

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。

26 JUN 2020

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

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - 7K/687
	Date Received 收到日期	26 JUN 2020

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

### 1. Name of Applicant 申請人姓名/名稱

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

Great City Holdings Limited

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

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

R-riches Property Consultants Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245S.A, 251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok Road, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,390 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 330 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone and an area shown as 'Road'
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
29/5/2020 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee~~ on 29/5/2020 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘            Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約            Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土            Area of filling 填土面積 ..... 568 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約            Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Excavation of land 挖土            Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約            Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

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

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

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

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

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

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積

..... 330 ..... sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率

..... 0.14 ..... ☒ About 約

Proposed site coverage 擬議上蓋面積

..... 11 ..... % ☒ About 約

Proposed no. of blocks 擬議座數

..... 3 .....

Proposed no. of storeys of each block 每座建築物的擬議層數

..... 1-2 ..... storeys 層

☐ include 包括 ..... storeys of basements 層地庫

☐ exclude 不包括 ..... storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

..... mPD 米(主水平基準上) ☐ About 約

..... 3.5 - 7 ..... m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

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

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

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

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

政府、機構或社區設施

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA
B1	RECEPTION (G/F) & CHANGING ROOM (1/F)	60m <sup>2</sup> (ABOUT)	120m <sup>2</sup> (ABOUT)
B2	AGRICULTURAL LEARNING CENTRE	200m <sup>2</sup> (ABOUT)	200m <sup>2</sup> (ABOUT)
B3	PORTABLE TOILET	10m <sup>2</sup> (ABOUT)	10m <sup>2</sup> (ABOUT)
TOTAL		270m <sup>2</sup> (ABOUT)	330m <sup>2</sup> (ABOUT)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
B1	G/F	Reception
B1	1/F	Changing Room
B2	G/F	Agricultural Learning Centre
B3	G/F	Portable Toilet

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

Circulation space and farm

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

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

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

Late 2021 (estimation)

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Ting Kok Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">/</td> </tr> </table> <p>_____ _____</p>	Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	/	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	/	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/	Others (Please Specify) 其他 (請列明)	/
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">/</td> </tr> </table> <p>_____ _____</p>	Taxi Spaces 的士車位	/	Coach Spaces 旅遊巴車位	/	Light Goods Vehicle Spaces 輕型貨車車位	1	Medium Goods Vehicle Spaces 中型貨車車位	/	Heavy Goods Vehicle Spaces 重型貨車車位	/	Others (Please Specify) 其他 (請列明)	/
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## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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**10. Justifications 理由**

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

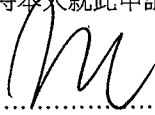
Please refer to **Planning Statment**.

**11. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

8/6/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- 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。
- 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。



## SECTION 16 APPLICATION

**Proposed Temporary Place of Recreation, Sports or Culture  
(Hobby Farm) for a Period of 5 Years and Land Filling**

Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part),  
228 (Part), 245S.A, 251, 252, 253 RP, 254 RP  
Ting Kok Road  
Tai Po  
New Territories

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**Planning Statement**

## FILE CONTROL

**FILE NAME** : DD17 Lot 222 RP & VL - Planning Statement (20200605)

**FILE LOCATION** : \\R-SERVER\Planning\Planning Application\DD17 Lot 222 RP & VL  
- Hobby Farm in TK\Submission

**REVISION NO.** : 1.1

---

**APPLICANT** : Great City Holdings Limited

**TYPE OF APPLICATION** : S.16 Planning Application

**PROPOSED USE** : Proposed Temporary Place of Recreation, Sports or Culture  
(Hobby Farm) for a Period of 5 Years and Land Filling

**ITE LOCATION** : Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228  
(Part), 245S.A, 251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok Road,  
Tai Po, New Territories

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final Report	MN (20200604)		BT (20200605)
1.1	Final Report	MN (20200624)		MN (20200624)

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## APPEDNIX

### Appendix I      Vehicular Trips Generated by the Proposed Development

#### LIST OF PLAN

Plan P01	Location Plan
Plan P02	Plan Showing the Zoning of the Application Site
Plan P03	Plan Showing the Land Status of the Application Site
Plan P04	Layout Plan
Plan P05	Paved Ratio of the Application Site

## EXECUTIVE SUMMARY

- The applicant seek to use various lots in D.D. 17, Ting Kok Road, Tai Po, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling.
- The Site falls within an area zoned as "Agriculture" and an area shown as 'Road' on the Approved Ting Kok OZP No. S/NE-TK/19.
- The area of the Site is 2,390m<sup>2</sup> (about). A total of 3 structures are proposed at the Site for reception, changing room, agricultural learning centre and portable toilet with total GFA of 330m<sup>2</sup> (about). Land filling of concrete (not more than 0.2m) of 568m<sup>2</sup> (about) will be carried out at the Site.
- The operation hours of the Site is 09:00 to 18:00 daily (including public holiday). The Site is accessible from Ting Kok Road.
- Justifications for the proposed development are as follows:
  - The proposed development could promote sustainable hobby farming
  - Proposed development is compatible with surrounding land use
  - No adverse impact is anticipated to the surrounding area
  - The proposed development is on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zones
- Details of development parameters are as follows:

Application Site Area	2,390m <sup>2</sup> (about)
Covered Area	270m <sup>2</sup> (about)
Uncovered Area	2,120m <sup>2</sup> (about)
Plot Ratio	0.14 (about)
Site Coverage	11% (about)
Domestic GFA	not applicable
Non-domestic GFA	330m <sup>2</sup> (about)
Number of Block	3
No. of Storey	1 – 2
Building Height	3.5m – 7m (about)

