). 17 nos. of private car parking spaces and 1 no. of loading/unloading (L/UL) space for light goods vehicles are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P06). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The Site involves 1,472 sq.m of filling of land (concrete) of not more than 0.2m (about) in depth for site formation of structures, circulation space and parking and L/UL spaces (Plan P05). As heavy loading of structures and vehicles 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. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

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. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Operation Mode

The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight camping activities). 6 nos. of staff will work at the Site. A total of 7 caravan camping sites and tent camping area are provided at the Site to serve not more than 40 visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site. No walk-in visitor is allowed at the Site. Facilities provided at the Site (i.e. agricultural education centre, washroom, changing room etc.) are only opened to visitors who are camping overnight at the Site.

Conclusion

The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

Appendix II - Estimated Trip Generation and Attraction of the Site

- (i) The application site (the Site) is accessible from Wo Keng Shan Road via a local access. A total of 18 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	15
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	2
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1

- (ii) The operation hours of the proposed development from 09:00 – 22:00 daily (including public holidays), except for overnight camping activities. Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	15	2	2	1	1	1	22
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	8	1	2	1	1	14
Traffic trip per hour (average)	2	2	1	1	0.5	0.5	7

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.



顧問有限公司
盈卓物業

Our Ref.
Your Ref. : TPB/A/NE-MUP/183

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

By Email

18 July 2023

Dear Sir,

1st Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories

(S.16 Planning Application No. A/NE-MUP/183)

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. Orpheus LEE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature of Louis TSE is placed next to a circular official seal of R-Riches Property Consultants Limited. The seal contains the company name in English and Chinese, along with a star.

Louis TSE
Town Planner

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories

(Application No. A/NE-MUP/183)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Kelvin KWONG; Tel: 2399 2411)		
(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.	The applicant seeks planning permission from the Town Planning Board (the Board) to use the application site (the Site) for hobby farm and holiday camp uses in Man Uk Pin, Sha Tau Kok. Visitors are required to make prior appointment to access the Site, this is to regulate the number of vehicles at the Site by the applicant. Due to the nature and scale of the proposed development, it is estimated that not more than <u>22</u> and <u>14</u> trips would be generated and attracted by the Site during AM and PM peak hours respectively, hence, adverse traffic impact to the nearby road links and junction should not be anticipated.
(b)	The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site.	A total of <u>17</u> private car parking spaces are provided at the application site (the Site), of which 15 are provided for visitors and 2 are provided for staff. The estimated number of visitors per day is <u>40</u> . Goods to support the operation of the proposed development are transported by <u>1</u> light goods vehicle. In view of the above, the proposed parking and loading/unloading provision is adequate for the site operation.
(c)	While the application has included the swept path of light goods vehicles, the applicant should check whether heavy goods vehicles would be needed for construction/operation	Please be confirmed that no heavy goods vehicle would be needed for construction / operation of the hobby farm.

	of the hobby farm, and to demonstrate the satisfactory maneuvering of heavy goods vehicles entering to and existing from the subject site, maneuvering within the site and into/out of the parking and loading/unloading spaces with using the swept path analysis.	
(d)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Visitors are required to make prior appointment to access the Site, this is to regulate the number of vehicles at the Site by the applicant. Staff is also deployed at the ingress/egress to direct vehicles entering and existing the Site for better traffic management to ensure no vehicle will queue outside the Site.
(e)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety	Staff is deployed at the ingress/egress to direct vehicle entering and existing the Site. Vehicles will be limited at the speed of 5km/hr and 'beware of pedestrian' signage will be erected at the Site to enhance pedestrian safety.
(f)	The vehicular access between Wo Keng Shan Road and the application site is not managed by TD. The applicant should seek comment from the responsible party.	Noted. The applicant will liaise with responsible party after planning approval has been obtained from the Town Planning Board.
2. Comments of District Lands Officer/North for Lands Department (DLO/N, LandsD) (Contact Person: Ms. Cherry TSNAG; Tel: 2675 1745)		
(a)	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted. The applicant will submit Short Term Waiver application to rectify the applied use after planning permission has been obtained from the Town Planning Board (the Board).
(b)	There is unauthorized structure erected on Lot No. 52 S.B in D.D. 37 which is in breach of the lease condition of the lot. The lot owner(s) should immediately rectify the	Noted. The applicant will apply for relevant approval accordingly.

