

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TK/678

4 December 2020

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn.: Matthew Ng)

Dear Sir/Madam,

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

I refer to my letter to you dated 29.9.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 20.11.2025 and is subject to the following conditions :

- (a) part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m;
- (b) no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (c) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period;
- (d) the submission of a revised drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.5.2021;

- (e) in relation to (d) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.8.2021;
- (f) the submission of proposals for water supplies for firefighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.5.2021;
- (g) in relation to (f) above, the provision of the water supplies for firefighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.8.2021;
- (h) the submission of a run-in/out proposal within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 20.5.2021;
- (i) in relation to (h) above, the implementation of the run-in/out proposal within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 20.8.2021;
- (j) the submission of a pedestrian crossing proposal within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 20.5.2021;
- (k) in relation to (j) above, the implementation of the pedestrian crossing proposal within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 20.8.2021;
- (l) if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (m) if any of the above planning conditions (d), (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (n) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in

the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 20.11.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 28.12.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tony Wu of Sha Tin, Tai Po & North District Planning Office at 2158 6372. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Planning Department

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

規劃署

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



來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-1 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post

(3 pages + attachment)

12 May 2021

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin
Yuen Long, New Territories
(Attn: Michael WONG Hoi Pan)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling
of Land in "Agriculture" Zone and an area shown as 'Road', Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP,
629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639,
640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657,
658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275,
1276, 1277 RP, 1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and
1347 S.A (Part) in D.D. 17, and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-1)**

I refer to your application which was received by the Town Planning Board (TPB) on 8.4.2021 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years and partial filling of land until 20.11.2025 under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);

- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the submission of a revised drainage proposal as required under approval condition (d) to the satisfaction of the Director of Drainage Services or of the TPB by **20.11.2021**;
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.11.2021**;
- the submission of proposals for water supplies for firefighting and fire service installations as required under approval condition (f) to the satisfaction of the Director of Fire Services or of the TPB by **20.11.2021**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.11.2021**;
- the submission of a run-in/out proposal as required under approval condition (h) to the satisfaction of the Director of Highways or of the TPB by **20.11.2021**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.11.2021**;
- the submission of a pedestrian crossing proposal as required under approval condition (j) to the satisfaction of the Commissioner for Transport or of the TPB by **20.11.2021**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.11.2021**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (d), (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

You are also advised to note the advisory clauses as set out at Appendix VI of the TPB paper.

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

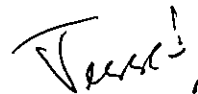
You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months but no more than four months before its expiry by completing an application form (Form No. S16-4). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. For details, please refer to the TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 2.6.2021). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this permission, please contact Ms. Sharon CHAN (Tel: 2158 6043) or Mr. Tony WU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Ms. Jessica CHU)

for and on behalf of Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

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



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-2 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post

(3 pages + attachment)

5 November 2021

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn: Michael WONG Hoi Pan)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling
of Land in "Agriculture" Zone and an area shown as 'Road', Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
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1276, 1277 RP, 1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and
1347 S.A (Part) in D.D. 17, and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-2)**

I refer to your application which was received by the Town Planning Board (TPB) on 8.4.2021 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years and partial filling of land until 20.11.2025 under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);

- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the submission of a revised drainage proposal as required under approval condition (d) to the satisfaction of the Director of Drainage Services or of the TPB by **20.2.2022**;
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.2.2022**;
- the submission of proposals for water supplies for firefighting and fire service installations as required under approval condition (f) to the satisfaction of the Director of Fire Services or of the TPB by **20.2.2022**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.2.2022**;
- the submission of a run-in/out proposal as required under approval condition (h) to the satisfaction of the Director of Highways or of the TPB by **20.2.2022**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.2.2022**;
- the submission of a pedestrian crossing proposal as required under approval condition (j) to the satisfaction of the Commissioner for Transport or of the TPB by **20.2.2022**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.2.2022**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (d), (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

You are also advised to note the advisory clauses as set out at Appendix VI of the TPB paper.