## 行政摘要

- 申請人現根據《城市規劃條例》(第131章)第16條，提交有關新界大埔汀角路丈量約份第17約多個地段的規劃申請，於上述地段作擬議臨時康體文娛場所(休閒農莊)為期5年及填土。
- 申請地點所在的地區在《汀角分區計劃大綱核准圖編號 S/NE-TK/19》上劃為「農業」及顯示為「道路」的地方用途地帶。
- 申請地盤面積為2,390平方米(約)。申請地點將設有3座構築物作接待處、更衣室、農業學習中心及流動洗手間，構築物的總樓面面積合共為330平方米(約)。申請地盤亦會進行不超過0.2米(約)高的填土工程(約568平方米)。
- 擬議發展的作業時間為星期一至日(包括公眾假期)上午9時正至下午6時正。申請地點可從汀角路前往。
- 擬議發展的申請理據如下：
  - 擬議發展能夠推廣可持續休閒耕種
  - 擬議發展與周邊用途協調
  - 擬議發展不會對周邊地區帶來負面影響
  - 擬議發展為臨時性質，不會影響「農業」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	2,390 平方米 (約)
上蓋總面積：	270 平方米 (約)
露天地方面積：	2,120 平方米 (約)
地積比率：	0.14 (約)
上蓋覆蓋率：	11% (約)
住用總樓面面積：	不適用
非住用總樓面面積：	330 平方米 (約)
樓宇數目：	3 座
構築物層數：	1 - 2 層
構築物高度：	3.5 - 7 米 (約)

## Planning Statement

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone and an Area Shown as 'Road',  
Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245S.A, 251, 252,  
253 RP, 254 RP in D.D. 17, Ting Kok Road, Tai Po, New Territories**

### Section 16 Planning Application

#### 1. INTRODUCTION

##### *Background*

- 1.1 R-riches Property Consultants Limited has been commissioned by *Great City Holdings Limited* (the applicant) to submit this planning application under the Section 16 of the *Town Planning Ordinance (Cap. 131)* to the Town Planning Board (the Board) on its behalf.
- 1.2 The applicant seek to use Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245S.A, 251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok Road, Tai Po, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling (proposed development).
- 1.3 The objective of this document is to further explain the development proposal and operation to demonstrate that the proposed development would not create adverse impact to existing surrounding area. In support of this application, a set of indicative plans and appendix are also provided to gain support from respective government departments and planning permission from the Board.

##### *Justification from the Applicant*

- 1.4 The Site has been left abandoned for years. As demand for recreational farming is growing recently, the applicant seeks to operate a new hobby farm business to promote sustainable and organic farming in Ting Kok. The hobby farm is proposed to serve the surrounding locals. As the Site is within walking distance from Ting Kok Tsuen, the proposed development could provide place of recreation for locals.
- 1.5 The proposed use is also consider not incompatible with the surrounding land use and adverse impact should not be anticipated. The proposed development could optimize the development potential of precious land resource falling at "AGR" zone. The farming activity is also similar to the always permitted agricultural use, therefore, the proposed development would not frustrating the planning intention of "AGR" zone.

## 2. SITE CONTEXT

### *Site Location*

- 2.1 The Site is accessible from Ting Kok Road via the proposed ingress/egress at the northwestern part of the Site. It is approximately 8.4km (about) northeast of Tai Po Market MTR Station, 3km (km) northeast of the residential development the Beverly Hills, 1.5km (about) west of the Main dam of Plover Cove Reservoir. (**Plan P01**).

### *Existing Site Condition*

- 2.2 The Site is adjoining Ting Kok Road. It is vacant and unfenced. The Site is generally flat and covered by vegetation. No existing structure is located at the Site. Existing trees are found at the northern portion of the Site.

### *Surrounding Area*

- 2.3 The Site is mainly surrounded by vacant land, temporary structures for domestic and commercial uses, New Territories Exempted Houses (NTEHs). The ground floors of majority of the NTEHs adjoining Ting Kok Road are currently used as shop and services and eating place uses.
- 2.4 To its north is the vehicular access connecting to the Site (Ting Kok Road). To its further north are Shan Liu Road connecting groups of NTEHs to Ting Kok Road and the application site of an approved S.16 planning application No. A/NE-TK/640 for 'Temporary Hobby Farm, Shop and Services (Retail Shop) and Filling of Land (Podium of 10 cm in Depth)'.
- 2.5 To its immediate east are an existing natural stream and temporary structures for commercial use. To its further east is vacant land covered by vegetation.
- 2.6 To its immediate south and west are vacant land covered by vegetation. To its further south is the coastal of Plover Cove.
- 2.7 To its further west are occupied by temporary structures for recreation and domestic use, and the application site of several approved S.16 planning applications (Nos. A/NE-TK/565, 624, 625, 628 and 661) for 'Temporary Barbecue Site'.



### 3. PLANNING CONTEXT

#### *Zoning of the Application Site*

- 3.1 The Site falls within an area zoned as "Agriculture" ("AGR") and an area shown as 'Road' on the Approved Ting Kok OZP No. S/NE-TK/19 (**Plan P02**). According to the Notes of the OZP, 'place of recreation, sports or culture' is a column 2 use within the "AGR" zone, which requires permission from the Board.
- 3.2 Majority of the Site falls within "AGR" zone, i.e. 1,968m<sup>2</sup> (83%)(about) and the remaining portion of the Site falls within an area shown as 'Road', i.e. 402m<sup>2</sup> (17%)(about)(**Plan P02**).

#### *Planning Intention*

- 3.3 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 3.4 No existing agricultural activities has been observed at the Site. As the proposed 'place of recreation, sports or culture (hobby farm)' is a column 2 use within the "AGR" zone, approval of the proposed use on a temporary basis will not jeopardize the long term planning intention of the subject "AGR".

#### *Previous Application*

- 3.5 There is no previous approved S.16 application in respect of the Site.

#### *Similar Application*

- 3.6 Several S.16 planning application for recreational use were approved by the Board within the same "AGR" zone. Within which, the latest S.16 planning application (No. A/NE-TK/661) for 'Temporary Barbecue Site and Car Park for a Period of 3 Years', which was approved on a temporary basis with conditions by the Board on 1.2.2019.
- 3.7 As developments of similar nature were previously approved by the Board, approval of the current application would not set undesirable precedents for such use in the same "AGR" zone.