	lease breaches and this office reserves the right to take necessary lease enforcement action against the breaches without separate notice.	
(c)	Lot No.252 in D.D. 37 is covered by a Letter of Approval (LoA) No. L1290 which is issued for erection for temporary structures for pigsty purpose. Given the existing site situation <u>do not tally</u> with the approved one under the aforesaid LoA, this office reserves the rights to take enforcement action and cancel the LoA.	Please be noted that the pigsty is no longer in operation. The mentioned LoA will be terminated and a new STW will be applied for the applied use.
(d)	As land filling works is proposed in the planning submission, the applicant should comply with all the land filling requirements imposed by relevant Government departments, if any and in no event cause any disturbance to GL.	Noted.
(e)	Should planning approval be given to the subject planning application, the lot owner(s) will need to apply to this office for a Short Term Waiver (STW) to permit the structures erected/to be erected on site. Besides, given the proposed use is temporary in nature, only applications for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.	Noted. The applicant will submit Short Term Waiver (STW) application after planning approval is obtained from the Board.
3. Comments of Director of Agriculture, Fisheries and Conservation Department (DAFC) (Contact Person: Ms. Chole NG; Tel: 2150 6931)		
(a)	<u>From agricultural perspective</u>	Noted. The applicant will reinstate the Site upon the expiry of the planning approval

	<p>The subject site falls within the “AGR” zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site for TPB’s consideration.</p>	<p>period. Organic crops harvested from the farm area of the Site, i.e. vegetable and fruits are free to carry away by visitors.</p>
(b)	<p><u>From nature conservation perspective</u></p> <p>The northern portion of the subject site (i.e. Lot No. 52 S.A and 52 S.B in D.D. 37) is inaccessible. The remaining part (the southern portion) of the subject site is an abandoned agricultural land with some active agricultural land located at the western boundary of the subject site. A natural stream is located at the immediate north and west of the southern portion of the subject site, which is the upstream of the Man Uk Pin Ecologically Important Stream (EIS) where native fish species were recorded during our course of inspection. Due to the sensitivity of the Man Uk Pin EIS, set back of the subject site is required and the applicant should provide information on the measures to avoid impact to the natural stream, and the site condition of the northern portion for our further consideration.</p>	<p>Noted. Fencing will be erected along the site boundary to avoid the natural stream from reaching. 2m of set back and sandbags will be placed along the natural stream at the southern portion of the Site during the planning approval period to avoid any disturbance.</p> <p>The applicant will also implement good site practices so as not to pollute the natural stream at the southern of the Site.</p>
<p>4. Comments of Chief Officer of Licensing Authority, Home Affairs Department (CO/LA, HAD) (Contact Person: Mr. Robin LEUNG; Tel: 2881 7016)</p>		
(a)	<p>In the absence of detailed information, I have the following comments from the hotel and guesthouse licensing point of view:</p> <p>(i) According to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the</p>	<p>Noted. The applicant will strictly follow the Hotel and Guesthouse Accommodation Ordinance (Cap. 349).</p>

	<p>premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap.349C).</p> <p>(ii) Under the Clubs (Safety of Premises) Ordinance (Cap.376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:</p> <ol style="list-style-type: none"> 1. Provide services for its members (whether or not for the purpose of gain); and 2. Has a club-house of which only its members and their accompanied guests have a right of use <p>(iii) If the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a camping site providing sleeping accommodation falls within the ambit of the HAGAO and / or CuSPO should be assessed based on the facts and actual circumstance of each case and cannot be generalized.</p> <p>(iv) Without knowing the setting up details of the caravan and tent campsite, it is not sufficient for this Office to assess whether license application under HAGAO and/or CuSPO is required at this stage.</p> <p>(v) Operators of proposed campsite may make reference to “A Guide to Licence Applications for Guesthouse (Holiday</p>	
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	<p>Camp) – Caravan Camp Site under the HAGAO, Cap 349)” and “A Layman’s Guide to Application of Certificate of Compliance under the Clubs (Safety of Premises) Ordinance (Cap. 376)” at the following links to consider whether their operations should be licensed under HAGAO and/or CuSPO. Notwithstanding of the above, this office has all along adopted a facilitating and pragmatic approach in assessing license or Certificate of Compliance applications and where necessary, imposing suitable conditions.</p> <p>(vi) No licence or Certificate of Compliance applications for operation of guesthouse/clubhouse at the subject site was received by this Office.</p> <p>(vii) Detailed requirements will be formulated upon ‘receipt of application under the HAGAO and/or CuSPO. Nevertheless, the licensed area in one application must be physically connected and shall not be separated by other private occupancy or uses not connected with the operator’s business.</p> <p>(viii) For any structures which constitute as “building works” or “building” under the Building Ordinance to be included into the licence or Certificate of Compliance, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the Lands Department (LandsD) when making an application under the HAGAO and/or CuSPO.</p>	
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5. Comments of Commissioner of Police (C of P) (Contact Person: Mr. CHOI Man-ho; Tel: 3661 4108)		
(a)	<p>Upon Police review the application, Police would like to raise concerns on below aspects:</p> <p>Existing vehicle access on the proposed application site is a one-lane two way road, traffic concerns such as congestion issue maybe caused after the commencement of the site.</p>	<p>Visitor is required to make prior appointment to access the Site, this is to regulate the number of vehicles at the Site by the applicant. Staff is also deployed at the ingress/egress to direct vehicles entering and existing the Site for better traffic management to ensure no vehicle will queue outside the Site.</p>
(b)	<p>Several village houses are situated near the application site, the construction work and the campers activities (after the commencement of the site) may cause different kinds of nuisance to the residents nearby.</p>	<p>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. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.</p>