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months but no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 26.11.2021). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Tony WU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Ms. Jessica CHU)

for and on behalf of Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

沙田、大埔及北區規劃處
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十三樓 1301-1314 室



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-3 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post

(3 pages + attachment)

11 February 2022

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling
of Land in "Agriculture" Zone and an area shown as 'Road', Lots 605 (Part),
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642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part),
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1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-3)**

I refer to your application which was received by the Town Planning Board (TPB) on 12.1.2022 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years and partial filling of land until 20.11.2025 under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);

- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
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- the submission of a revised drainage proposal as required under approval condition (d) to the satisfaction of the Director of Drainage Services or of the TPB by **20.5.2022**;
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.5.2022**;
- the submission of proposals for water supplies for firefighting and fire service installations as required under approval condition (f) to the satisfaction of the Director of Fire Services or of the TPB by **20.5.2022**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.5.2022**;
- the submission of a run-in/out proposal as required under approval condition (h) to the satisfaction of the Director of Highways or of the TPB by **20.5.2022**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.5.2022**;
- the submission of a pedestrian crossing proposal as required under approval condition (j) to the satisfaction of the Commissioner for Transport or of the TPB by **20.5.2022**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.5.2022**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
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- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

You are also advised to note the advisory clauses as set out at Appendix VI of the TPB paper.

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 4.3.2022). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Tony WU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Ms. Jessica CHU)

for and on behalf of Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
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Planning Department

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Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-4 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

25 April 2022

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling
of Land in "Agriculture" Zone and an area shown as 'Road', Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630,
631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641,
642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part),
662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP,
1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-4)**

I refer to your application which was received by the Town Planning Board (TPB) on 30.3.2022 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

Please be advised that since approval condition (f) has been complied with within the specified time limit, it is not necessary to extend the compliance time limit for this condition.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the submission of a revised drainage proposal as required under approval condition (d) to the satisfaction of the Director of Drainage Services or of the TPB by **20.8.2022**;
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.8.2022**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.8.2022**;
- the submission of a run-in/out proposal as required under approval condition (h) to the satisfaction of the Director of Highways or of the TPB by **20.8.2022**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.8.2022**;
- the submission of a pedestrian crossing proposal as required under approval condition (j) to the satisfaction of the Commissioner for Transport or of the TPB by **20.8.2022**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.8.2022**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (d), (e), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

You are also advised to note the advisory clauses as set out at Appendix VI of the TPB paper.

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 16.5.2022). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Tony WU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
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Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-5 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

21 July 2022

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in "Agriculture" Zone and area shown as 'Road', Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623,
624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP,
632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-5)**

I refer to your application which was received by the Town Planning Board (TPB) on 6.7.2022 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the

site during the planning approval period as required under approval condition (b);

- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the submission of a revised drainage proposal as required under approval condition (d) to the satisfaction of the Director of Drainage Services or of the TPB by **20.11.2022**;
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.11.2022**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.11.2022**;
- the submission of a run-in/out proposal as required under approval condition (h) to the satisfaction of the Director of Highways or of the TPB by **20.11.2022**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.11.2022**;
- the submission of a pedestrian crossing proposal as required under approval condition (j) to the satisfaction of the Commissioner for Transport or of the TPB by **20.11.2022**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.11.2022**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (d), (e), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not

consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 11.8.2022). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Harris LIU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

Planning Department

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

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沙田政府合署
十三樓 1301-1314 室



來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-6 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2323 3662)

(3 pages + attachment)

2 November 2022

R-Riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in "Agriculture" Zone and area shown as 'Road', Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623,
624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP,
632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-6)**

I refer to your application which was received by the Town Planning Board (TPB) on 12.10.2022 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the

site during the planning approval period as required under approval condition (b);

- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the submission of a revised drainage proposal as required under approval condition (d) to the satisfaction of the Director of Drainage Services or of the TPB by **20.2.2023**;
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.2.2023**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.2.2023**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.2.2023**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.2.2023**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (d), (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the

renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 23.11.2022). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Harris LIU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Margaret Chan', with a stylized flourish at the end.

(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

沙田、大埔及北區規劃處
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Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-7 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

20 January 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in "Agriculture" Zone and area shown as 'Road', Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623,
624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP,
632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-7)**

I refer to your application which was received by the Town Planning Board (TPB) on 6.1.2023 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the

site during the planning approval period as required under approval condition (b);

- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.5.2023**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.5.2023**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.5.2023**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.5.2023**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limit for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with any of such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each

case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 10.2.2023). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Harris LIU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

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1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TK/678-8 (EOT)
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

3 May 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Lots 605
(Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631
S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643,
644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664,
665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1
(Part), 1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-8)**

I refer to your application which was received by the Town Planning Board (TPB) on 6.4.2023 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB’s letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);

- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.8.2023**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.8.2023**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.8.2023**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.8.2023**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to strictly adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 24.5.2023). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Harris LIU (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
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N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TK/678-9 (EOT)
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

1 August 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Lots 605
(Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A,
631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-9)**

I refer to your application which was received by the Town Planning Board (TPB) on 11.7.2023 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB’s letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);

- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.11.2023**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.11.2023**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.11.2023**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.11.2023**;
- if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning conditions (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I).

