

2023年 4月 24日

Appendix I of RNTPC
Paper No. A/NE-TKL/726B

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・

24 APR 2023

This document is received on
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

2301065 21/4 by

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-TKL/T26
	Date Received 收到日期	24 APR 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)

INK BRAND CONSULTING AND DESIGN LIMITED

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址 / 地點 / 丈量約份及地段號碼 (如適用)	DD82 LOT600SA DD82 LOT600C DD82 LOT601B DD82 LOT601RP DD82 LOT600SB DD82 LOT600D DD82 LOT601C DD82 LOT601H DD82 LOT600RP DD82 LOT601A DD82 LOT601G
(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 1,555 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 63.56 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR, GB
(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 2023 年 3 月 21 日的記錄，這宗申請共牽涉 2 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 2 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)
1	DD82 LOT601H	17/4/2023
1	DD82 LOT600SA DD82 LOT600C DD82 LOT601B DD82 LOT601RP DD82 LOT600SB DD82 LOT600D DD82 LOT601C DD82 LOT600RP DD82 LOT601A DD82 LOT601G	17/4/2023

(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. 如上述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」[#]遞送要求同意書[&]

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 (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 (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

臨時康體文娛場所 (休閒農莊) 及渡假營(私人帳幕營地) (為期三年)

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

(b) Effective period of
permission applied for
申請的許可有效期

☒ 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	1,491.5	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	63.56	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	63.56	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	63.56	sq.m	<input type="checkbox"/> About 約

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

About 11.35m x 5.6m x 3.0m (H)

樓高一層

存放耕種工具、基本救護站

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至日，包括公眾假期，二十四小時營業			
(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))	
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地、池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/> 		

	<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>無需改變現有地段環境，反而會因為農莊需要加種樹木花草，並勤於打理，</p> <p>免生蚊蟲，對附近環境有利無害。</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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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。

.. 因疫情肆虐，近年港人多注重健康，愛上郊外活動如行山、露營等活動，大量市民會於週末到郊野公園及政府營地活動。但由.....
 於地方有限，該些地方並不能滿足郊遊人士對空間的追求，我們認為新界大量的廢棄農地可稍為改變用途作休閒農莊、讓更多
 市民能找到舒適的活動空間，更能從中學懂愛護自然，讓小孩接觸陽光樹木，不再只沉迷手機電玩。

我們亦已 / 將會聯絡附近一些富教育或歷史意義的團體及私人發展項目，例如漁菜共生、雲泉仙館等，希望能合作推動當地文
 化歷史及農業，亦會賞試與天文台聯絡，希望能讓市民參觀天文收發站等活動。

以上申請地段位置交通方便，附近亦屬廢置農地、貨倉及非高密度住宅，於該地段作農莊及露營體驗實屬較佳選擇，因此，我
 們期望能成功申請改變以上申請地段的用途，更好利用廢置農地，同時為市民提供一個休憩優閒的假日遊玩地方。為免滋擾附
 近民居，我們將限制參與眾人數上限為 50 人，營帳上限為十個，限制晚上十一時後保持安靜。

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

LAN CHI FUNG

DIRECTOR

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

INK BRAND CONSULTING AND DESIGN LIMITED

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

Date 日期

17/4/2023 (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况下，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	<p>新界打鼓嶺李屋</p> <p>DD82 LOT600SA DD82 LOT600C DD82 LOT601B DD82 LOT601RP DD82 LOT600SB DD82 LOT600D DD82 LOT601C DD82 LOT601H DD82 LOT600RP DD82 LOT601A DD82 LOT601G</p>
Site area 地盤面積	<p>1,555 sq. m 平方米 囧 About 約</p> <p>(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)</p>
Plan 圖則	S/NE-TKL/14
Zoning 地帶	AGR, GB
Type of Application 申請類別	<p><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</p> <p><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月</p> <p><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</p> <p><input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月</p>
Applied use/ development 申請用途/發展	臨時康體文娛場所 (休閒農莊) 及渡假營 (私人帳幕營地) (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	63.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <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	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4 % <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) _____ _____		NA
	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) _____ _____		NA

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
LOCATION PLAN		
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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

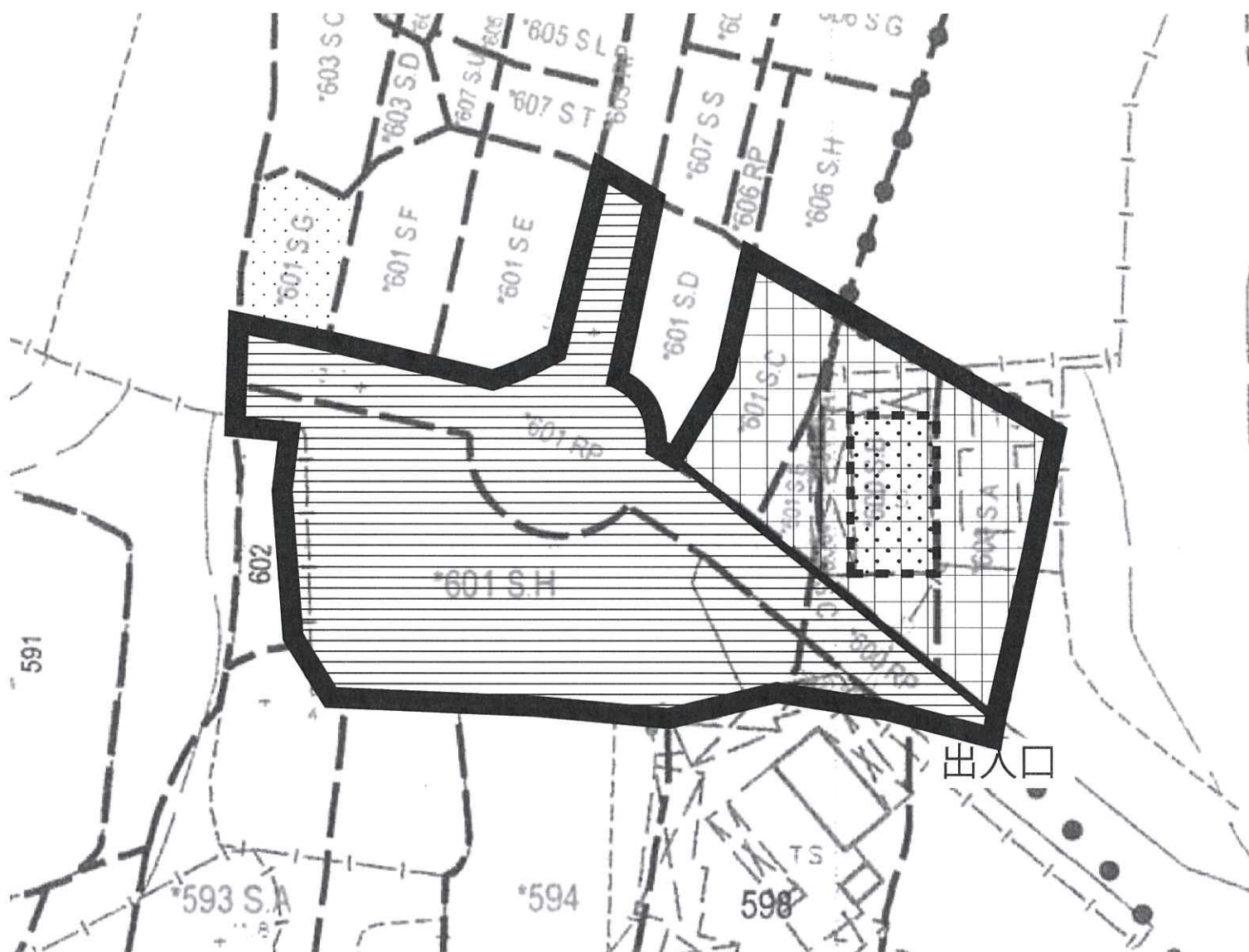
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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

位置圖及地盤平面圖



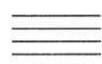
申請地段示意圖



休閒農莊



建構物



營區



申請地段

Office for Fine Architecture Limited

Architectural Design Building Maintenance Licensing Services Planning Design
Project Management Property Valuation MBIS/MWIS Interior Design



至一建築師事務所有限公司

建築設計 樓宇維修 牌照服務 規劃設計
項目管理 物業估價 驗窗驗樓 室口設計

Our Ref: HK/IS/PL/015/L06
TPB ref: A/NE-TKL/726

Date: 21st August, 2023

To: Town Planning Board,
15/F., North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Ms. Sheren Lee (2158 6391)

Dear Sir/Madam,

Re: **Planning Application No.: A/NE-TKL/726**
Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C,
601 S.G, 601 S.H and 601 RP in D.D.82, Lei Uk, Ta Kwu Ling, New Territories.