#### 4. DEVELOPMENT PROPOSAL

##### *Development Details*

- 4.1 A total of three structures are proposed at the Site for reception, changing room, agricultural learning centre and portable toilet with total GFA of 330m<sup>2</sup> (about). Three private car parking space and one loading/unloading space for light goods vehicle are provided at the Site. The remaining area is reserved as farm area and circulation purpose (**Plan P04**).
- 4.2 The area of the Site is 2,390m<sup>2</sup> (about). About 1,743m<sup>2</sup> (73%) of the Site is reserved as farm area, while 568m<sup>2</sup> (24%)(about) of the Site will be filled (hard-paving of not more than 0.2m) for site formation of the proposed structures and emergency vehicular access. The remaining 79m<sup>2</sup> (3%)(about) is covered by grass paver for circulation of pedestrian and parking and L/UL spaces (**Plan P05**).
- 4.3 Details of development parameters are as follows:

Application Site Area	2,390m <sup>2</sup> (about)
Covered Area	270m <sup>2</sup> (about)
Uncovered Area	2,120m <sup>2</sup> (about)
Plot Ratio	0.14 (about)
Site Coverage	11% (about)
Domestic GFA	not applicable
Non-domestic GFA	330m <sup>2</sup> (about)
Number of Block	3
No. of Storey	1 – 2
Building Height	3.5m – 7m (about)

- 4.4 Details of structures at the Site are as follows:

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Reception (G/F) and Changing Room (1/F)	60m <sup>2</sup> (about)	120m <sup>2</sup> (about)	7m (about) (2-storey)
B2	Agricultural Learning Centre	200m <sup>2</sup> (about)	200m <sup>2</sup> (about)	4.5m (about) (1-storey)
B3	Portable Toilet	10m <sup>2</sup> (about)	10m <sup>2</sup> (about)	3.5m (about) (1-storey)
Total		270m <sup>2</sup> (about)	330m <sup>2</sup> (about)	-

#### *Operation Mode*

- 4.5 The estimated maximum number of visitor per day are 10 (about) and 20 (about) on weekdays and weekend respectively. The estimated number of staff working at the Site is 5.
- 4.6 The operation hours of the Site is 09:00 to 18:00 daily (including public holiday). Operation outside the operation hours is prohibited. Visitor is only being served from 10:00 to 17:00.
- 4.7 Visitor is required to make appointment in advance to access the Site. Registration will be made at the day of visit at the reception (structure B1). Visitor is brought to agricultural learning centre (structure B2) for briefing session. Basic knowledge of farming is taught by staff indoor. Visitor is then brought to the farm area of the Site for farming experience. After the farming sessions, changing room is provided at reception (structure B1) for the use of visitor and staff.

## 5. TECHNICAL JUSTIFICATION

### *Land Administration Aspect*

- 5.1 The Site consists of 12 private land lots, i.e. Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245S.A, 251, 252, 253 RP, 254 RP in D.D. 17 with a total land area of 2,390m<sup>2</sup> (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan P03**). The Site does not fall within any Government land.
- 5.2 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government on the private land portion of the Site. The applicant will submit a Short Term Waiver (STW) application to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

### *Traffic Aspect*

- 5.3 The Site is accessible from Ting Kok Road (about 3.5m wide). Ting Kok Road is a public road with one-lane two-way traffic serving the nearby NTEHs and other recreational uses along Ting Kok Road. One 7m (about) wide ingress/egress is provided at the northwestern part of the Site (**Plans P01 and P04**). No medium and heavy goods vehicles, including container tractors/trailers is allowed to access the Site.
- 5.4 Internal Traffic Arrangement
- 5.4.1 A 6m emergency vehicular access provided for circulation of vehicle within the Site (**Plan 4**). Sufficient maneuvering space is also provided within the Site to ensure no queuing, turning back outside the Site. This is to ensure no vehicle is required to turn back to the nearby public road. Staff is stationed at the ingress/egress of the Site to monitor the traffic condition and direct vehicle to enhance pedestrian safety.
- 5.4.2 A total of three private car parking and one L/UL space for LGV spaces are provided at the Site for the use of visitor and staff (**Plan P04**). If visitor is travelling to the Site by driving, reservation of private car parking space is required to be made in advance. One L/UL space is provided for transportation and L/UL of goods to support the daily operation of the proposed development. The parking and L/UL spaces are as follows:

Type of Parking Space	Dimension of Space	No. of Space
Private Car Parking Space (Visitor)	2.5m (W) x 5m (L)	3
Private Car Parking Space (Staff)		Not Applicable

L/UL Space for LGV (Staff)	3.5m (W) x 7m (L)	1
<b>Total</b>		<b>4</b>

## 5.5 Public Transport

5.5.1 For visitor who is travelling to the Site by public transport, Ting Kok Road is located approximately 10m north of the Site, which is well-served with public transport. Visitor can travel to the Site by taking public transport to Ting Kok Road then walk to the Site. Staff is required to commute by public transport only.

5.5.2 The nearest bus stop is located approximately 20m north of the Site with frequent franchise bus and minibus services, including the following:

Route No.	Termination Points	
Bus		
74E	Tai Mei Tuk Bus Terminus	Kwun Tong Ferry Pier
75K		Tai Po Market MTR Station
75P		
275R	Brides Pool Bus Terminus	
Green Minibus		
20C	Tai Mei Tuk	Wu Kau Tang
20R		

## 5.6 Estimated Vehicular Trip Generation

5.6.1 A total of 5 and 5 trips are estimated to be generated from the proposed development at peak hours on weekday and weekend (including public holiday), i.e. 10:00 – 11:00 and 16:00 – 17:00 respectively (**Appendix I**). Below is the breakdown of peak hours of estimated vehicular trip attracted by the proposed development:

Time Period		Trip Generation (Weekdays)				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
<b>AM Peak</b>	10:00 – 11:00	3	0	1	1	5
<b>PM Peak</b>	16:00 – 17:00	0	3	1	1	5

- 5.6.2 As all vehicles entering/exiting the Site are either owned by the applicant, or required to reserve private car parking space in advance by visitor, the estimated vehicular trips could be strictly followed. As the amount of vehicular trips generated by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

#### *Environmental Aspect*

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

#### 5.8 Air

- 5.8.1 The major source of air pollution would be emission from vehicles. Drivers are required to switch off engine once parked and during the loading/unloading activities. The proposed development should therefore not create any adverse air impact to the surrounding area.

#### 5.9 Lighting

- 5.9.1 The applicant will ensure lighting within the Site will be switched off after operation hours, i.e. 18:00 to minimize nuisance to the surroundings.

#### 5.10 Noise

- 5.10.1 As the proposed development is for a passive recreational use, excessive noise would not be generated from the proposed use. Education of farming activities are conducted within the proposed agricultural learning centre.
- 5.10.2 Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment, therefore, adverse noise impact to the surrounding areas should not be anticipated.