Your Ref. : TPB/A/NE-MUP/183

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

By Email

21 August 2023

Dear Sir,

2nd Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories

(S.16 Planning Application No. A/NE-MUP/183)

We are writing to submit Further Information to address departmental comments for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

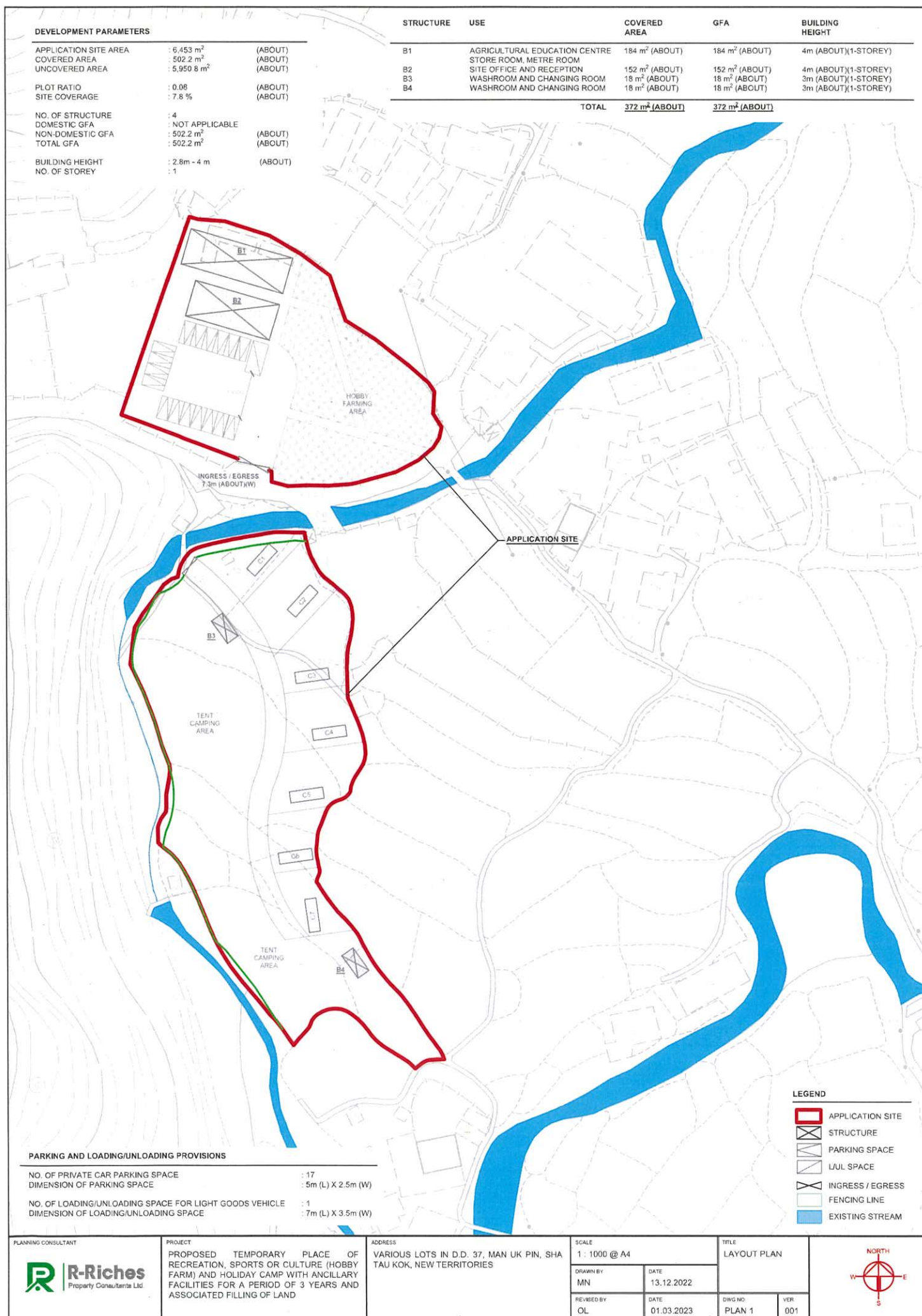
Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories**

(Application No. A/NE-MUP/183)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	The application site is in the vicinity of 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.	Please note that all the proposed works in the application site (the Site) will be placed at least 3m away from the top bank of the stream. At least 3m set back and boundary fencing will be placed along the streamcourse at the Site during the planning approval period to avoid streamcourse from reaching (Plan 1). The boundary fencing will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or silt on boundary fencing.