We refer to your emails dated 5 June 2023 regarding the comments needed to be clarified.
Please see the information as followed:-

Comments from the Director of Environmental Protection:

Question: The applicant shall provide adequate supporting infrastructure/ facility for proper collection, treatment and disposal of sewage generated from the proposed use.

Reply: The proposed means of sewage disposal for the facility will involve the use of a septic pumper truck service. This service will be scheduled to come on a weekly basis to collect and handle all the sewage and waste generated from the facility.

During each visit, the septic pumper truck will remove the accumulated sewage and waste from the facility's septic tank. By implementing the regular use of a septic pumper truck service, the applicant ensures that proper collection, treatment, and disposal of sewage will be carried out in accordance with the necessary regulations and guidelines, promoting environmental protection and maintaining the hygiene and cleanliness of the facility.

Question: The applicant should comply with all environmental protection/ pollution control ordinances. The applicant is also advised to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Site" issued by Director of Environmental Protection in order to minimize any possible environmental nuisances.

Reply: Noted.

Comments from the Commissioner for Transport:

Question: 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;

Reply: Based on my site visit on August 9th, the traffic flow along the road was found to be minimal. This is primarily due to the surrounding area being composed of village-type houses and agricultural land, but not commercial or industrial buildings. As a result, it is unlikely that there will be significant traffic issues or congestion caused by visitors to the site.

To minimize the impact to the nearby road links and junctions, the applicant will require guests to utilize public transportation and state that there will be no parking space provided to the guests. The nearest bus station, "Lee Uk Village," is just a 5-minute walk away, making it easy to reach the location. This encourages sustainable transportation practices and minimizes traffic impact on nearby roads and junctions.

Considering these factors, it can be substantiated that the proposed development is unlikely to have a significant traffic impact on nearby road links and junctions. The current traffic conditions in the area, characterized by low vehicle volume and the absence of major commercial or industrial activities, suggest that the proposed project will have minimal effects on the existing traffic situation.

Question The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relaxing to the number of vehicles visiting the subject site;

Reply: The applicant will require guests to utilize public transportation and state that there will be no parking space provided to the guests. The nearest bus station, "Lee Uk Village," is just a 5-minute walk away, making it easy to reach the location. So no parking spaces will be provided.

For the loading/ unloading spaces, please refer to the attached layout plan.

Question: The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering to and exiting from the subject site, maneuvering within the subject site and into/ out of the parking and loading/ unloading spaces, preferably using the swept path analysis;

Reply: The influx of vehicles caused by guests has been significantly reduced due to the advisory for guests to utilize public transportation when visiting the site. This reduction in traffic flow has relieved potential congestion issues.

Moreover, loading and unloading can be carried out inside the site. This arrangement allows for direct access and maneuvering of vehicles within the site (just near the entrance), minimizing the need for extensive maneuvering or potential disruptions to surrounding areas. Please refer to the attached layout plan for the loading/ unloading spaces.

Question: The applicant shall advise the management/ control measures to be implemented to ensure no queuing of vehicles outside the subject site;

Reply: As mentioned above, the applicant will require guests to visit by public transport to minimize the traffic impact. No queuing of vehicles is expected.

Question: The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;

Reply: As part of this responsibility, CCTVs will be installed at the entrance to monitor both the outside surroundings and the inside areas. This measure aims to enhance security and surveillance, allowing for better monitoring and potential deterrence of any potential threats or incidents that could compromise pedestrian safety.

Question: The vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comment from the responsible party.

Reply: Noted.

Should you have any queries or require further information, please do not hesitate to contact undersigned at

Thank you for your attention.

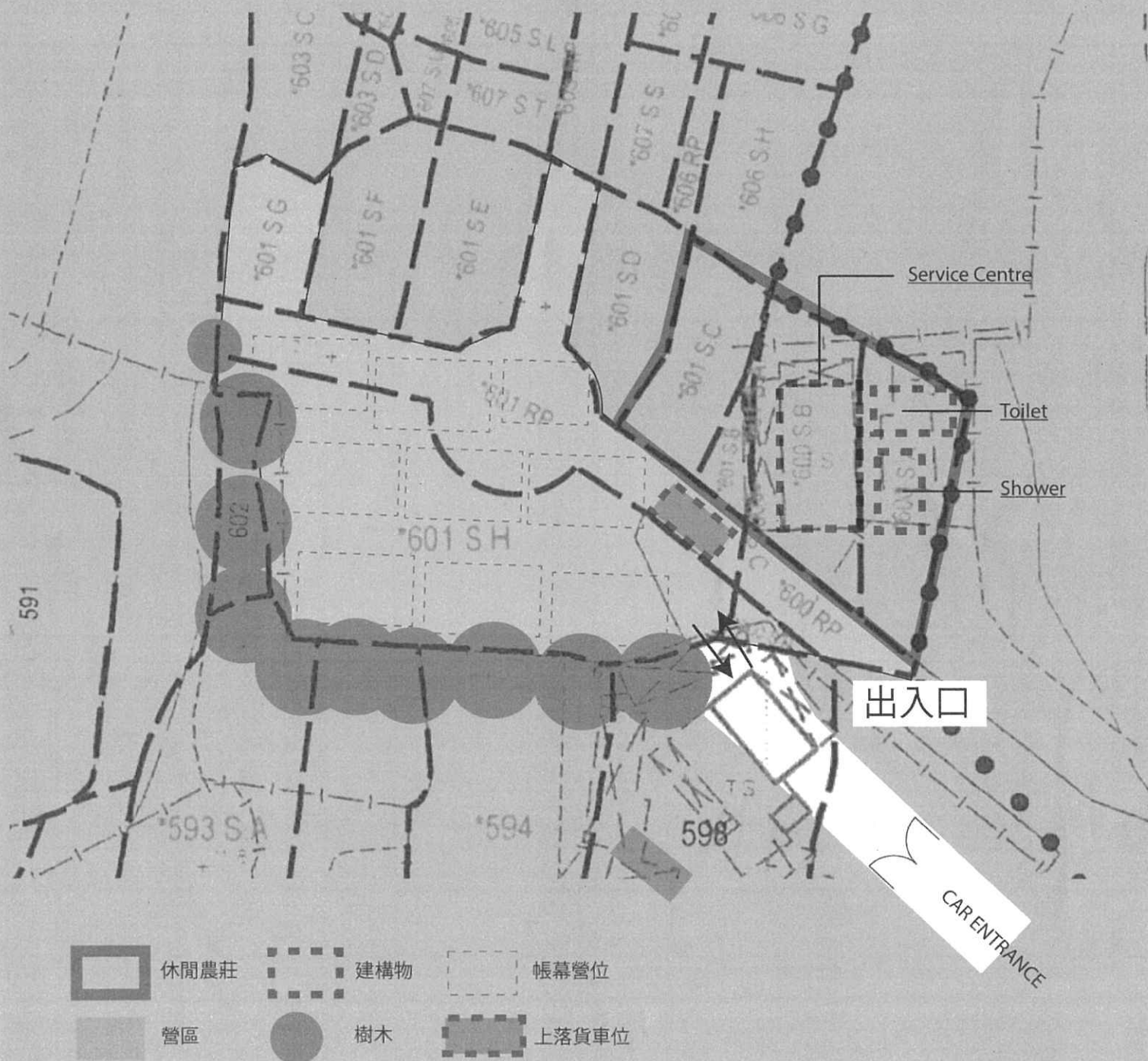
Yours faithfully,

For and on behalf of
Office and Fine Architecture Limited



Mr. Lau Ka Wing
Architectural Assistant

位置圖及地盤平面圖



Office for Fine Architecture Limited

Architectural Design Building Maintenance Licensing Services Planning Design
Project Management Property Valuation MBIS/MWIS Interior Design