#### 5.11 Sewerage

- 5.11.1 During the operation of the proposed development, the major source of wastewater will be sewage generated by the visitors and staff. Portable toilet is provided to collect sewerage at the Site, hence, adverse sewerage impact to the surrounding area should not be anticipated.

### *Agricultural Aspect*

#### 5.12 Farming Activities

- 5.12.1 Majority of the Site is proposed as farm area, i.e. 1,743m<sup>2</sup> (73%)(about) for the use of visitor (**Plan P05**). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

#### 5.13 Land Filling

- 5.13.1 Approximately 24% (568m<sup>2</sup>) of the Site will be filled with concrete (hard-paving of not more than 0.2m) for site formation of the proposed structures and emergency vehicular access (standard requirement of EVA). The remaining 79m<sup>2</sup> (3%)(about) is covered by grass paver for circulation of pedestrian and parking and L/UL spaces (**Plan P05**). The Site will be reinstated for agricultural purpose after the planning approval period. The process of reinstatement of land includes:

- (i) All structure and land filling materials (concrete) will be removed from the Site;
- (ii) Land preparation works (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality etc.) will be carried out at the Site;
- (iii) Soil preparation works (e.g. loosening of soil by tractor driven cultivator to increase the absorption of water) will be carried out at the Site; Nutrients will be added to soil after all the above works and unwanted weeds will be removed to avoid absorption of nutrient from soil; and
- (iv) The Site should be ready for agricultural purpose at this stage.

### *Drainage Aspect*

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

#### Fire Safety Aspect

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

#### Landscape Aspect

- 5.16 The applicant will preserve existing trees within the Site as far as practical. The applicant will submit a tree preservation and landscape proposal to enhance the landscape environment. The applicant will implement the proposed landscape proposal at the Site once the proposal is accepted by Planning Department/the Board.



## 6 CONCLUSION

- 6.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.2 The proposed development is a column two use within the "AGR" zone, which the future operation of the Site is considered not incompatible with the surrounding. Approval of the subject application would not jeopardize the long term planning intention of the "AGR" zone. In addition, similar applications for the recreational use (barbeque site) were approved by the Board in 2019, approval of the current application would not set undesirable precedent within the "AGR".
- 6.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling'.

R-riches Property Consultants Limited  
8 June 2020

### Vehicular Trips Generated by the Proposed Development

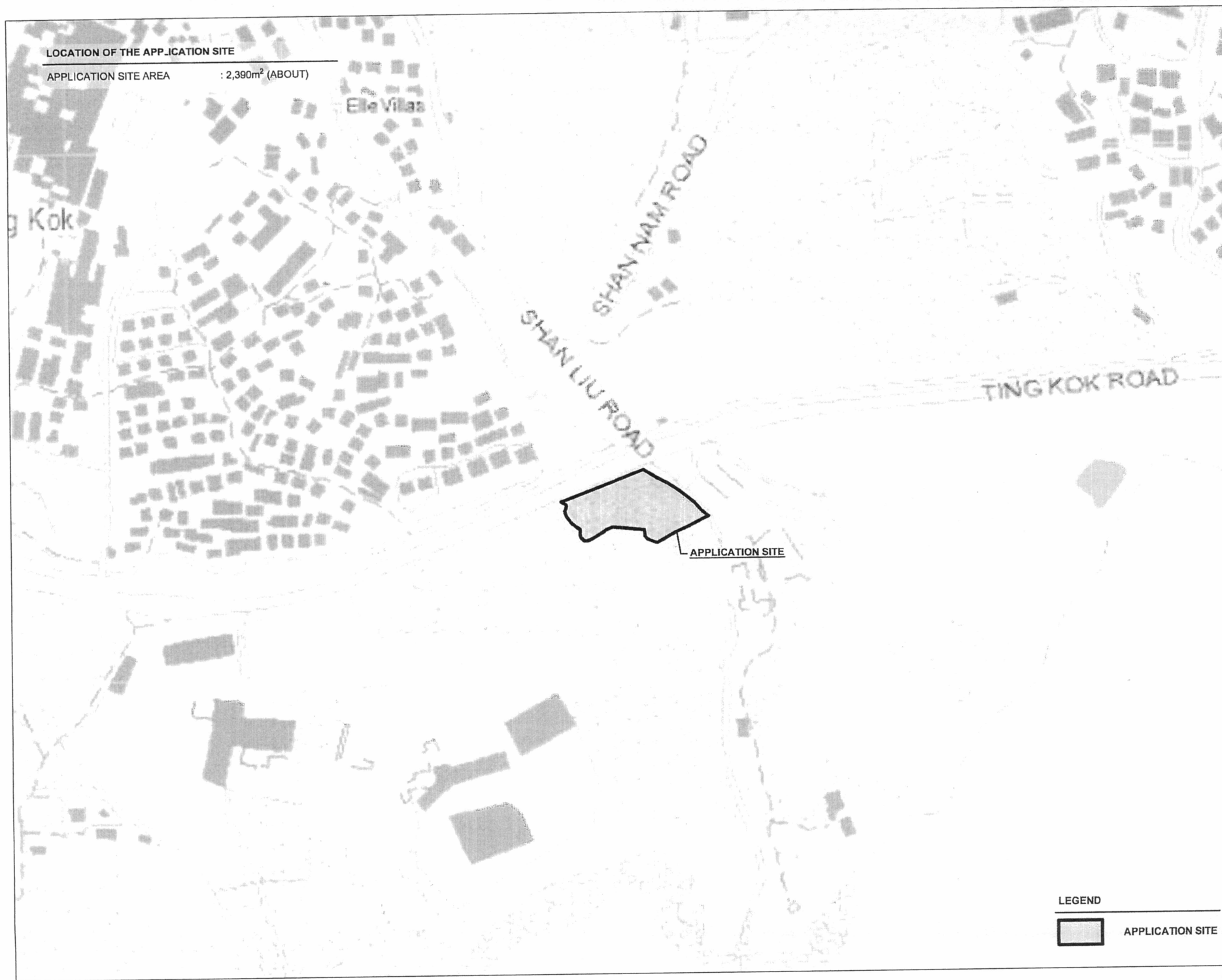
**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Land Filling in "Agriculture" Zone and an Area Shown as 'Road',  
Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245S.A, 251, 252,  
253 RP, 254 RP in D.D. 17, Ting Kok Road, Tai Po, New Territories**