盈卓物業
顧問有限公司

Our Ref. : DD37 Lot 52 S.A & VL
Your Ref. : TPB/A/NE-MUP/183

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

By Email

12 September 2023

Dear Sir,

3rd Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories

(S.16 Planning Application No. A/NE-MUP/183)

We are writing to submit Further Information to provide clarifications for the subject application. Details are as follows:

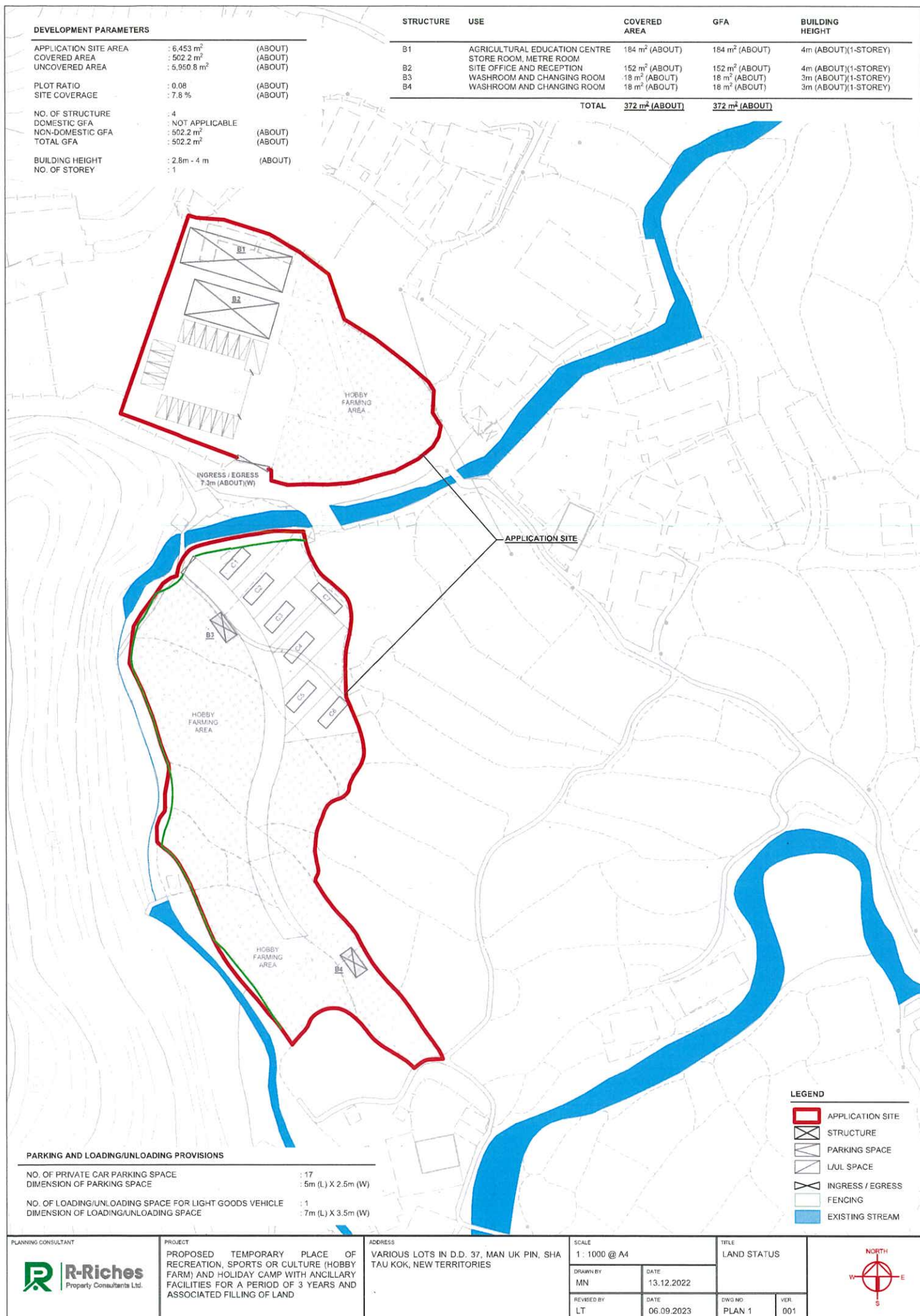
- (i) The majority portion of the application site (the Site), i.e. 3,547m², 55% of the site area (about), is designated as farm area for providing recreational hobby farming activities (Plans 1 to 3).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