至一建築師事務所有限公司

建築設計 樓宇維修 牌照服務 規劃設計
項目管理 物業估價 驗窗驗樓 室口設計

Our Ref: HK/IS/PL/015/L10
TPB ref: A/NE-TKL/726

Date: 29th August, 2023

To: Town Planning Board,
15/F., North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Ms. Sheren Lee (2158 6391)

Dear Sir/Madam,

Re: **Planning Application No.: A/NE-TKL/726**
Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C,
601 S.G, 601 S.H and 601 RP in D.D.82, Lei Uk, Ta Kwu Ling, New Territories.

We refer to your emails dated 25 September 2023 regarding the comments needed to be clarified. Please see the information as followed:-

Comments from AFCD:

Question: The subject site falls within the 'AGR' and "GB" zones and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, size of farming, marketing channel for the crop produce, etc.) to be conducted at the subject site for TPB's consideration.

Reply: The applicant intends to cultivate fruits and vegetables on the subject site, focusing on small-scale farming methods. These crops will be grown primarily for the purpose of supporting local restaurants and their fresh produce needs. The specific types of fruits and vegetables to be cultivated will be determined based on seasonal suitability. The applicant is committed to sustainable agricultural practices.

Comments from TD:

Question: The applicant shall assess the traffic impact due to the proposed development, including to any public transport arrangement for the guests from the urban area to the site;

Reply: Since the temporary use only proposes small number of tent camping in the subject site, the traffic impact will be minimal. It is unlikely that there will be significant traffic issues or congestion caused by visitors to the site.

To minimize the impact to the nearby road links and junctions, the applicant will require guests to utilize public transportation and state that there will be no parking space provided to the guests. The nearest bus station, "Lee Uk Village," is just a 5-minute walk away, making it easy to reach the location. The route "79K" operated by The Kowloon Motor Bus Co. can provide access to Sheung Shui and Fanling. There is another route "52K" operated by Minibus that can provide access to Fanling, making it very convenient to access.

Question The applicant shall advise the management / control measures to be implemented to ensure no illegal parking outside the site / in the vicinity by guests visiting the site;

Reply: CCTVs will be installed at the entrance to monitor both the outside surroundings and the inside areas. This measure aims to enhance security and surveillance. Other than securing the safety of pedestrian going to the site, it also monitors if there is any illegal parking outside the site caused by visitors. The applicant will warn the visitors in such situation.

Question: Our comment on "the applicant shall demonstrate the satisfactory manoeuvring of the goods vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/ out of the parking and loading/ unloading spaces, preferably using the swept path analysis." has not been addressed;

Reply: Please see attached swept path analysis.

Question: The applicant should advise the width of the vehicular access leading to the site;

Reply: Since only small vans will be needed to transport the goods due to the small scale of the subject sites, the existing vehicular access to the subject site is sufficient for the condition.

Question: The vehicular entrance to the site should be adequate for vehicle access. The applicant should clarify where is the site access, "出入口" and "Car entrance" are inconsistently shown on the layout plan;

Reply: Please see attached layout plan for the correct car entrance location.

Comments from LandsD:

Question: There are suspected unauthorized structure(s) erected on the Site. The lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the lease breaches;

Reply: I refer to the notice posted at the premises dated 3rd April 2023, I want to clarify that the unauthorized structures located in the subject lots were removed. A clarification letter was sent to LandsD (Attn: Mr. LAM Tsz Lung, Kelvin) on 18th September 2023. Please kindly arrange for site visit to the subject lots as soon as possible and see attached site photos for existing condition.

Question: 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 to permit the structures erected/to be erected on site.

Reply: Noted.

Comments from PD:

Question: Please specify the latest area of hobby farm, holiday camp area, and covered area of the structures (i.e. service centre, toilet and shower facility).

Reply: Total area of the proposed use is approximately 1516.6 m².
Area of Hobby Farm: 467.7 m²
Area of Holiday Camp: 1048.9 m²
Covered Area of Service Centre: 60.2 m²
Covered Area of Toilet: 18 m²
Covered Area of Shower Facility: 18 m²

Question: I suppose you are now representing the applicant for TKL/726 as well. Please include this information in your submission of FI.

Reply: This is to confirm that we, Office for Fine Architecture Ltd., have been appointed and authorized by Ink Brand Consulting and Design, to handle the section 16 application for the subject lots and liaise related issues with Town Planning Board and other government departments.

Office for Fine Architecture Limited

Architectural Design Building Maintenance Licensing Services Planning Design
Project Management Property Valuation MBIS/MWIS Interior Design



至一建築師事務所有限公司

建築設計 樓宇維修 牌照服務 規劃設計
項目管理 物業估價 驗窗驗樓 室內設計

Should you have any queries or require further information, please do not hesitate to contact undersigned at

Thank you for your attention.