This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 22.8.2023). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Jeffrey WONG (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

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N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TK/678-10 (EOT)
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

16 November 2023

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in "Agriculture" Zone and area shown as 'Road', Lots 605
(Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A,
631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-10)**

I refer to your application which was received by the Town Planning Board (TPB) on 2.11.2023 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);

- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.2.2024**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.2.2024**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.2.2024**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.2.2024**;
- if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning condition (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I).

This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 7.12.2023). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Ms. Aileen CHENG (Tel: 2158 6018) or Mr. Jeffrey WONG (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

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N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TK/678-11 (EOT)
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

6 February 2024

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Lots 605
(Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A,
631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-11)**

I refer to your application which was received by the Town Planning Board (TPB) on 15.1.2024 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

Since the approval was granted for 5 years and a total of 39 months for compliance of approval conditions (e), (g), (i) and (k) have been allowed, 2 months of extension of time, instead of 3 months sought, is allowed for close monitoring of the progress of compliance with the approval conditions.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB’s letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);

- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.4.2024**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.4.2024**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.4.2024**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.4.2024**;
- if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning condition (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No.

34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 27.2.2024). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Mr. Jeffrey WONG (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

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



Planning Department

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

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-TK/678-12 (EOT)
電話號碼 Tel. No.: 2158 6221
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

3 April 2024

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Orpheus LEE/Grace WONG)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Lots 605
(Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part),
623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A,
631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A,
644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666,
667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part),
1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-12)**

I refer to your application which was received by the Town Planning Board (TPB) on 5.3.2024 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

Since the approval was granted for 5 years and a total of 41 months for compliance of approval conditions (e), (g), (i) and (k) have been allowed, 2 months of extension of time, instead of 3 months sought, is allowed for close monitoring of the progress of compliance with the approval conditions.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);

- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning approval period as required under approval condition (c);
- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.6.2024**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.6.2024**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.6.2024**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.6.2024**;
- if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning condition (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No.

34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 24.4.2024). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Mr. Jeffrey WONG (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Hannah YICK)

for Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

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



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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-13 (EOT)
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806/2696 2377

By Post & Fax (2323 3662)

(4 pages + attachment)

14 June 2024

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Ms. Grace WONG)

Dear Ms. WONG,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624
S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP,
632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B
(Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668
RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346
S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-13)**

I refer to your application which was received by the Town Planning Board (TPB) on 16.5.2024 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB’s letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning

approval period as required under approval condition (c);

- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.8.2024**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.8.2024**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.8.2024**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.8.2024**;
- if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning condition (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Since the approval was granted for a period of five years, and a total of 45 months have been allowed for compliance with approval conditions (e), (g), (i) and (k), unless under very exceptional circumstances, no further extension would be granted so as to avoid the situation that the extension period sought may come very close to the expiry of the temporary permission.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on 21.11.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D.

However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 5.7.2024). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Mr. Jeffrey WONG (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Margaret Chan', with a stylized flourish at the end.

(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

規 劃 署

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



Planning Department

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

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/678-14 (EOT)
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806/2696 2377

By Post & Fax (2323 3662)

(3 pages + attachment)

8 August 2024

R-riches Property Consultants Ltd.
208F, Kat Hing Wai
Kam Tin, New Territories
(Attn.: Ms. Grace WONG)

Dear Ms. WONG,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years
and Partial Filling of Land in “Agriculture” Zone and area shown as ‘Road’, Lots 605 (Part),
606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624
S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP,
632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B
(Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668
RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346
S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17,
and Adjoining Government Land, Ting Kok Road, Tai Po
(Section 16A application No. A/NE-TK/678-14)**

I refer to your application which was received by the Town Planning Board (TPB) on 18.7.2024 seeking planning permission for Class B amendment to extend the time for compliance of planning conditions of an approved temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and canteen for a period of 5 years until 20.11.2025 and partial filling of land under Application No. A/NE-TK/678.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB’s letter to you dated 4.12.2020 (copy enclosed) on the relevant approval conditions):

- part of the site, as proposed by you, shall only be filled up to a depth not exceeding 0.2m as required under approval condition (a);
- no operation between 9:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period as required under approval condition (b);
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time during the planning

approval period as required under approval condition (c);

- the implementation of the revised drainage proposal as required under approval condition (e) to the satisfaction of the Director of Drainage Services or of the TPB by **20.10.2024**;
- the provision of the water supplies for firefighting and fire service installations as required under approval condition (g) to the satisfaction of the Director of Fire Services or of the TPB by **20.10.2024**;
- the implementation of the run-in/out proposal as required under approval condition (i) to the satisfaction of the Director of Highways or of the TPB by **20.10.2024**;
- the implementation of the pedestrian crossing proposal as required under approval condition (k) to the satisfaction of the Commissioner for Transport or of the TPB by **20.10.2024**;
- if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l);
- if any of the above planning condition (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m); and
- upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB according to approval condition (n).