- (i) The operation hours of the Site is 09:00 to 18:00 daily (including public holiday). Operation outside the operation hours is prohibited. Visitor is only being served from 10:00 to 17:00. The Site is accessible from Ting Kok Road.
- (ii) The breakdown of the estimated vehicular trips on weekdays are as follows:

Time Period		Trip Generation (Weekdays)				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
	09:00 – 10:00	0	0	0	0	0
<b>AM Peak</b>	10:00 – 11:00	3	0	1	1	5
	11:00 – 12:00	0	0	0	0	0
	12:00 – 13:00	0	0	0	0	0
	13:00 – 14:00	0	0	0	0	0
	14:00 – 15:00	0	0	0	0	0
	15:00 – 16:00	0	0	0	0	0
<b>PM Peak</b>	16:00 – 17:00	0	3	1	1	5
	17:00 – 18:00	0	0	0	0	0

- (iii) The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

Time Period		Trip Generation (Weekdays)				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
	09:00 – 10:00	0	0	0	0	0
<b>AM Peak</b>	10:00 – 11:00	3	0	1	1	5
	11:00 – 12:00	0	0	0	0	0
	12:00 – 13:00	0	0	0	0	0
	13:00 – 14:00	0	0	1	1	2
	14:00 – 15:00	0	0	0	0	0
	15:00 – 16:00	0	0	0	0	0
<b>PM Peak</b>	16:00 – 17:00	0	3	1	1	5
	17:00 – 18:00	0	0	0	0	0



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,390m<sup>2</sup> (ABOUT)

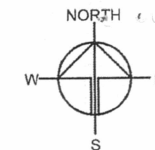
Elite Villas

SHAN NAM ROAD

SHAN LIU ROAD

TING KOK ROAD

APPLICATION SITE



Drawing No.	Ver.
P01	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 222 RP IN D.D. 17, TING KOK ROAD, TAI PO	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 1000	
Drawn	Date
	1.6.2020
Revised	Date

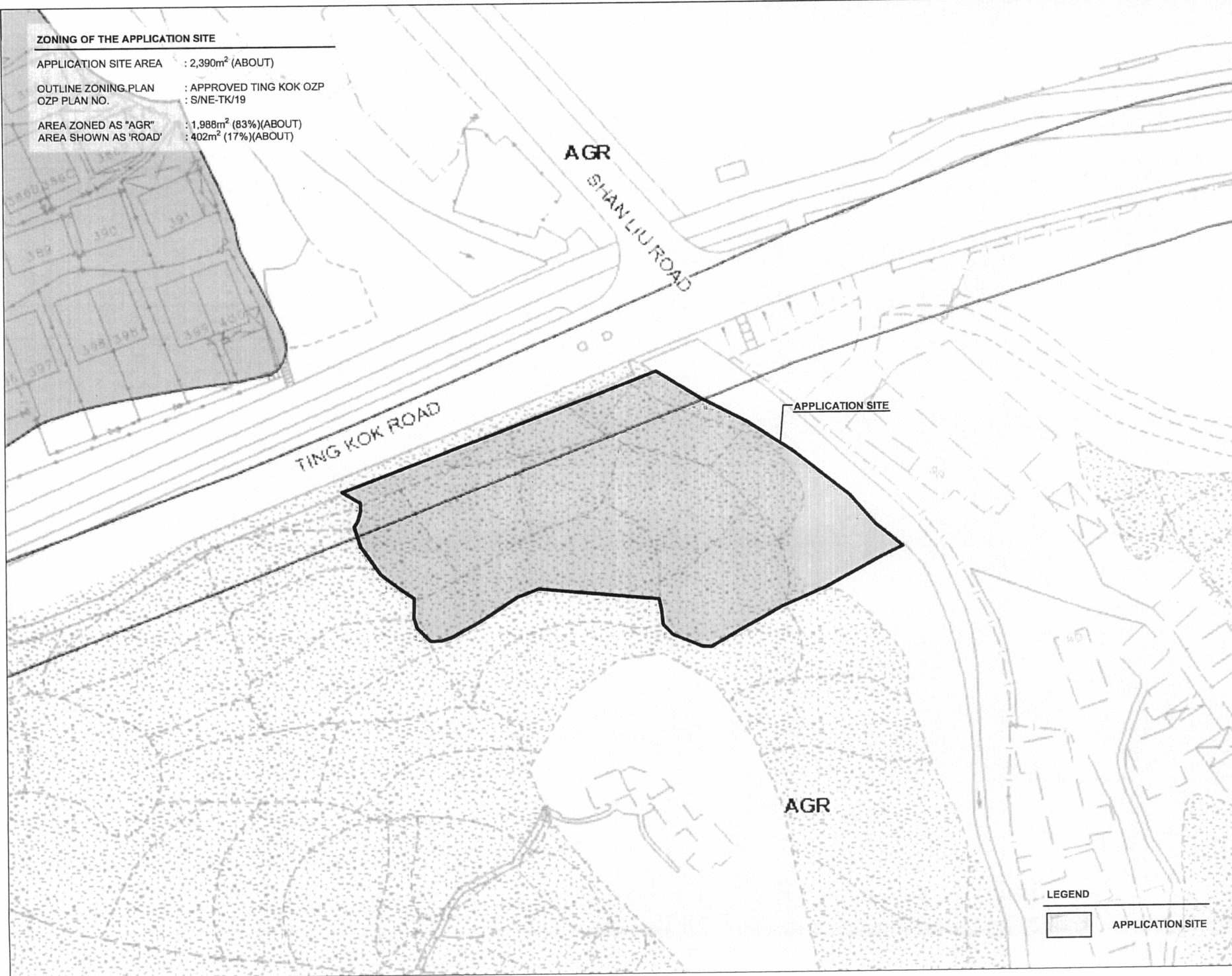
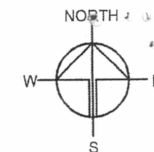
LEGEND




APPLICATION SITE

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,390m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED TING KOK OZP  
 OZP PLAN NO. : S/NE-TK/19  
 AREA ZONED AS "AGR" : 1,988m<sup>2</sup> (83%)(ABOUT)  
 AREA SHOWN AS 'ROAD' : 402m<sup>2</sup> (17%)(ABOUT)