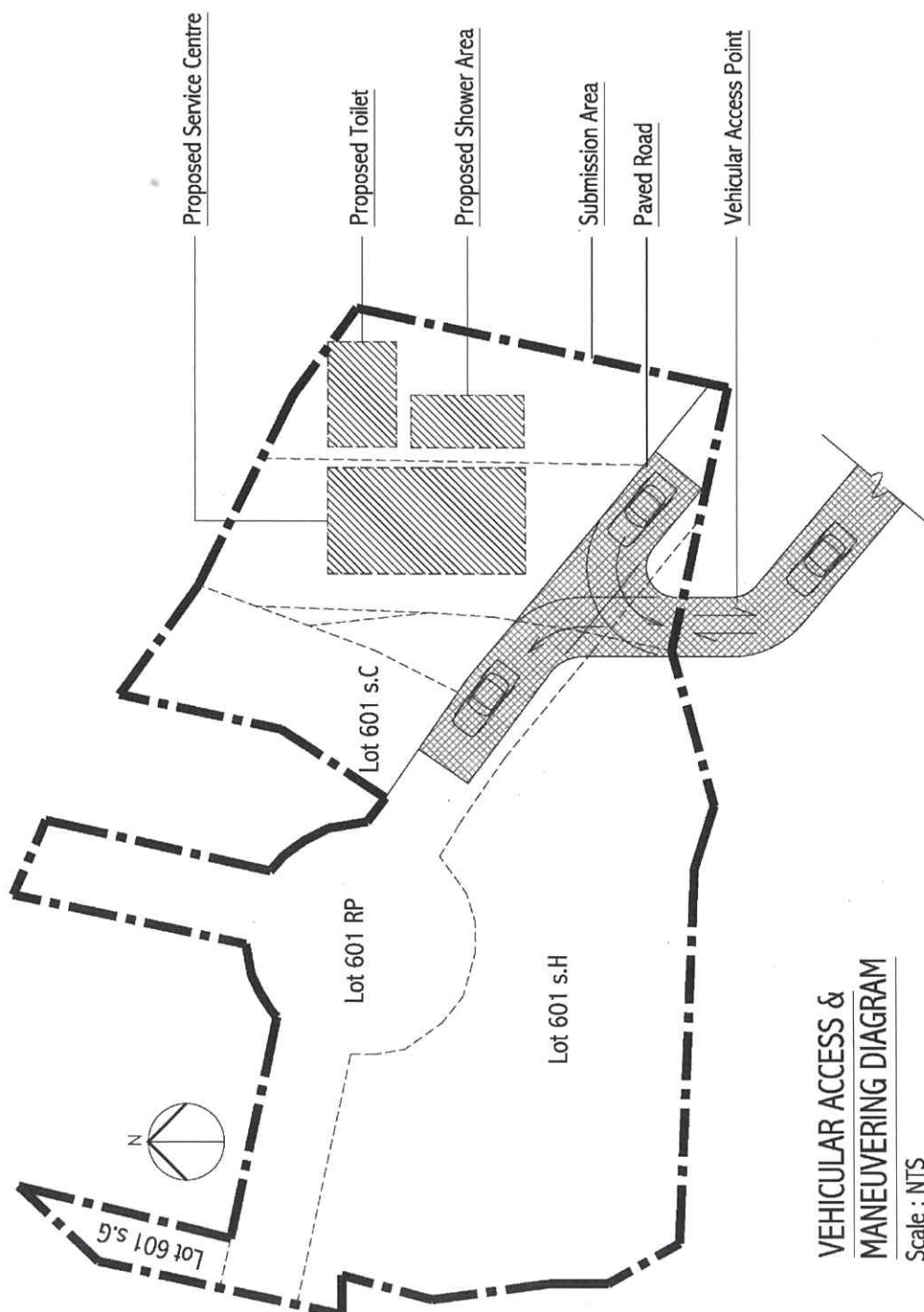
Yours faithfully,

For and on behalf of
Office and Fine Architecture Limited

A handwritten signature in black ink, appearing to read 'Lau Ka Wing', written over a horizontal line.

Mr. Lau Ka Wing
Architectural Assistant

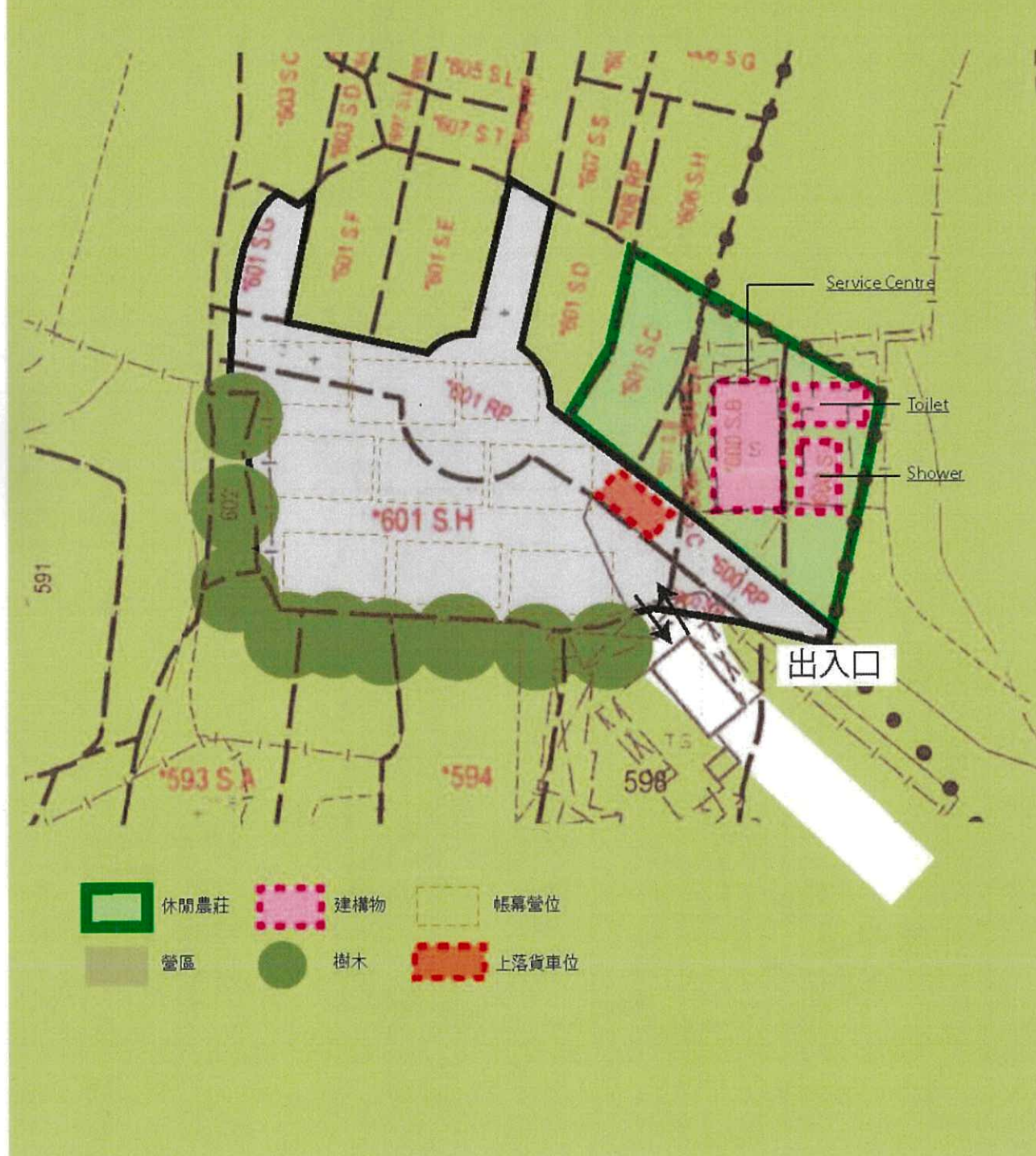
Attachment 1 – Swept Path Analysis



**VEHICULAR ACCESS &
MANEUVERING DIAGRAM**

Scale : NTS

位置圖及地盤平面圖



Attachment 3 – Existing Site Condition



Our Ref: HK/IS/PL/015/L14

TPB ref: A/NE-TKL/726

Date: 23th October, 2023

To: Town Planning Board,
15/F., North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Mr. Ken HO (2158 6236)

Dear Sir/Madam,

Re: Planning Application No.: A/NE-TKL/726
Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C,
601 S.G, 601 S.H and 601 RP in D.D.82, Lei Uk, Ta Kwu Ling, New Territories.

We refer to your emails dated 18 October 2023 regarding the comments needed to be clarified. Please see the information as followed:-

Comments from Lands Department:

Question: Despite the applicant indicated in the clarification letter that the unauthorized structure(s) erected on the application lots had been demolished, our site inspection revealed that unauthorized structures on the Lot Nos.600 S.B, 600 S.C, 601 S.A and 601 S.B in D.D. 82 remained on site. The applicant's clarification is not factually correct. LandsD has reservation on the planning application since the unauthorized building works are already subject to lease enforcement actions according to the case priority. The lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without separated notice.

Reply: Referring back to your previous telephone conversation between Mr. Wong on the 20th October, 2023. A short term waiver for the remaining unauthorized structure on the Lot Nos.600 S.B, 600 S.C, 601 S.A and 601 S.B in D.D. 82 will be submitted after the Section 16 application approval is given.

Question: Apart from the above, our previous comments on the application remain valid.

Reply: Noted.

Comments from Urban Design & Landscape Section, Planning Department:

Question According to the layout plan in the Planning Statement (PS), trees are indicated along the western and southern site boundaries. Should new trees be proposed to be planted along the western and southern site boundaries, more information (e.g. quantity, species, size and spacing) of new tree planting should be provided for TPB's consideration.

Reply: We are proposing to plant approximately 10-12 trees equally along the western and southern site boundaries in the site. These trees are mainly going to consist of the species Cinnamomum burmannii, Ligustrum lucidum Ait and Terminalia catappa.