Since the approval was granted for a period of five years, and a total of 47 months including this permission have been allowed for compliance with approval conditions (e), (g), (i) and (k), you are advised to expedite action on compliance with the approval conditions. **Please note that this is the last extension of time** for conditions (e), (g), (i) and (k), and no further extension would be granted as reasonable time has already been allowed for compliance.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

This temporary permission will lapse on **21.11.2025**. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-I). This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. Application submitted more than four months before

expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 29.8.2024). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend.

If you have any queries regarding this permission, please contact Mr. Jeffrey WONG (Tel: 2158 6372) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



(Margaret CHAN)
for Assistant Director of
Planning/New Territories
Planning Department

Form No. S16A
表格第 S16A 號

APPLICATION FOR AMENDMENT TO
PERMISSION UNDER SECTION 16A(2) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)
根據《城市規劃條例》(第131章)
第16A(2)條遞交的修訂許可申請

2024年 9月 1 6日

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

16 SEP 2024

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.

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/678-15 (ET)
	Date Received 收到日期	16 SEP 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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）送交北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" and the "Town Planning Board Guidelines on Class A and Class B Amendments to Approved Development Proposals" carefully before you fill in this form. Both documents can be downloaded from the Town Planning Board's (the Board's) website at <http://www.tpb.gov.hk/>. They 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》的資料單張及有關「對核准發展計劃作出 A 類及 B 類修訂」的城市規劃委員會規劃指引，然後填寫此表格。這兩份文件均可從城市規劃委員會（下稱「委員會」）的網頁下載（網址：<http://www.tpb.gov.hk/>），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, preferably in both English and Chinese. 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，填寫的資料宜中英文兼備。如果申請人所提交的資料或文件的副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱 (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organization 機構*)	
Great City Holdings Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用） (<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organization 機構*)	
R-riches Property Consultants Limited	
3. Relevant Permission Granted under the Town Planning Ordinance 按《城市規劃條例》批給的有關許可	
Application number to which the permission relates 與許可有關的申請編號	A/NE-TK/678
Date of approval 獲批給許可的日期	20/11/2020
Full address/Location of the application site 申請地點的詳細地址/地點	Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A and S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17 and adjoining Government land, Ting Kok Road, Tai Po, New Territories
Approved use/development 已批給的用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Ancillary Eating Place for a Period of 5 Years and Land Filling

* Applicant of this application must be the person to whom the relevant permission mentioned in Part 3 is granted. In case there is a change in land ownership, the original applicant may appoint the subsequent owner of the site as his/her authorised representative to submit this application.