## LEGEND

 APPLICATION SITE

Drawing No.	Ver.
P02	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 222 RP IN D.D. 17, TING KOK ROAD, TAI PO	
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1 : 800	
Drawn	Date
	1.6.2020
Revised	Date



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,390m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 2,390m<sup>2</sup> (ABOUT)(100%)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

APPLICATION SITE

LEGEND



APPLICATION SITE



Drawing No. P03 Ver. 01

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 222 RP IN D.D. 17, TING KOK ROAD, TAI PO

Drawing Title LAND STATUS OF THE SITE

Scale of Map 1 : 600

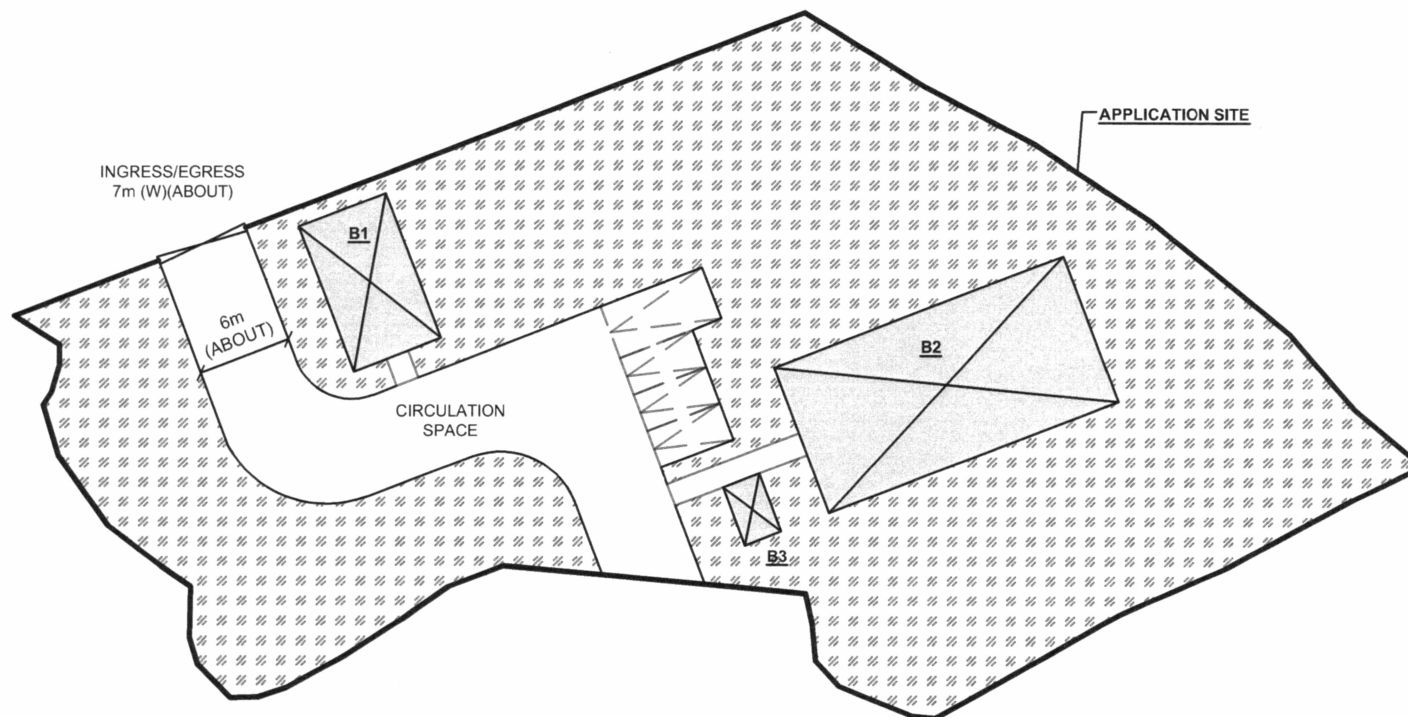
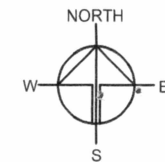
Drawn Date 1.6.2020

Revised Date

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,390m <sup>2</sup> (ABOUT)
COVERED AREA	: 270m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2,120m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.14 (ABOUT)
SITE COVERAGE	: 11% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 330m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5 - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION (G/F) & CHANGING ROOM (1/F)	60m <sup>2</sup> (ABOUT)	120m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
B2	AGRICULTURAL LEARNING CENTRE	200m <sup>2</sup> (ABOUT)	200m <sup>2</sup> (ABOUT)	4.5m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	10m <sup>2</sup> (ABOUT)	10m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		270m <sup>2</sup> (ABOUT)	330m <sup>2</sup> (ABOUT)	



## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LGV	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

## LEGEND

	STRUCTURE
	PARKING / L/UL SPACE
	INGRESS / EGRESS
	FARM

Drawing No.	Ver.
P04	01

Project  
PROPOSED TEMPORARY  
PLACE OF RECREATION  
SPORTS OR CULTURE  
(HOBBY FARM) FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING

LOT 222 RP IN D.D. 17, TING  
KOK ROAD, TAI PO

Drawing Title  
LAYOUT PLAN

Scale of A4  
1 : 600

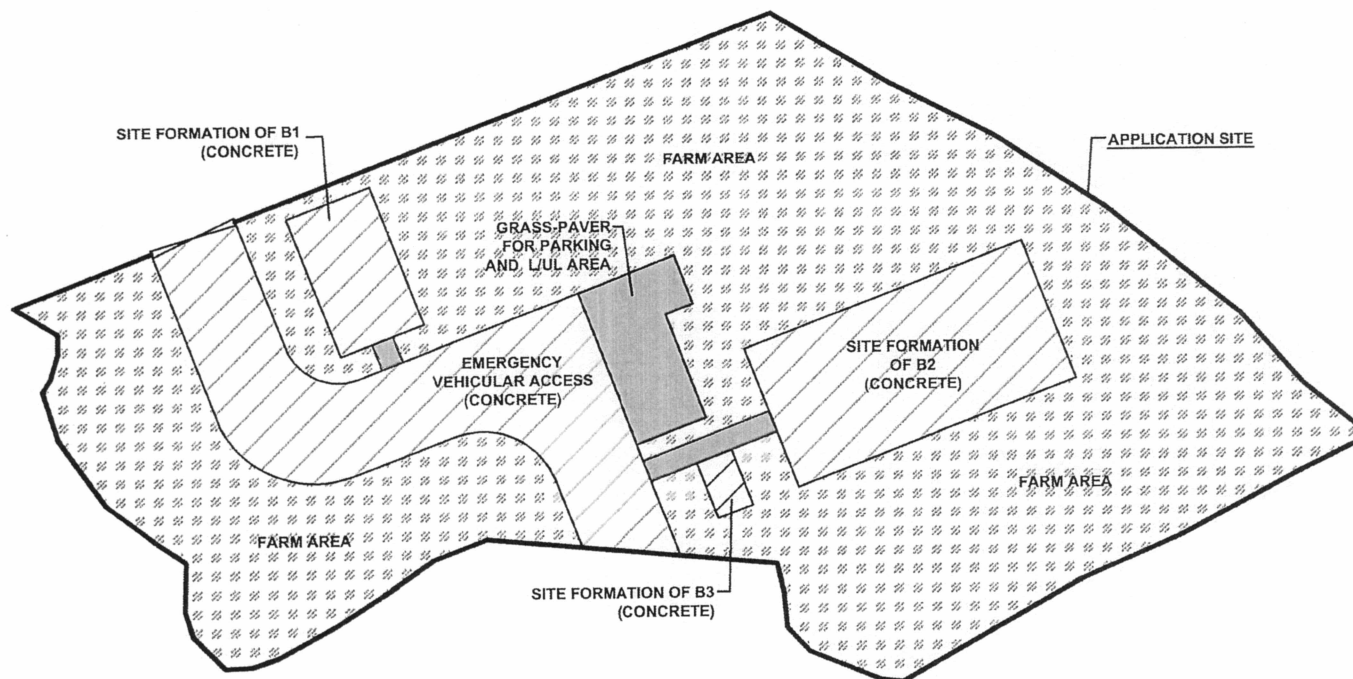
Drawn	Date
Revised	Date

24.6.2020



# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,390m <sup>2</sup>	(ABOUT)
FARM AREA OF THE SITE	: 1,743m <sup>2</sup>	(73%)(ABOUT)
LAND FILLING AREA	: 568m <sup>2</sup>	(24%)(ABOUT)
SITE FORMATION OF STRUCTURE : 270m <sup>2</sup> (ABOUT) PAVED WITH CONCRETE FOR EVA : 298m <sup>2</sup> (ABOUT)		
GRASS-PAVER AREA	: 79m <sup>2</sup>	(3%)(ABOUT)
FOR PAVEMENT TO STRUCTURE : 62m <sup>2</sup> (ABOUT) FOR PARKING AND LUL SPACES : 17m <sup>2</sup> (ABOUT)		



## LEGEND

	HARD PAVED (CONCRETE)
	GRASS-PAVER
	FARM AREA

Drawing No.	Ver.
P05	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 222 RP IN D.D. 17, TING KOK ROAD, TAI PO	
Drawing Title	
PAVED RATIO	
Scale of A4	
INDICATIVE ONLY	
Drawn	Date
	27.5.2020
Revised	Date





盈卓物業  
顧問有限公司

Our Ref.: DD17Lot222RP&VL  
Your ref.: TPB/A/NE-TK/687

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

By Email

21 October 2020

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone and Area Shown as 'Road',  
Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245 S.A,  
251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok, Tai Po, New Territories**

**(Application No. A/NE-TK/687)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Matthew NG

cc DPO/STN (Attn.: Mr. Aiden CHU email: aspchu@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) [REDACTED]  
(852) [REDACTED]



(852) [REDACTED]  
[REDACTED]

## Responses-to-Comments Table

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years  
and Filling of Land in "Agriculture" Zone and Area Shown as 'Road', Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part),  
228 (Part), 245 S.A, 251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok, Tai Po, New Territories**

**(Application No. A/NE-TK/687)**

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD): (Contact Person: Mr. Desmond H.Y. WONG; Tel: 2654 1215)</b>		
(a)	The proposed ingress/egress to the Site will pass through a strip of Government land (including pavement) between Ting Kok Road and the Site. As a result, a number of trees growing on the said Government land and some railings thereon may be affected. No trees thereon shall be interfered with unless prior approval is obtained from LandsD. Moreover, the maintenance and management responsibility of the said Government land (including the pavement and railings) should be sorted out with relevant Government departments prior to making use of it for the proposed ingress/egress purpose. Furthermore, neither occupation nor works of any kind on Government land is allowed without prior approval from the departments concerned.	Noted. The location of proposed run-in/out has been revised and details please refer to attached <b>Figure A</b> . The Applicant would sort out the maintenance and management responsibility of the concerned area with relevant government departments prior to making use of it for the proposed ingress/egress purpose. Detailed design of necessary modification works will also be submitted to relevant government departments for approval after obtaining approval of the planning application for the subject lot from Town Planning Board (the Board).
<b>2. Comments from the Commissioner for Transport (C for T): (Contact Person: Mr. Alex LAM; Tel: 2399 2406)</b>		
(a)	The proposed ingress/egress may be in conflict with the existing bus stop on the westbound of Ting Kok Road. The applicant should ensure that the location of the site access adheres to the land lease condition;	Noted. The location of proposed run-in/out has been revised such that the existing bus stop on the westbound of Ting Kok Road would not be affected and details please refer to attached <b>Figure A</b> .