Should you have any queries or require further information, please do not hesitate to contact undersigned at

Thank you for your attention.

Yours faithfully,

For and on behalf of
Office and Fine Architecture Limited



Mr. Lau Ka Wing
Architectural Assistant

Our Ref: HK/IS/PL/015/L17
TPB ref: A/NE-TKL/726

**Appendix Id of RNTPC
Paper No. A/NE-TKL/726B**

Date: 20th November, 2023

To: Town Planning Board,
15/F., North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Mr. Ken Ho (2158 6236)

Dear Sir/Madam,

Re: **Planning Application No.: A/NE-TKL/726**
Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C,
601 S.G, 601 S.H and 601 RP in D.D.82, Lei Uk, Ta Kwu Ling, New Territories.

Regarding the current layout of the hobby farm, we would like to make an amendment to the proposed area of the hobby farm and proposed holiday camp. We considered converting a portion of the proposed holiday camp into a hobby farm to further keep the original intention of agricultural land use and this letter will provide further clarification to certain items that may be of concern. Therefore, our amended proposal is as follows:

1. Hobby Farm Area

Currently, the total area of the proposed use is approximately **~1516.6m²**. The different areas are as follows:

Total Area: 1516.6m²
Area of Hobby Farm: 467.7 m²
Area of Holiday Camp: 1048.9 m²
Covered Area of Service Centre: 60.2 m²
Covered Area of Toilet: 18 m²
Covered Area of Shower Facility: 18 m²

At the moment, the original planned out hobby farm is approximately **~371.5m² (~25% excluding the ancillary structure)** of the total site area with the original planned out Holiday camp is approximately **~1048.9m² (~69%)** of the total site area, whereas the remaining 96.2m² (~6%) of the proposed area are the ancillary structures for the site.

In our latest amended layout plan (Attachment 1), we shall be converting portion of the western section of the site which is approximately **~554.5m² (~53%)** of the total holiday camp area into a hobby farm instead. Additionally, this results in the increase of the total area of the hobby farm

from **371.5m²** to **926m²** while decreasing the total area of the holiday camp from **1048.9m²** to **494.4m²**.

Therefore, the amended hobby farm area will now be approximately **~61%** of the total site area, whereas the holiday camp will be approximately **~33%** of the total site area.

Hence, the amended total area of the proposed use is as follows:

Total Area: 1516.6m²

Area of Hobby Farm: 926 m²

Area of Holiday Camp: 494.4 m²

Covered Area of Service Centre: 60.2 m²

Covered Area of Toilet: 18 m²

Covered Area of Shower Facility: 18 m²

With these changes, the hobby farm will act as the main purpose of the site with the holiday camp area as an ancillary support instead. Furthermore, this will significantly further align with the original intended usage of the current agricultural land.

To give further clarity, the original intention of creating this hobby farm is to entice the wonders and promote the joy of farming to the people of Hong Kong. This is because currently, there is an anticipated growing trend for recreational and community farming, thus we want to grab this opportunity to bridge a link between the people of Hong Kong and the enjoyment and benefits that farming could offer. In addition to the promotion of hobby farming, our goal is to use farming as a tool to allow the community to engage, educate and get in touch with nature.

By this, we are hoping that their experience at the hobby farm can encourage the people of Hong Kong to grasp and appreciate the importance of enhancing an environmentally greener Hong Kong.

2. Holiday Camp Area

With the hobby farm being the significant portion and the main use of the site, there will be some amendments to the holiday camp, it is as follows:

The holiday camp now will solely act as an ancillary support to the hobby farm. With this, there will be approximately 3-4 tents catering for a maximum of 10 users in the camping area which will be opened for 24 hours, daily whilst the hobby farm being opened from 9am-10pm.

The reason for having a camping area for the hobby farm is so that people can decide whether to stay overnight as the hobby farm is quite distant from the city. Furthermore, the benefit of overnight stay also entices

people to relax and to be more in touch with nature itself. As the holiday tents are situated on green land, this allows for users to be much engaged and active in doing more outdoor nature friendly activities that further allows for interaction between users and the natural environment.

Because of this, it could greatly shape and potentially even alter the users' perception on how their lifestyle choices could be greener and more environmentally safer. Furthermore, the users experience from this could greatly influence others to be more considerate and grateful about the surrounding environment and eventually to be more eco-friendly.

3. Concrete Filling Acknowledgment

For the concrete filling, we acknowledge the existence of the concrete filling located at the southern section of the site. Originally, the intention of the concrete pavement was for the means of loading and unloading of goods using small light vehicles. However as per our amendment, we shall be completely demolishing all of the concrete fillings after the approval of the Section 16 application in order to return the land back to its original agricultural land and provide a green arable land for the hobby farm.

Should you have any queries or require further information, please do not hesitate to contact undersigned at

Thank you for your attention.

Yours faithfully,

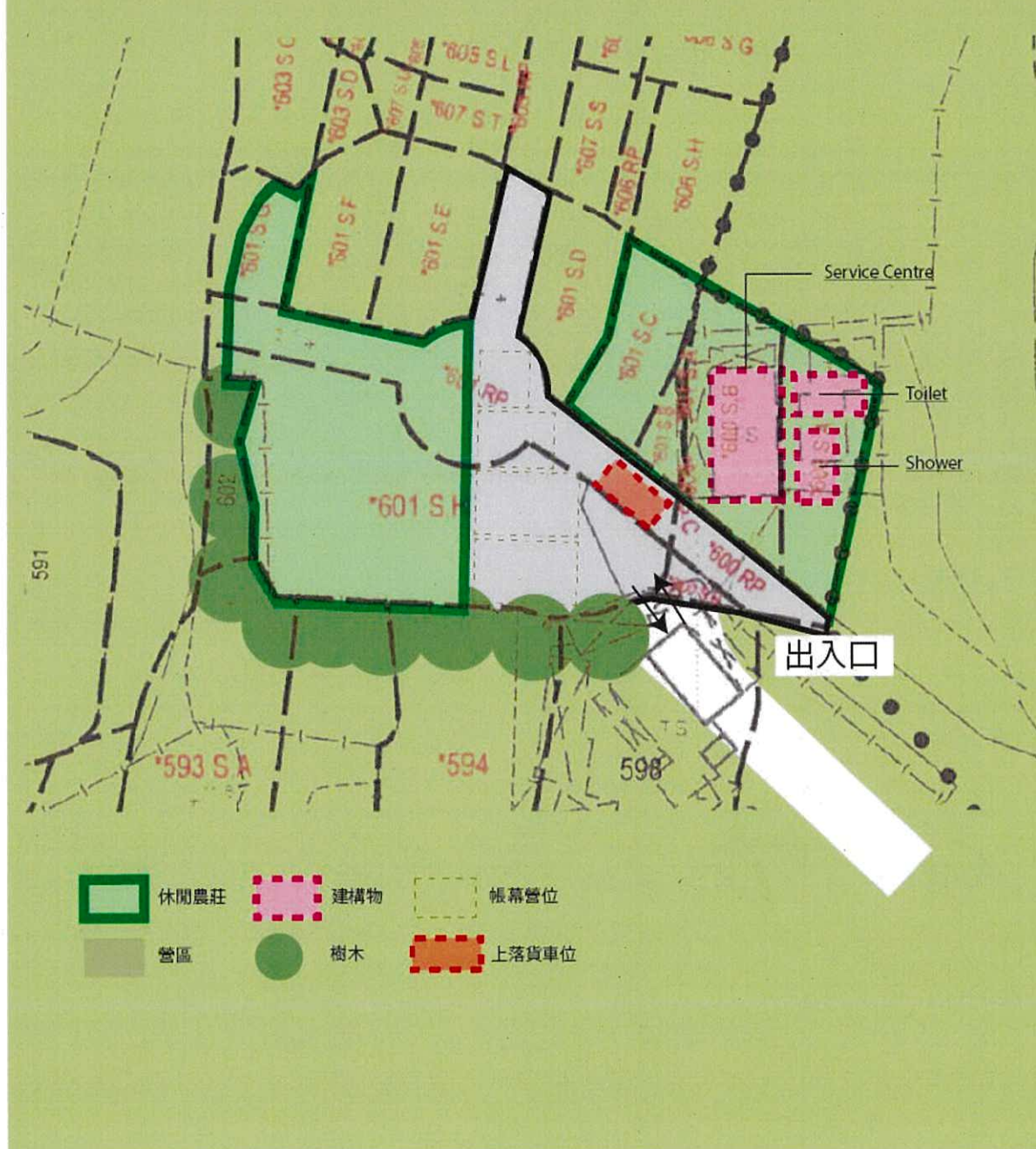
For and on behalf of
Office for Fine Architecture Limited