這宗申請的申請人必須是上述第 3 部分提及的獲批給有關許可的人士。若土地擁有權有所改變，原申請人可授權該用地其後的擁有人為其代表，提交這宗申請。

4. Amendment(s) to Permission Sought 要求修訂許可的事項

(a) Proposed amendments which can be quantified 可量化的擬議修訂

Amendment(s) sought 要求修訂事項	Amount approved 已獲許可的數量 [a]	Amount sought 現要求的數量 [b]	Change 改變	
			Amount 數量 [b] - [a]	% $\frac{[b] - [a]}{[a]} \times 100$
<input type="checkbox"/> Increase in total gross floor area (sq. m.) 總樓面面積有所增加 (平方米)				
<input type="checkbox"/> Increase in plot ratio 地積比率有所增加				
<input type="checkbox"/> Change in gross site area (sq. m.) 地盤總面積有所改變 (平方米)				
<input type="checkbox"/> Change in number of units 單位數目有所改變				
<input type="checkbox"/> Change in number of building blocks 樓宇數目有所改變				
<input type="checkbox"/> Increase in 以下項目有所增加： <input type="checkbox"/> absolute building height (m.) 建築物的實際高度 (米) <input type="checkbox"/> number of storeys 層數 <input type="checkbox"/> meters above Principal Datum (mPD) 主水平基準上米數				
<input type="checkbox"/> Increase in site coverage (%) 上蓋面積有所增加 (%)				
<input type="checkbox"/> Change in gross floor area distribution from domestic to non-domestic (sq. m.) 把住用樓面面積改為非住用用途 (平方米)				
<input type="checkbox"/> Change in gross floor area distribution from non-domestic to domestic (sq. m.) 把非住用樓面面積改為住用用途 (平方米)				
<input type="checkbox"/> Change in gross floor area for non-domestic uses for one category to another as set out in # below: from to 把非住用用途的總樓面面積改作#所列另一類別的用途：..... 改作.....				
<input type="checkbox"/> Change in floor area(s) of government, institution or community facilities (sq. m.) (Please specify the type(s) of facilities) 政府、機構或社區設施的樓面面積有所改變 (平方米) (請註明設施類別)				
<input type="checkbox"/> Reduction in total area of public open space (sq. m.) 公眾休憩用地的總面積有所減少 (平方米)				
<input type="checkbox"/> Change in area of active/passive public open space: 動態/靜態公眾休憩用地的面積有所改變： <input type="checkbox"/> change in area of active public open space (sq. m.) 動態公眾休憩用地的面積有所改變 (平方米) <input type="checkbox"/> change in area of passive public open space (sq. m.) 靜態公眾休憩用地的面積有所改變 (平方米)				

#The categories of non-domestic uses include (1) hotel, (2) office and (3) other commercial uses, including but not limited to kindergarten, child care centre and public car park.

非住用用途類別包括(1)酒店、(2)辦公室及(3)其他商業用途，包括但不限於幼稚園、幼兒中心及公眾停車場。

4. Amendment(s) to Permission Sought (Continued) 要求修訂許可的事項 (續)

(a) Proposed amendments which can be quantified (continued) 可量化的擬議修訂 (續)

Amendment(s) sought 要求修訂事項	Amount approved 已獲許可的數量 [a]	Amount sought 現要求的數量 [b]	Change 改變	
			Amount 數量 [b] - [a]	% $\frac{[b] - [a]}{[a]} \times 100$
<input type="checkbox"/> Reduction in total area of private open space (sq. m.) 私人休憩用地的總面積有所減少 (平方米)				
<input type="checkbox"/> Change in number of the followings: 以下項目的數目有所改變: <input type="checkbox"/> parking spaces (please specify the type(s) and number(s)) 停車位 (請註明車位類別及數目) <input type="checkbox"/> loading and unloading spaces (please specify the type(s) and number(s)) 上落客貨車位 (請註明車位類別及數目) <input type="checkbox"/> ingress/egress point(s) 入口/出口				
<input type="checkbox"/> Change in size of the followings, not initiated by the relevant government departments: 以下項目的大小有所改變, 而有關改變並非由相關政府部門提出: <input type="checkbox"/> non-building area (m.) 非建築用地 (米) <input type="checkbox"/> setback (m.) 後移範圍 (米) <input type="checkbox"/> building gap (m.) 建築物間距 (米)				
<input type="checkbox"/> Change in number of the followings: 以下項目的數目有所改變: <input type="checkbox"/> increase in number of trees to be felled 砍伐樹木的數目有所增加 <input type="checkbox"/> decrease in number of preserved trees 保存樹木的數目有所減少				
<input type="checkbox"/> Change in floor area of public indoor recreational facilities (sq. m.) 公眾室內康樂設施的樓面面積有所改變 (平方米)				

(b) ☐ To extend the time for commencement of approved development for more month(s).
將展開獲批准發展的期限延長多.....個月。

☒ To extend the time for compliance with planning condition(s) for2..... more month(s).
將履行規劃許可附帶條件的期限延長多.....個月。
(please specify the planning condition(s) involved 請註明涉及的規劃條件)

Conditions (e), (g), (i) and (k) - Extend 2 months from 20.10.2024 to 20.12.2024

4. Amendment(s) to Permission Sought (Continued) 要求修訂許可的事項 (續)

(c) Other proposed amendments (please illustrate on plan, if necessary)

其他擬議修訂 (如需要的話, 請在圖則顯示)