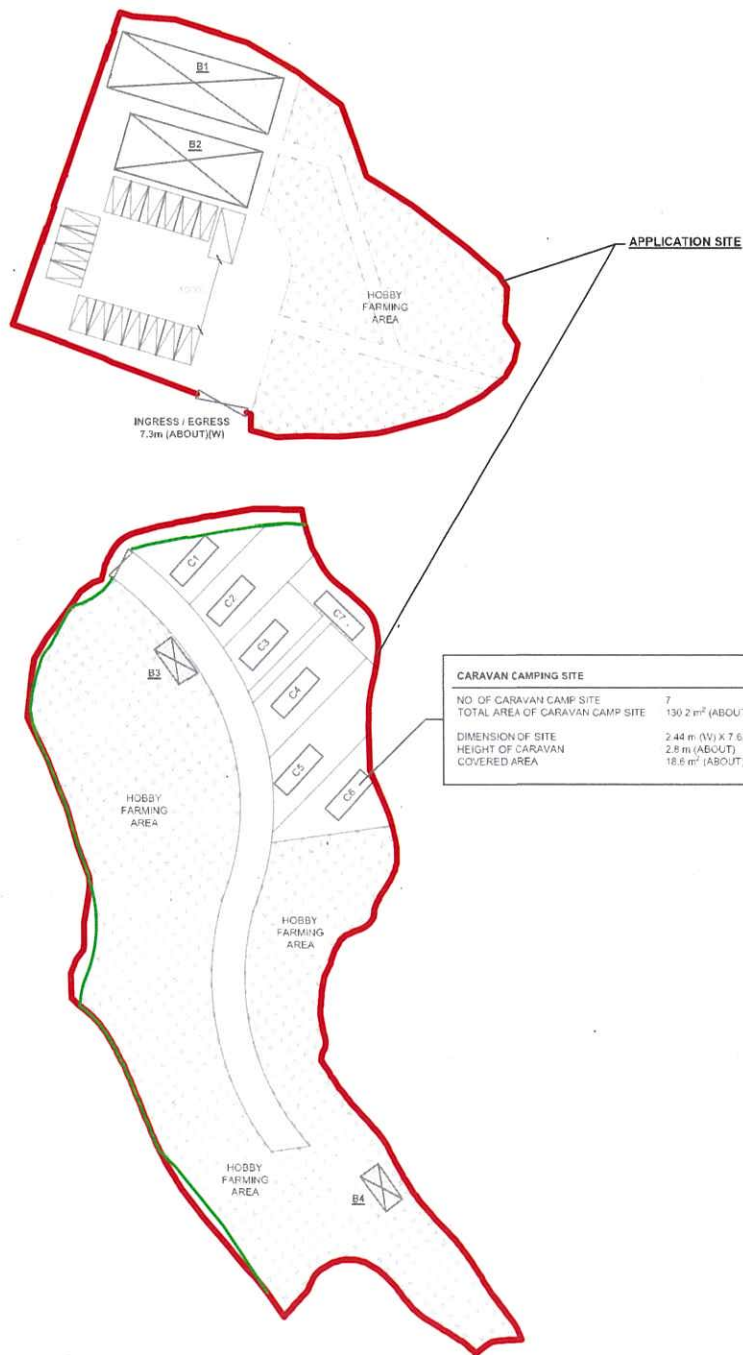
Louis TSE
Town Planner



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
COVERED AREA	: 502.2 m ²	(ABOUT)
UNCOVERED AREA	: 5,950.8 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 7.8 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 502.2 m ²	(ABOUT)
TOTAL GFA	: 502.2 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	184 m ² (ABOUT)	184 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B2	STORE ROOM, METRE ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND RECEPTION	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM AND CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	



CARAVAN CAMPING SITE	
NO. OF CARAVAN CAMP SITE	7
TOTAL AREA OF CARAVAN CAMP SITE	130.2 m ² (ABOUT)
DIMENSION OF SITE	2.44 m (V) X 7.62 m (L) (ABOUT)
HEIGHT OF CARAVAN	2.8 m (ABOUT)
COVERED AREA	18.6 m ² (ABOUT) EACH

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/U/L SPACE
	INGRESS / EGRESS
	FENCING

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

13.12.2022

REVISED BY

LT

DATE

06.09.2023

TITLE

LAYOUT PLAN

DWG NO.

PLAN 2

VER.