Mr. Rob Santos
Architectural Assistant

Attachment 1 – Amended Layout Plan

位置圖及地盤平面圖



**Appendix Ie of RNTPC
Paper No. A/NE-TKL/726B**

Our Ref: HK/IS/PL/015/L19

TPB ref: A/NE-TKL/726

Date: 23th November, 2023

To: Town Planning Board,
15/F., North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Mr. Ken Ho (2158 6236)

Dear Sir/Madam,

Re: **Planning Application No.: A/NE-TKL/726**
Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C,
601 S.G, 601 S.H and 601 RP in D.D.82, Lei Uk, Ta Kwu Ling, New Territories.

In regards our layout plan, there are some minor amendments that will be addressed for clarification. The amendments are as follows:

1. Loading and Unloading Area

Currently, the total area of the proposed use is approximately **~1516.6m²**.
The different approximate areas are as follows:

Total Area: 1516.6m²

Area of Hobby Farm: 926 m²

Area of Holiday Camp: 494.4 m²

Covered Area of Service Centre: 60.2 m²

Covered Area of Toilet: 18 m²

Covered Area of Shower Facility: 18 m²

In our amended layout plan (Attachment 1), we shall be converting portion of the south eastern section of the holiday camp area which is approximately **~123.18m²** into a designated Vehicular Area for the purpose of loading, unloading of goods and the maneuvering for the said goods vehicles only.

In addition to the new vehicular area, of the approximate **~123.18m²** located on the south-eastern section of the site, **~10m²** of that area will be designated for the purpose of the and loading and unloading of goods.

Therefore, the total vehicular area will be **~123.18m²** and within the said area, **~10m²** will be designated for loading and unloading.

Hence, the amended approximate total area of the different proposed use is as follows:

Total Area: 1516.6m²

Area of Hobby Farm: 926 m²

Area of Holiday Camp: 371.22 m²

Covered Area of Service Centre: 60.2 m²

Covered Area of Toilet: 18 m²

Covered Area of Shower Facility: 18 m²

Vehicular Access Area: 123.18 m²

Loading/Unloading Area: 10 m² of Vehicular Access Area

2. Visitors

In the entire site, there will be a maximum of 32 visitors which will be inclusive of different users that are solely visiting the hobby farm, solely staying overnight for holiday camping and visitors who visits the hobby farm with the intention of staying overnight. Furthermore, there will be a maximum of 4 tent provided with each tent capable of fitting a maximum of 3 people per tent.

Hence, for further clarification on the number of maximum visitors for the hobby farm and holiday camp in the site, the numbers are as follows:

Maximum no. of Tents provided: 4

Maximum no. of Holiday Campers: 12

Maximum no. of Hobby Farm Visitors: 20

Maximum Total no. of Visitors: 32

Should you have any queries or require further information, please do not hesitate to contact undersigned at

Thank you for your attention.

Yours faithfully,

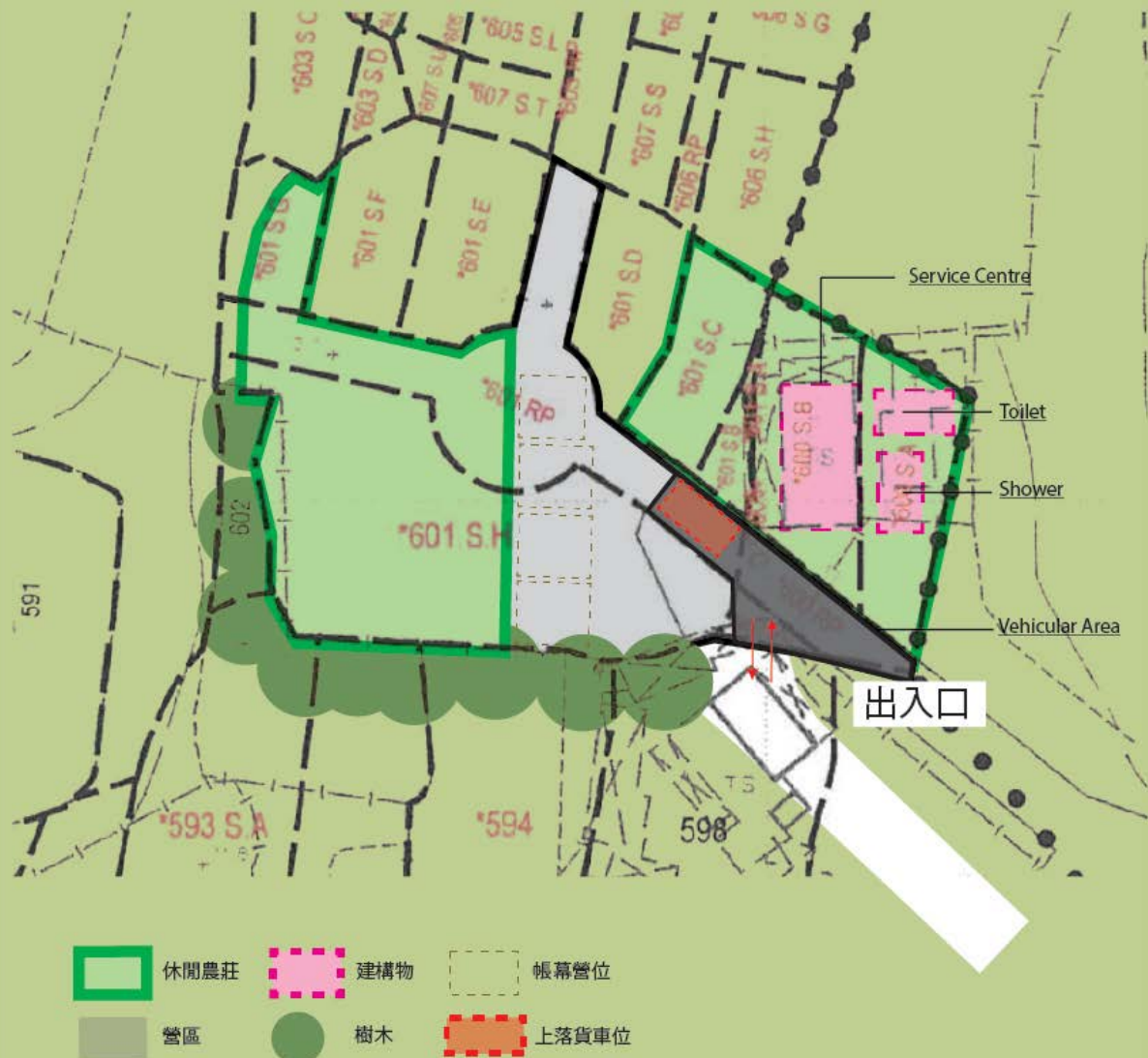
For and on behalf of
Office and Fine Architecture Limited



Mr. Rob Santos
Architectural Assistant

Attachment 1 – Amended Layout Plan

位置圖及地盤平面圖



Our Ref: HK/IS/PL/015/L21
TPB ref: A/NE-TKL/726

Appendix If of RNTPC
Paper No. A/NE-TKL/726B

Date: 30th November, 2023

To: Town Planning Board,
15/F., North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Attn.: Mr. Ken Ho (2158 6236)

Dear Sir/Madam,

Re: **Planning Application No.: A/NE-TKL/726**
Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C,
601 S.G, 601 S.H and 601 RP in D.D.82, Lei Uk, Ta Kwu Ling, New Territories.