Amendment(s) sought 要求修訂事項	Details 詳情
<input type="checkbox"/> Change in building blocks 樓宇有所改變 <input type="checkbox"/> change in form of building(s) where the affected portion(s) of the concerned block(s) is(are) the subject of environmental mitigation measures (多幢) 建築物的外形有所改變, 而有關的 (多幢) 樓宇的受影響部分與環境緩解措施有關 <input type="checkbox"/> minor change in disposition of building block(s) (other than house, New Territories Exempted House/ Small House) 輕微改變樓宇 (屋宇、新界豁免管制屋宇 / 小型屋宇除外) 的布局	
<input type="checkbox"/> Change in : 以下項目有所改變 : <input type="checkbox"/> internal layout of premises 處所的內部設計 <input type="checkbox"/> disposition of premises 處所的布局	
<input type="checkbox"/> Change in provision of government, institution or community facilities 政府、機構或社區設施的供應有所改變 <input type="checkbox"/> change in types of the facilities 改變設施的種類 <input type="checkbox"/> change in locations of the facilities 改變設施的位置 <input type="checkbox"/> deletion of facilities initiated by the relevant government departments 由有關政府部門提出刪除設施 (please specify the type(s) of facilities 請註明設施類別)	
<input type="checkbox"/> Change in location of the public open space on the same street/podium level(s) where the location of the public open space is the subject of environmental mitigation measures 在同一街道 / 平台層調動公眾休憩用地的位置, 而有關公眾休憩用地的位置與環境緩解措施有關	
<input type="checkbox"/> Change in location of the private open space 私人休憩用地的位置有所改變	
<input type="checkbox"/> Change in location of : 以下項目的位置有所改變 : <input type="checkbox"/> ingress/egress point(s) 入口 / 出口 <input type="checkbox"/> footbridge(s)/subway(s) 行人天橋 / 行人隧道 <input type="checkbox"/> public transport terminus 公共車輛總站 <input type="checkbox"/> car park 停車場 <input type="checkbox"/> loading/unloading area/lay-bys 上落客貨車處 / 避車處	

4. Amendment(s) to Permission Sought (Continued) 要求修訂許可的事項 (續)	
(c) Other proposed amendments (continued) (please illustrate on plan, if necessary) 其他擬議修訂 (續) (如需要的話, 請在圖則顯示)	
Amendment(s) sought 要求修訂事項	Details 詳情
<input type="checkbox"/> Change in layout of emergency vehicular access 緊急車輛通道的布局設計有所改變	
<input type="checkbox"/> Change in location of the followings, not initiated by the relevant government departments: 以下項目的位置有所改變, 而有關改變並非由相關政府部門提出: <input type="checkbox"/> non-building area 非建築用地 <input type="checkbox"/> setback 後移範圍 <input type="checkbox"/> building gap 建築物間距	
<input type="checkbox"/> Change in tree preservation and landscape proposals/master plan: 樹木的保存及園景設計建議/總圖有所改變: <input type="checkbox"/> change in soft/hard landscape design 種植花卉樹木/園景建築設計有所改變 <input type="checkbox"/> change in implementation programme 實施計劃有所改變 <input type="checkbox"/> change in individual trees identified for preservation 已選定的予以保存的個別樹木有所改變	
<input type="checkbox"/> Change in provision of public indoor recreational facilities other than floor area (e.g. location, layout and type) 除了樓面面積外, 公眾室內康樂設施的供應有所改變 (例如: 位置、布局設計及種類)	
<input type="checkbox"/> Change in provision of ancillary major utility installation: 主要附屬公用設施裝置的提供應有所改變: <input type="checkbox"/> change in location of the facility 設施的位置有所改變 <input type="checkbox"/> deletion of the facility initiated by the relevant government departments 由有關政府部門提出刪除設施	
<input type="checkbox"/> Minor change in phasing or implementation schedule affecting: 輕微改變分期推行計劃或實施時間表, 以致影響: <input type="checkbox"/> the provision of government, institution or community facilities 政府、機構或社區設施 <input type="checkbox"/> the provision of public open space 公眾休憩用地的供應	

5. Justifications 理由

The applicant is invited to provide justifications in support of the application (Preferably not more than 500 words in English and/or Chinese. 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（篇幅宜不超過 500 個英文字及／或中文字，如有需要，請另頁說明。）

Condition (g) - The implementation of water supplies for firefighting and fire services installations (FSIs) proposal

The applicant submitted FSIs proposal for compliance with approval condition (f) on 15.03.2022, which was accepted by D of FS on 08.04.2022.

As prior Short Term Waiver (STW) approval from LandsD is required for erection of structure at the Site, the applicant is still waiting for DLO/YL, LandsD to advise the current situation of the STW application. Reminder letter was sent to LandsD on 09.05.2024 (Appendix I). As the FSIs are proposed within structures, implementation works cannot be conducted before STW is granted by LandsD. Hence, more time is needed for the applicant to comply with this condition.