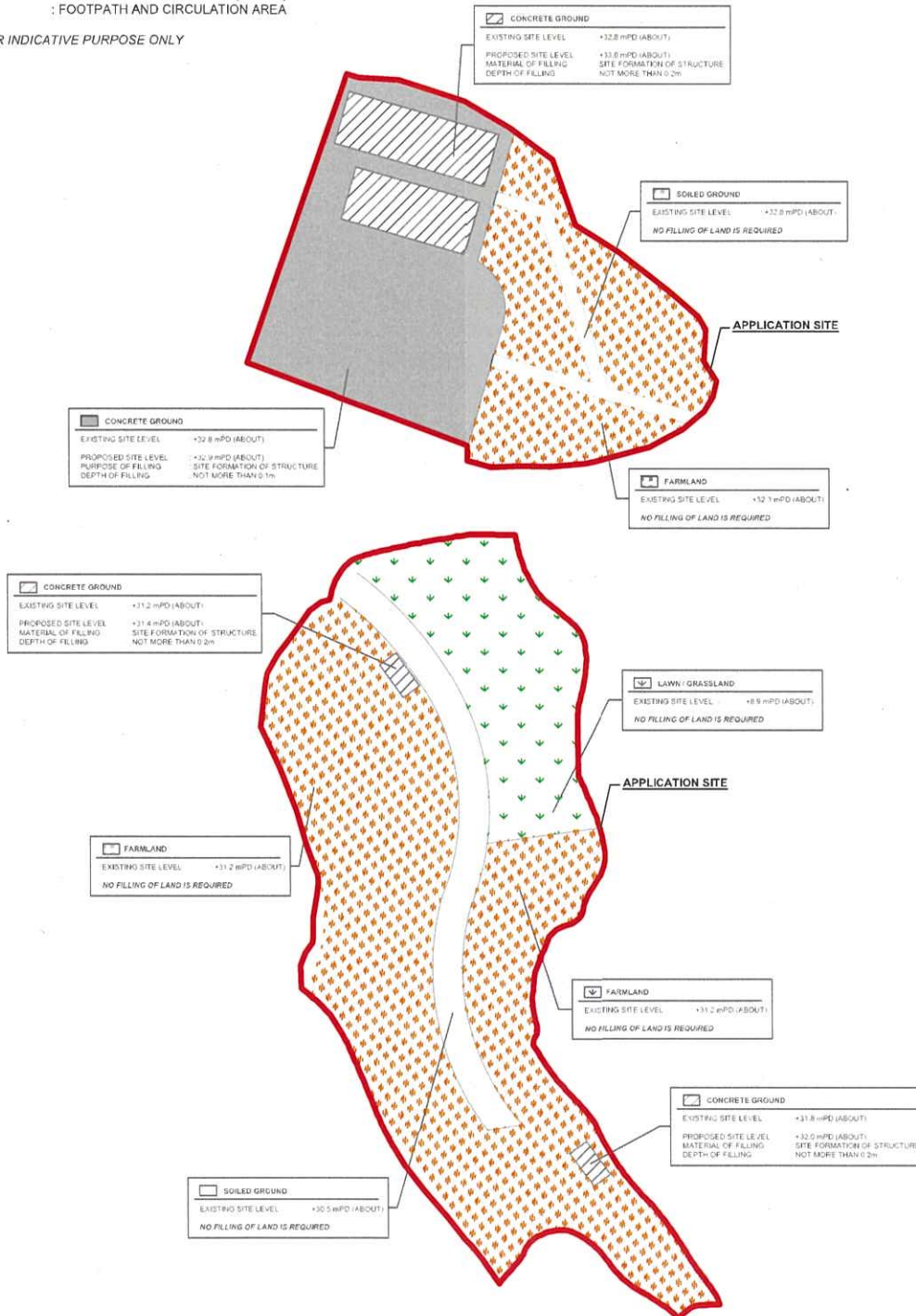
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PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
LAND FILLING AREA	: 1,472 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE	
LAWN / GRASSLAND AREA	: 895 m ²	(ABOUT)
USE	: TENT AND CARAVAN CAMPING AREA	
FARM AREA	: 3,547 m ²	(ABOUT)
USE	: HOBBY FARMING	
SOILED GROUND AREA	: 539 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



LEGEND

	APPLICATION SITE
	STRUCTURE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

13.12.2022

REVISED BY

LT

DATE

06.09.2023

TITLE

FILLING OF LAND

DWG NO.

PLAN 3

VER.

001





顧問有限公司
盈卓物業

Our Ref. : DD37 Lot 52 S.A & VL
Your Ref. : TPB/A/NE-MUP/183

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

By Email

1 November 2023

Dear Sir,

4th Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories

(S.16 Planning Application No. A/NE-MUP/183)

We are writing to submit Further Information to provide clarifications for the subject application. Details are as follows:

- (i) The majority portion of the application site (the Site), i.e. 3,947m², 61% of the site area (about), is designated as farm area for providing recreational hobby farming activities (**Plans 1 to 3**). 4 structures and 4 caravan camps with total GFA of 446.4m² (including 74.4m² (about) of caravan camp) are proposed at the Site. It is estimated to attract a maximum of 30 visitors per day during the operation hours. Visitors are required to purchase a valid entry ticket to use the hobby farming area and caravan camping site separately.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at _____ or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