In regards our layout plan, minor amendments and clarifications that will be addressed in this letter. The amendments are as follows:

1. Noise and Usage of Loudspeakers

As there are domestic premises in the vicinity of the application site, the use of public announcement system, portable loudspeaker or any form of audio amplification system on site shall be prohibited to minimized potential noise nuisance to nearby sensitive receivers.

2. Access Plan Route

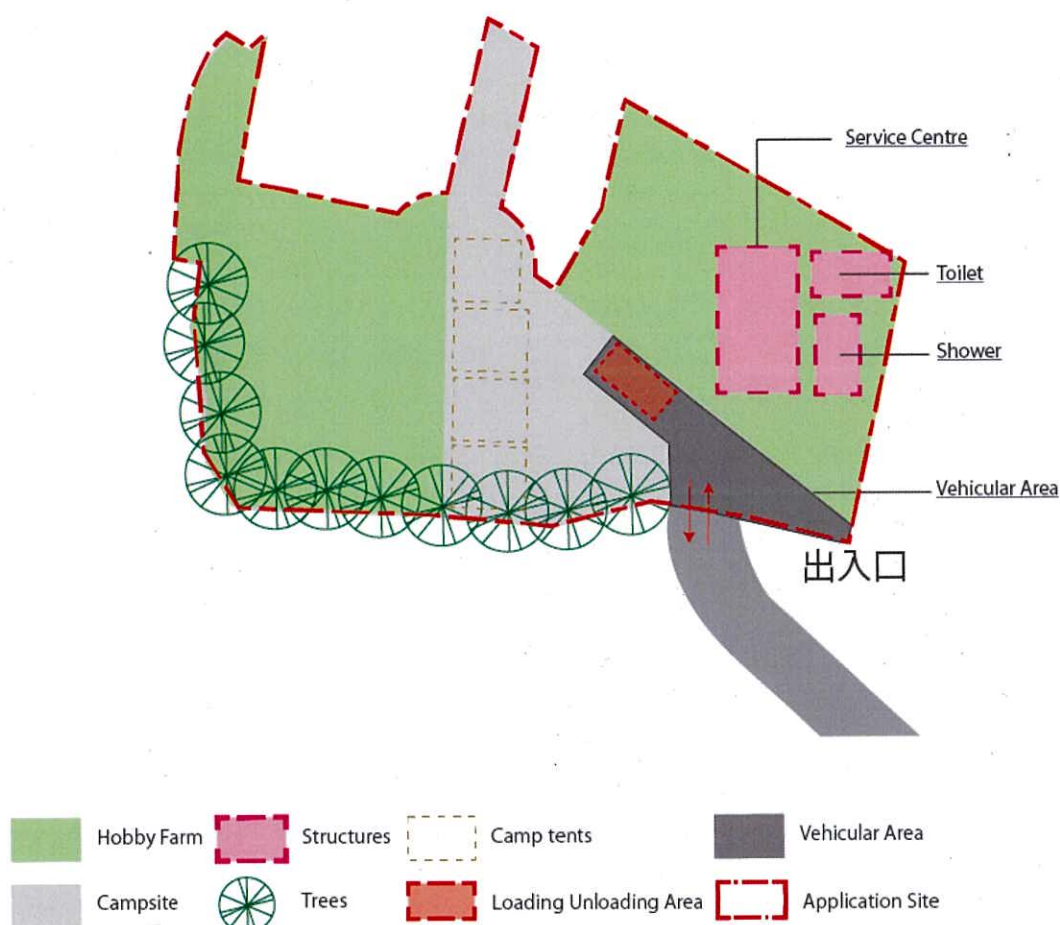
According to attachment 2, the nearest bus station, "Lee Uk Village," is just a 5-minute walk away from the site, hence making it easy to reach the location by public transportation. Furthermore, there are 2 different buses that can take the visitors to the site, it includes **KMB 79K** from Sheung Shui to Ta Kwu Ling and **Minibus 52K** from Fanling Station.

3. Amendment to Layout Plans

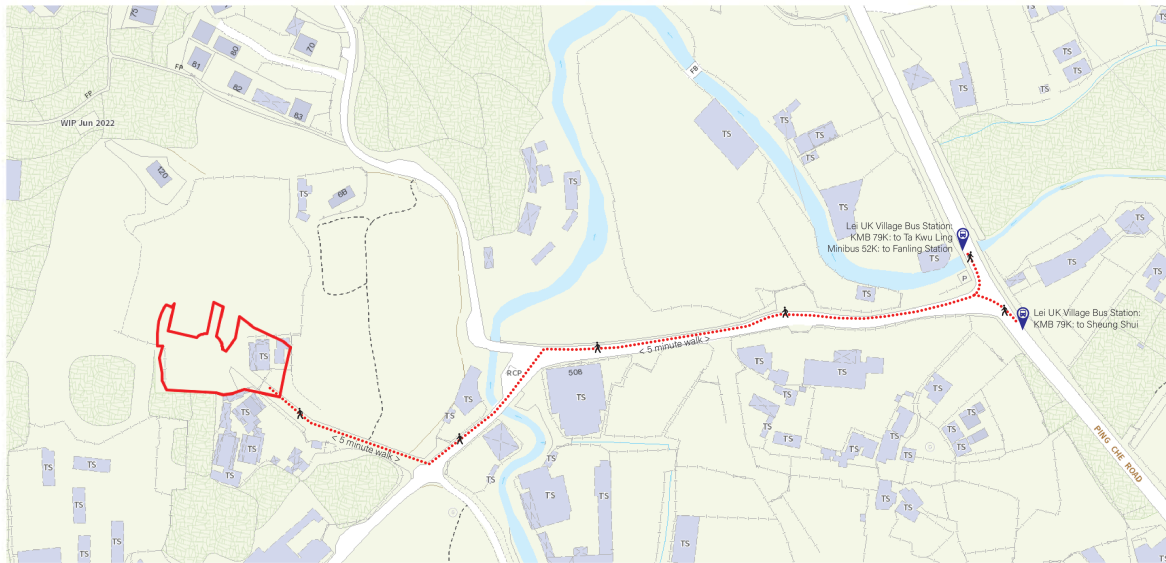
In attachment 1, minor visuals have been refined to the layout plan.

Attachment 1- Amended Layout Plan

位置圖及地盤平面圖



Attachment 2 - Access Plan Route



Access Plan Route

Government Departments' General Comments

1. Traffic

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

- based on the FI submitted, she has no comment on the application from traffic engineering perspective;
- approval condition on no passenger vehicle access or parking is allowed on the Site at all times during the planning approval period should be imposed; and
- the access road adjacent to the Site is not managed by Transport Department (TD).

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

- no comment to the application; and
- the access road adjacent to the Site is not maintained by HyD.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- based on the FI submitted, he has no comment on the application from environmental perspective; and
- one substantiated complaint regarding sewerage discharge at the Site was received in 21.12.2022. Upon site inspection, verbal warning was given to require the person-in-charge to rectify the issue. Subsequent site inspection revealed that the issue was rectified.

3. Agriculture and Natural Conservation

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

- no strong view on the application from agricultural and nature conservation perspectives.

4. Landscape

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

- no objection to the application from landscape planning perspective; and
- the Site is located in an area of rural inland plains landscape character comprising active/fallow agricultural lands, vegetated areas, temporary structures, tree clusters, woodlands, open storage yards and Small Houses. Further significant adverse impact on landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

5. Drainage

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

- no objection to the application from public drainage viewpoint.