Conditions (e), (i) & (k) - The implementation of revised drainage, run-in/out & pedestrian crossing proposal

The applicant intends to commence the construction of the proposed structures, FSIs, drainage facilities, run-in/out & pedestrian crossing at the same time, in order to better manage the construction progress, as well as to reduce the cost of labour and maintenance of aforesaid facilities. Therefore, the applicant will commence the implementation works after STW is obtained from LandsD.

6. Plans, Drawings and Documents 圖則、繪圖及文件

Please list plans, drawings and other documents submitted with the application.

請列明連同申請一併遞交的圖則、繪圖及文件。

N/A

.....

.....


.....

7. 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 / ☒ Authorised Agent
申請人 / 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 / ☐ Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date

12.09.2024

日期..... (DD/MM/YYYY 日/月/年)

Warning 警告

Any person who knowingly or willfully 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:

- (a) the processing of this application; and
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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) 處理這宗申請；以及
- (b) 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。

Ron Leung

From: Grace Wong
Sent: Thursday, May 9, 2024 12:12 PM
To: letpd1@landsd.gov.hk
Cc: Matthew Ng; Louis Tse; Ron Leung; Kevin Lam
Subject: 有關諮詢規劃許可編號：A/NE-TK/678的短期豁免及租約申請的審批進度

Follow Up Flag: Follow up
Flag Status: Completed

致大埔地政處 地政主任：

有關地段：新界大埔汀角路丈量約份第17約地段第605號（部分）、第606號（部分）、第607號（部分）、第608號（部分）、第610號（部分）、第611號、第612號、第613號（部分）、第614號（部分）、第622號（部分）、第623號、第624號A分段（部分）、第625號A分段（部分）、第626號、第627號A分段及B分段、第628號A分段、第628號餘段、第629號、第630號、第631號A分段、第631號餘段、第632號A分段、第632號B分段餘段、第633號、第634號、第635號、第636號、第637號、第638號、第639號、第640號、第641號、第642號、第643號、第644號A分段、第644號B分段（部分）、第645號（部分）、第646號（部分）、第656號（部分）、第657號、第658號（部分）、第662號、第663號、第664號、第665號、第666號、第667號餘段、第668號餘段、第669號、第690號餘段、第1274號餘段、第1275號、第1276號、第1277號餘段、第1278號、第1343號B分段第1小分段（部分）、第1346號A分段餘段、第1346號B分段第1小分段（部分）及第1347號A分段（部分）和毗連政府土地的短期豁免書申請。

此申請於 2020年11月20日 獲得城市規劃委員會批出規劃許可，規劃許可編號為 A/NE-TK/678，申請用作擬議臨時康體文娛場所（休閒農場）連附屬設施及食肆（為期 5 年）及填土。我們於 2020年12月1日 向貴處提交短期豁免及租約申請，惟等待至今仍未獲得貴處批出短期豁免書及短期租約。

此外，由於規劃許可限期即將屆滿，如未能獲取規劃處延期批准，規劃處將要求撤銷此規劃許可，冀貴處回覆有關審批進度以用作規劃許可續期申請。

如有任何消息，請致電 [REDACTED] 與本公司黃小姐聯絡，期待得到貴處回覆。

盈卓規劃有限公司

Grace WONG | Planning and Development Consultant
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: [REDACTED] | F: [REDACTED] | M: [REDACTED] | E: [REDACTED]
A: [REDACTED]

TPB PG-No. 34C

**TOWN PLANNING BOARD GUIDELINES ON
RENEWAL OF PLANNING APPROVAL AND
EXTENSION OF TIME FOR COMPLIANCE WITH PLANNING CONDITIONS
FOR TEMPORARY USE OR DEVELOPMENT**

(Important Note:-

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17th Floor, NPGO and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Introduction

These Guidelines set out the application procedures and assessment criteria for applications for renewal of planning approvals and extension of time for compliance with planning conditions for temporary use or development by the Town Planning Board (the Board).

2. Renewal of Approvals for Temporary Use/Development

Planning approvals for temporary uses and developments are subject to a specific approval period. The planning approval will lapse upon expiry of the approval period. The applicant may apply to the Board for a renewal of the temporary approval if the temporary use and development is to be continued. However, should there be new planning circumstances governing the application, the Board is under no obligation to renew the temporary approval.

3. Application Procedures

3.1 An application for renewal of planning approval for temporary use or development is in nature an application for planning permission and will be processed in accordance with the provision of the extant statutory plan under s.16 of the Town Planning Ordinance (Ordinance). The application should be submitted and processed in accordance with the procedures set out in the relevant Guidance Notes and Town Planning Board Guidelines applicable to

s.16 applications.