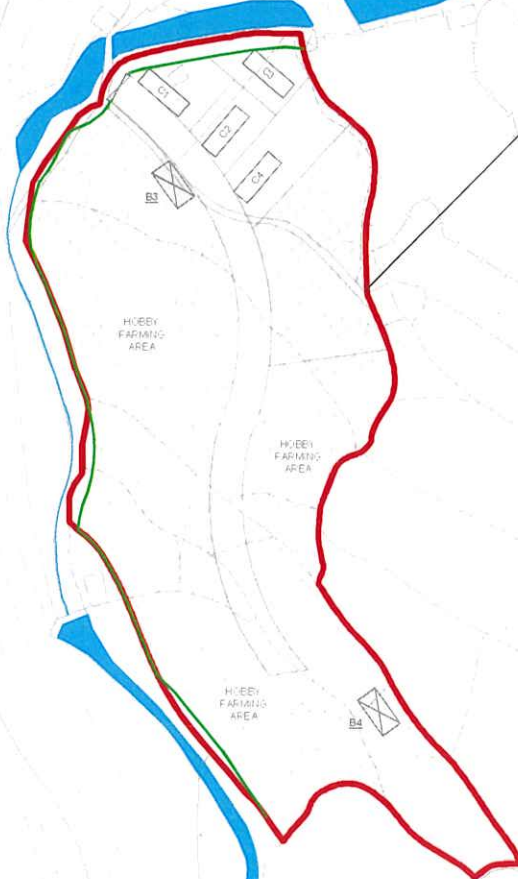
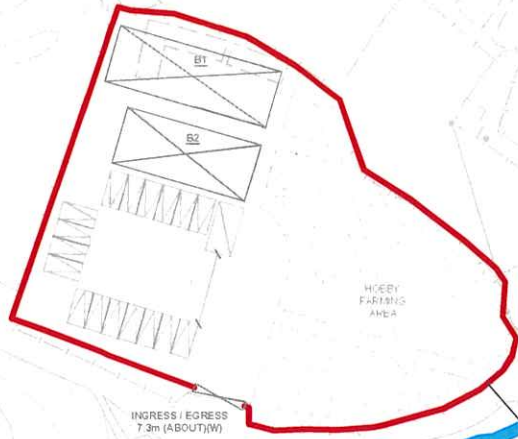
 

Louis TSE
Town Planner

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
COVERED AREA	: 502.2 m ²	(ABOUT)
UNCOVERED AREA	: 5,950.8 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 7.8 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 502.2 m ²	(ABOUT)
TOTAL GFA	: 502.2 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	184 m ² (ABOUT)	184 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B2	STORE ROOM, METRE ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND RECEPTION	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM AND CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	



APPLICATION SITE

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS
	FENCING
	EXISTING STREAM

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

13.12.2022

REVISED BY

LT

DATE

06/09/2023

TITLE

LAND STATUS

DWG NO.

PLAN 1

VER

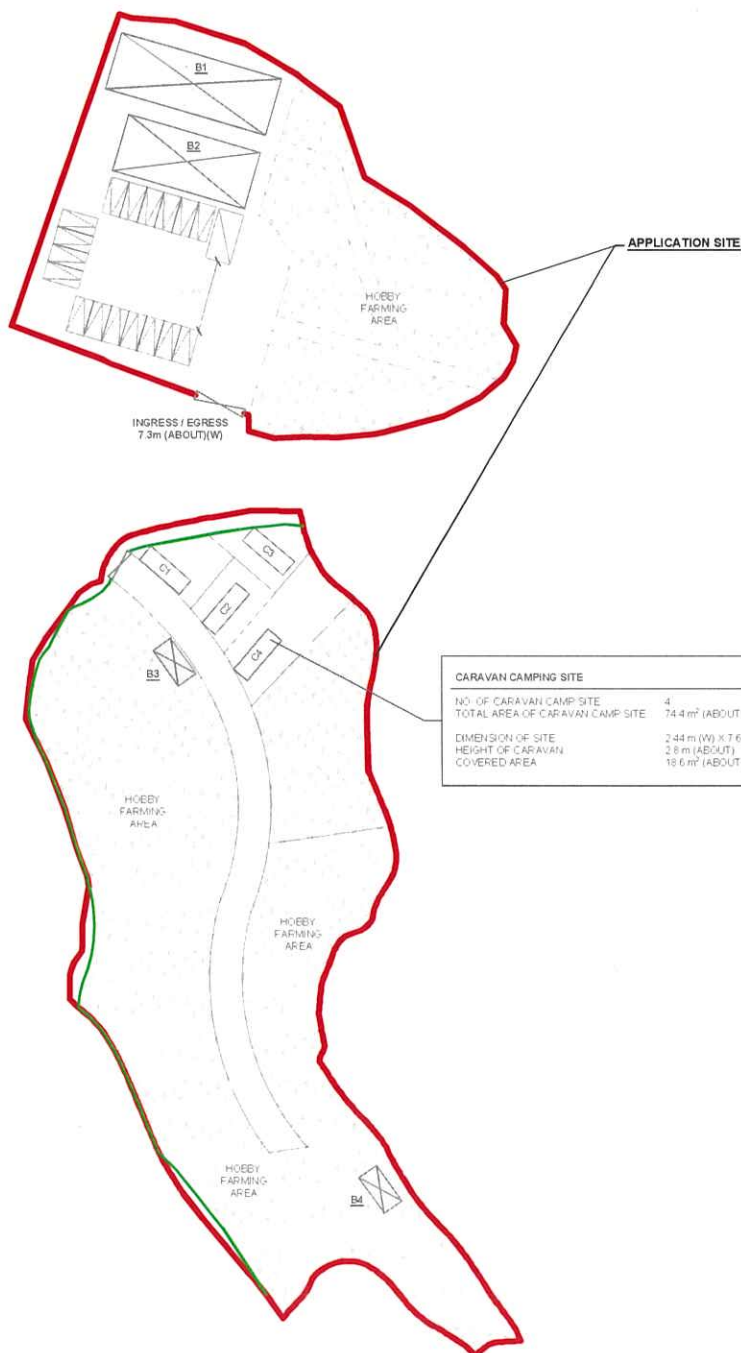
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DEVELOPMENT PARAMETERS

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DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS
	FENCING

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

13.12.2022

REVISED BY

OL

DATE

31.10.2023

TITLE

LAYOUT PLAN

DWG NO.