6. 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 D of FS.

7. Project Interface

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department:

- it is noted that the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp on a 3-year basis (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Please note that the P&E Study already commenced on 29 Oct 2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

8. 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 structure at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

9. Other Department

- The following government department has no comment on the application:
 - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that the lot owner(s) will need to apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected on the Site. Besides, given that the proposed use is temporary in nature, only application 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;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department on the following:
- (i) the site is in an area where no public sewerage connection is available;
 - (ii) the applicant is advised to note the following general requirements in the drainage proposal;
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain / surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;

- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls/kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department on the following:

- (i) the Site shall be provide with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
- (ii) if the Site does not abut a specified street of not less than 4.5m wide, the development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
- (iii) if the existing structures are erected on lease land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not designated for any approved use under the application;

- (iv) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control Systems. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) for UBW erected on leased land, enforcement action may be taken by 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;
 - (vi) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vii) any temporary shelters or converted containers for storage/ washroom/ office or other uses are considered as temporary buildings, they are subject to 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 the BO will be provided at the building plan submission stage;
- (d) to note the comments of the Director of Fire Services on the following:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - ii. the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - iii. licensing requirement would be formulated upon received of formal application via the licensing authority; and
 - (ii) 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 plans;

- (e) to note the comments of the Director of Environmental Protection on the following:
 - (i) the applicant is reminded that the design and construction of septic tank and soakaway system should follow the requirements of the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person; and
 - (ii) the applicant should comply with all environmental protection/pollution control ordinances. The applicant is advised to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP in order to minimize any possible environmental nuisances; and
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant is advised to avoid impact to the woodland zoned "Green Belt" nearby during operation stage.

Appendix IV of RNTPC
Paper No. A/NE-TKL/726B

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

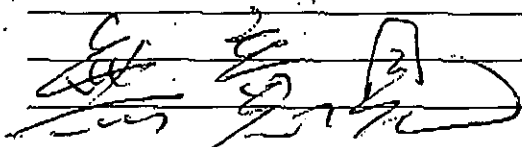
By Fax : 2877 0245 or 2522 8426

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-TKL/726

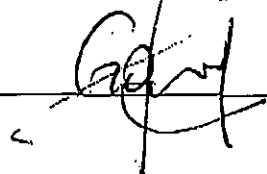
意見詳情 (如有需要，請另頁說明)

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 2023.5.13

2

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Comment on the Section 16 Application A/NE-TKL/726

23/05/2023 17:31

From:

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

Cc:

File Ref:

1 attachment



TPB20230523(TKL726).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Ng Hei Man (Mr.)

Campaign Manager

The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社

(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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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

23rd May 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-TKL/726

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

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

The site is largely within AGR zone. According to the approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14, the planning intention of AGR 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”*. However, only a portion of land in this application would be used for agricultural purpose. We cannot see any details to justify how such plan would fulfil the above planning intention.

2. Adverse environmental impacts

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

- No plans on land recovery: No details are available to illustrate how the land would be recovered after the proposed temporary use. For example, it is doubtful if concrete paving would be necessary for private car parking space and loading/unloading space for medium goods vehicles. We are also concern that if any materials would be paved in the proposed holiday camp area.



長春社

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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

- Adverse sewage impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation. 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.

3. Undesirable precedent for similar applications

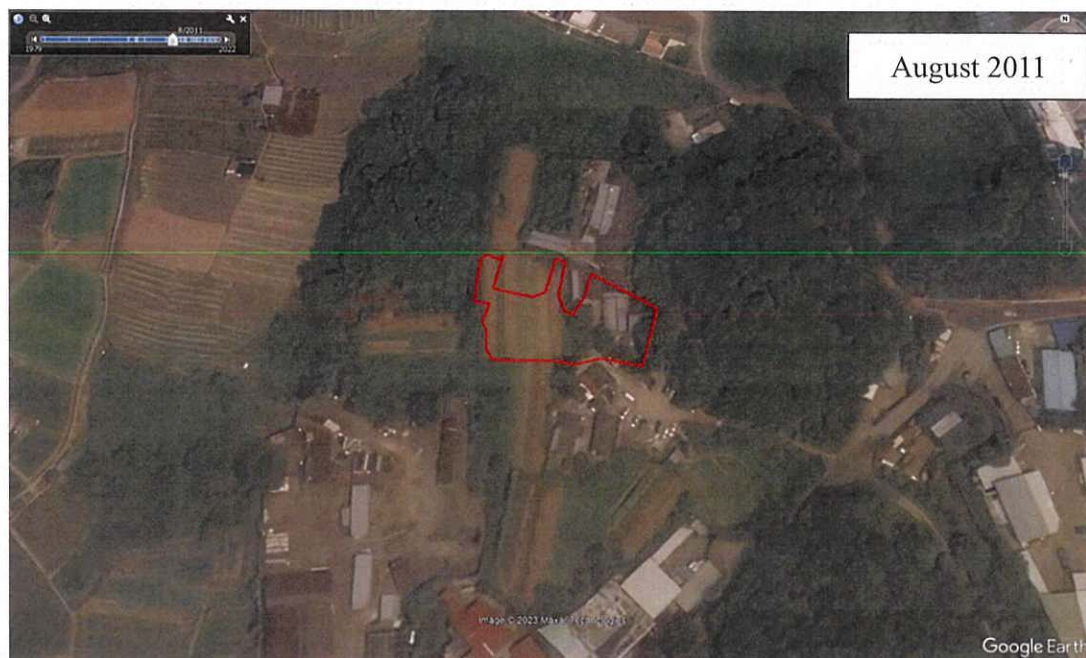
This site has been subject to land formation and vegetation clearance (Figure 1-6) since March 2012. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that *“the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”*¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Ng Hei Man
Campaign Manager
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1-6 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance since March 2012. It is suspected that this is a case of “destroy first, build later”.





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

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網址 Website: www.cahk.org.hk



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KFBG's comments on eight planning applications

25/05/2023 13:49

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

7 attachments



230525 s17 FTA 222.pdf 230525 s16 TKL 726.pdf 230525 s16 MKT 26.pdf 230525 s16 LK 149-150.pdf



230525 s12a KTS 17c.pdf 230525 s16 ST 646.pdf 230525 s16 PH 951.pdf

Dear Sir/ Madam,

Attached please see our comments regarding eight applications. There are SEVEN 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

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

25th May, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and
Holiday Camp for a Period of 3 Years
(A/NE-TKL/726)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether there is any ongoing enforcement case covering the application site; if yes, we urge the Board to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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27/05/2023 04:26

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Lei Uk - Google Maps.pdf

A/NE-TKL/726

Lots 600 S.A, 600 S.B, 600 S.C, 600 S.D, 600 RP, 601 S.A, 601 S.B, 601 S.C, 601 S.G, 601 S.H and 601 RP in D.D. 82, Lei Uk, Ta Kwu Ling

Site area : About 1,555sq.m

Zoning: "Agriculture" and "Green Belt"

Applied use: Hobby Farm / 10 Tent Holiday Camp / ??? Vehicle Parking

Dear TPB Members,

Strong Objections, this is an application to legitimize extensive damage to both AG and GB zonings with all vegetation stripped from the site. It is quite clear that at one point the lots were covered in trees and plants.

It appears to be an extension to Uncle B Farm camping ground

<https://www.uncleb-farm.com/>.

This appears to be operating without the requisite approval.

No indication of arrangements for toilets, waste water, drainage, showers, etc. 50 people produce a lot of sewerage and waste matter. No vehicular access to allow the operation of mobile loos.

Not only should members reject the application, they should question what action is being taken with regard to the unapproved operation on the adjoining lots.

Mary Mulvihill