- 3.2 An applicant who wishes to seek a renewal of the approval is required to submit an application to the Board for proposal involving renewal of permission for temporary use/development, and satisfying the relevant submission requirements including the 'owner's consent/notification' requirements. Since these applications involve only the renewal of approval previously granted by the Board, a streamlined approach in respect of the submission requirements could be adopted, i.e. there is no need to undertake new technical assessments to support the s.16 application, so long as there is no major change in planning circumstances¹ (such as a change in the planning policy/land-use zoning for the area). Updated assessments may however need to be submitted if necessary. In general, the applicant is only required to provide:
- (a) reasons for the application;
 - (b) time period for which a renewal is sought but the period requested cannot exceed the maximum period of temporary use/development allowed in the Notes of the concerned statutory plan; and
 - (c) an account of whether the planning conditions on submission of technical assessments and provision of facilities under the previous approval have been complied with to the satisfaction of the concerned Government departments.
- 3.3 Such applications should be submitted to the Board no less than 2 months before the expiry of the temporary approval so as to allow sufficient time for processing in accordance with the Ordinance, e.g. publication for public inspection and comments. Applications submitted less than 2 months before the expiry of the temporary approval may not be processed for consideration of the Board. A fresh s.16 planning application for the development in accordance with the provision of the extant statutory plan will be required.
- 3.4 Such applications should also be submitted to the Board no more than 4 months before the expiry of the temporary approval. The rationale behind this arrangement is that if an application is submitted too early, the Board, in considering the application, cannot take into account the planning circumstances at the time nearer to the expiry of the planning approval. Any

¹ Please consult the relevant District Planning Offices of the Planning Department or the concerned Government departments if there is any doubt on the need for submission of technical assessments.

change in the planning circumstances may have a material bearing on the decision of the application.

4. Assessment Criteria

4.1 The criteria for assessing applications for renewal of planning approval include:

- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
- (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
- (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
- (d) whether the approval period sought is reasonable; and
- (e) any other relevant considerations.

4.2 Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

5. Extension of Time for Compliance with Planning Conditions for Temporary Use/Development

5.1 Planning permissions for temporary use or development are generally granted by the Board subject to conditions with time limits specified for compliance. If an applicant cannot comply with any of such conditions within the specified time limit, he may apply for an extension of time to comply with the

conditions.

- 5.2 The time-limited condition attached to planning permission imposed by the Board is to ensure that the planning conditions would be implemented within a reasonable period. The Board could only grant an extension of time for compliance with planning conditions with good justifications.
- 5.3 An extension of time for compliance with the time-limited planning conditions falls within Class B amendments published by the Board. For such an extension, an application shall be made to the Board in accordance with s.16A of the Ordinance. The application procedures set out in the relevant Guidance Notes and Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals should be followed.
- 5.4 The applicant shall submit the application to the Board no less than 6 weeks before the expiry of the specified time limit so as to allow sufficient time for processing and consultation with concerned Government departments.
- 5.5 An application submitted less than 6 weeks before the expiry of the specified time limit may not be processed for consideration of the Board. If any planning condition is not complied with by the specified time limit, the planning permission will be revoked. The Board will not consider such application if the permission has already been revoked at the time of consideration, despite the application is submitted before the expiry of the specified time limit. Under such circumstances, a fresh s.16 planning application for the development in accordance with the provision of the extant statutory plan will be required.
- 5.6 In support of an application for extension of time for compliance with planning conditions, the applicant is required to provide:
 - (a) reasons for the application;
 - (b) time period for which an extension of time is sought; and
 - (c) an account of all activities taken to implement the planning conditions since the granting of planning permission, including evidence and documentation on the submitted proposals and any works undertaken/completed to fulfil the conditions.

6. Assessment Criteria

- 6.1 The criteria for assessing applications for extension of time for compliance with planning conditions include:
- (a) whether the applicant has given full justifications on why the planning condition(s) could not be complied with within the prescribed time-limit;
 - (b) whether the applicant has demonstrated that reasonable action(s) have been taken to comply with all or the outstanding planning conditions;
 - (c) whether there are any adverse planning implications arising from the extension of time for compliance with planning conditions;
 - (d) whether the extension sought is reasonable; and
 - (e) any other relevant considerations.
- 6.2 Under no circumstances should the extension of time for compliance with planning conditions exceed the original validity period of the temporary approval.

TOWN PLANNING BOARD
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