PLAN 2

VER

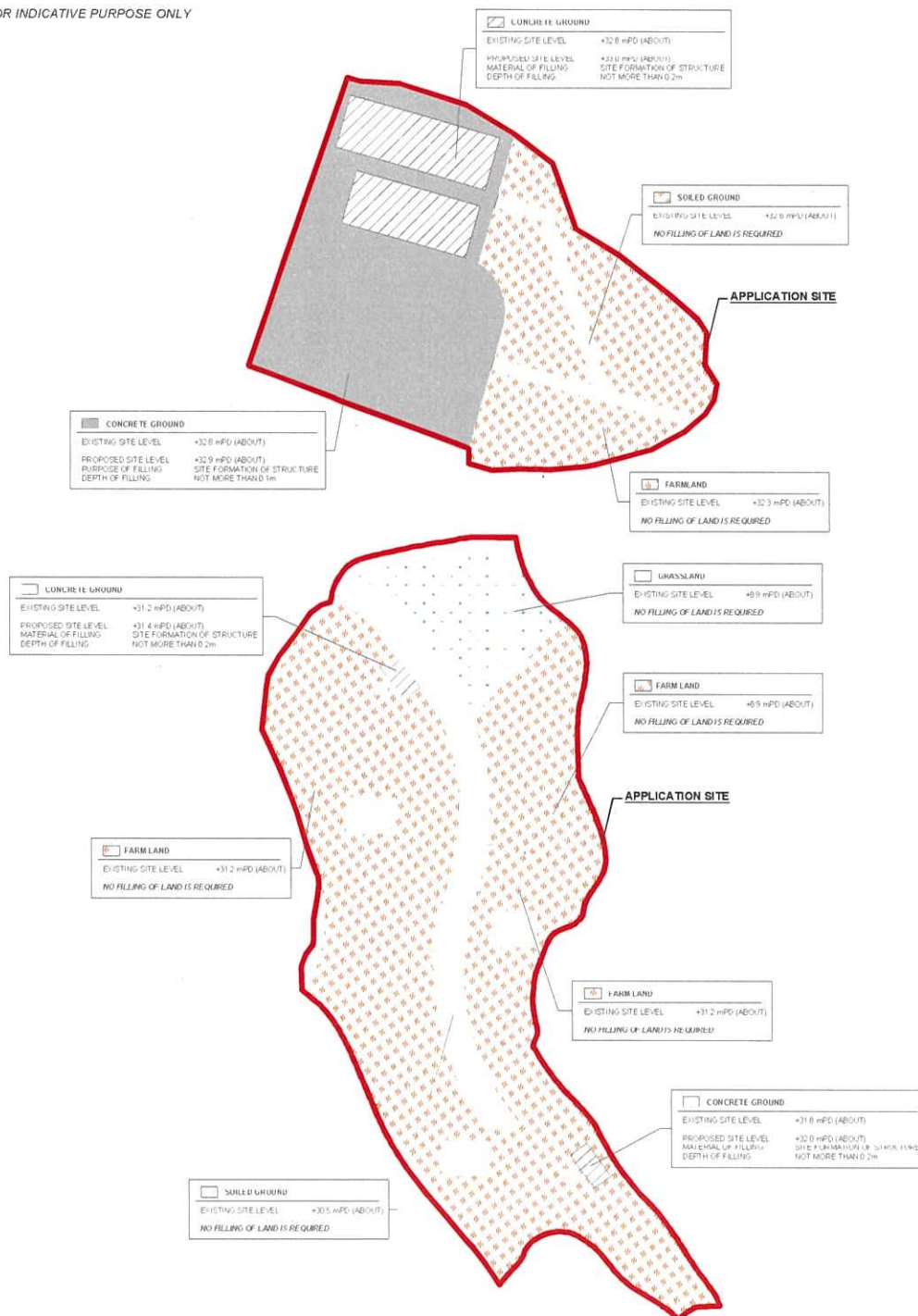
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PAVED RATIO OF THE APPLICATION SITE

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USE	: TENT AND CARAVAN CAMPING AREA	
FARM AREA	: 3,947 m ²	(ABOUT)
USE	: HOBBY FARMING	
SOILED GROUND AREA	: 539 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



LEGEND

 	APPLICATION SITE
	STRUCTURE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

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REVISED BY

OL

DATE

31.10.2023

TITLE

PAVED RATIO

DWG NO.

PLAN 3

VER.

001