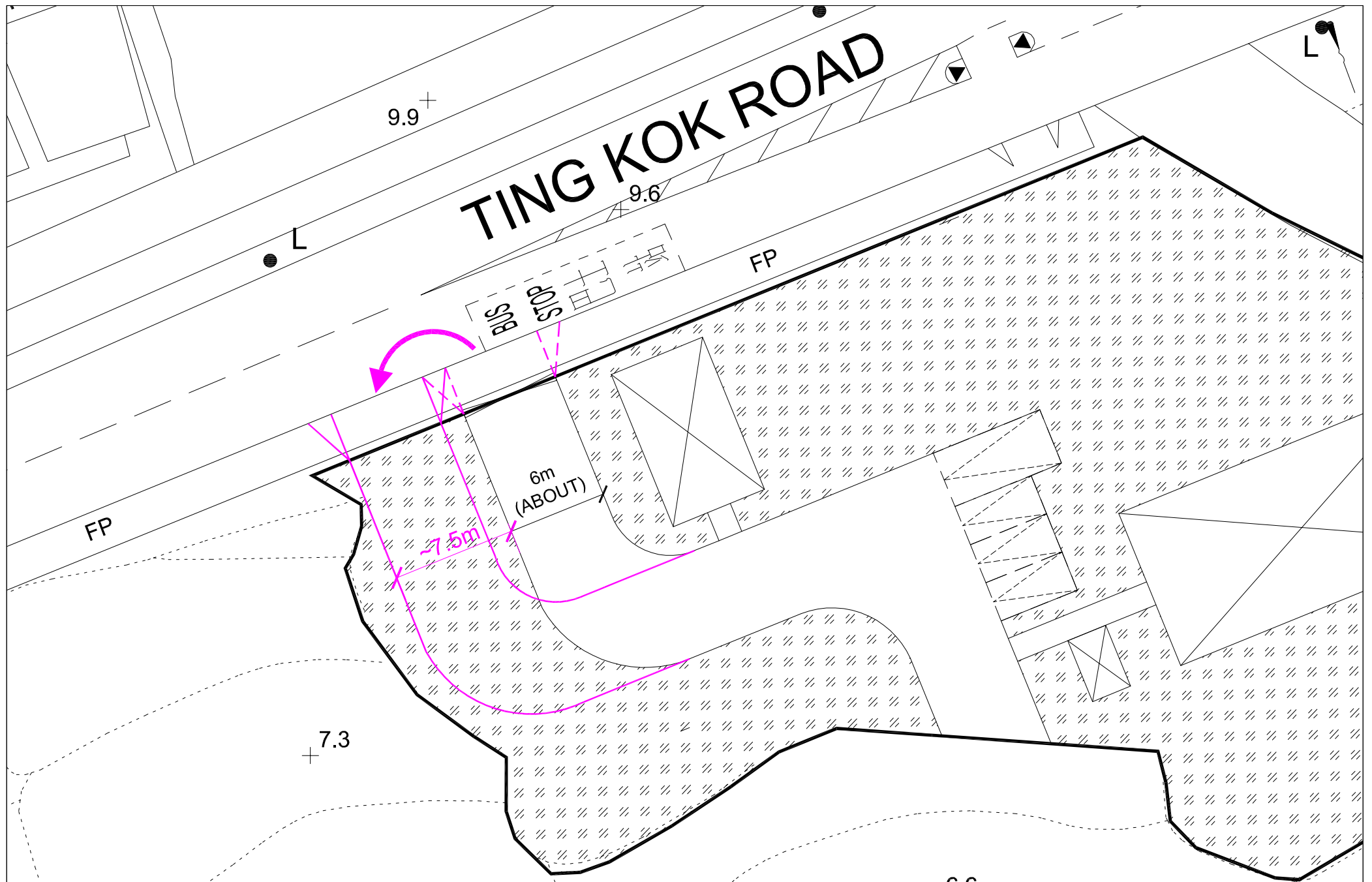
(b)	Application of new vehicular access should be made to relevant department. Any necessary modification of public roads, including footpath, should be carried out by the applicant at his own costs to the satisfaction of relevant department;	Application of new vehicular access would be made to relevant departments for approval and detailed design of necessary modification works will also be submitted to relevant government departments for approval after obtaining approval of the planning application for the subject lot from the Board. Please be confirmed that any necessary modification of public roads, including footpath would be carried out by the applicant at his own costs to the satisfaction of relevant department.
(c)	The applicant should substantiate the circulation of vehicles in the Site with swept path analysis; and	Please find the swept path analysis in <b>Figures SP1 and SP2</b> for your consideration. It is envisaged that sufficient space could be provided for manoeuvring and parking of private cars and light goods vehicles.
(d)	The applicant should provide justification that the provision of car parking spaces is sufficient.	As mentioned in the Planning Statement, the estimated maximum number of visitors per day is 10 (about) and 20 (about) on weekdays and weekend respectively. Advanced booking is required for visitors using the car parking spaces which could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site. Visitors will be encouraged and recommended to make use of the public transport services along Ting Kok Road. Same arrangement has already been adopted by Kardooie Farm in Kam Tin and is workable.
<b>3. Comments from the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):</b> <b>(Contact Person: Mr. WONG Yiu Wa; Tel: 2762 3908)</b>		
(a)	As the proposed run-in/out will be in conflict with a bus stop with shelter, the applicant shall review its location. If the application is approved, the applicant is required to construct a proper run-in/out according to the latest HyD Standard Drawing Nos. 1113C and 1114B and to reinstate the run-in/out to its original state upon expiry of the planning permission.	Noted. The location of proposed run-in/out has been revised such that the existing bus stop on the westbound of Ting Kok Road would not be affected and details please refer to attached <b>Figure A</b> . The applicant will construct a proper run-in/out according to the latest HyD Standard

		Drawing Nos. 1113C and 1114B and to reinstate the run-in/out to its original state upon expiry of the planning permission.
<b>4. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD): (Contact person: Mr. Nicholas BOEDIHARDJO, Tel: 23001364)</b>		
(a)	He has reservation on the application as there is apparently substantial land filling works to be carried out at the Site which may cause adverse drainage impact to the surrounding lands and premises;	Noted.
(b)	The applicant is required to provide further information to demonstrate that the development will not cause adverse drainage impact to the adjacent areas;	A drainage proposal with detailed design of drainage facilities will be submitted for your approval after planning permission for the proposed development has been granted by the Board.
(c)	There is no existing DSD maintained public drain available for connection in the area. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain such drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;	Sufficient surface channel will be provided along the perimeter of the Site. The proposed drainage facilities, i.e. catchpit and u-channel follows Typical Details of Geotechnical Manual for Slope Fig 8.10 and Fig. 8.11 respectively. All u-channel are coved by cast iron. The applicant will maintain the drainage facilities properly and rectify the systems if they are found to be inadequate or ineffective during the planning approval period.
(d)	Public sewers are not available near the Site; and	Noted.

**S.16 Planning Application No. A/NE-TK/687**

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(e)	For works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.	Noted. Detailed design of drainage facilities will be submitted to relevant government departments and/or relevant private lot owners for approval after obtaining approval of the planning application from the Board.



**FIG A - PROPOSED VEHICULAR ACCESS**

20043HK - SCALE 1:300@A4 - 20200814

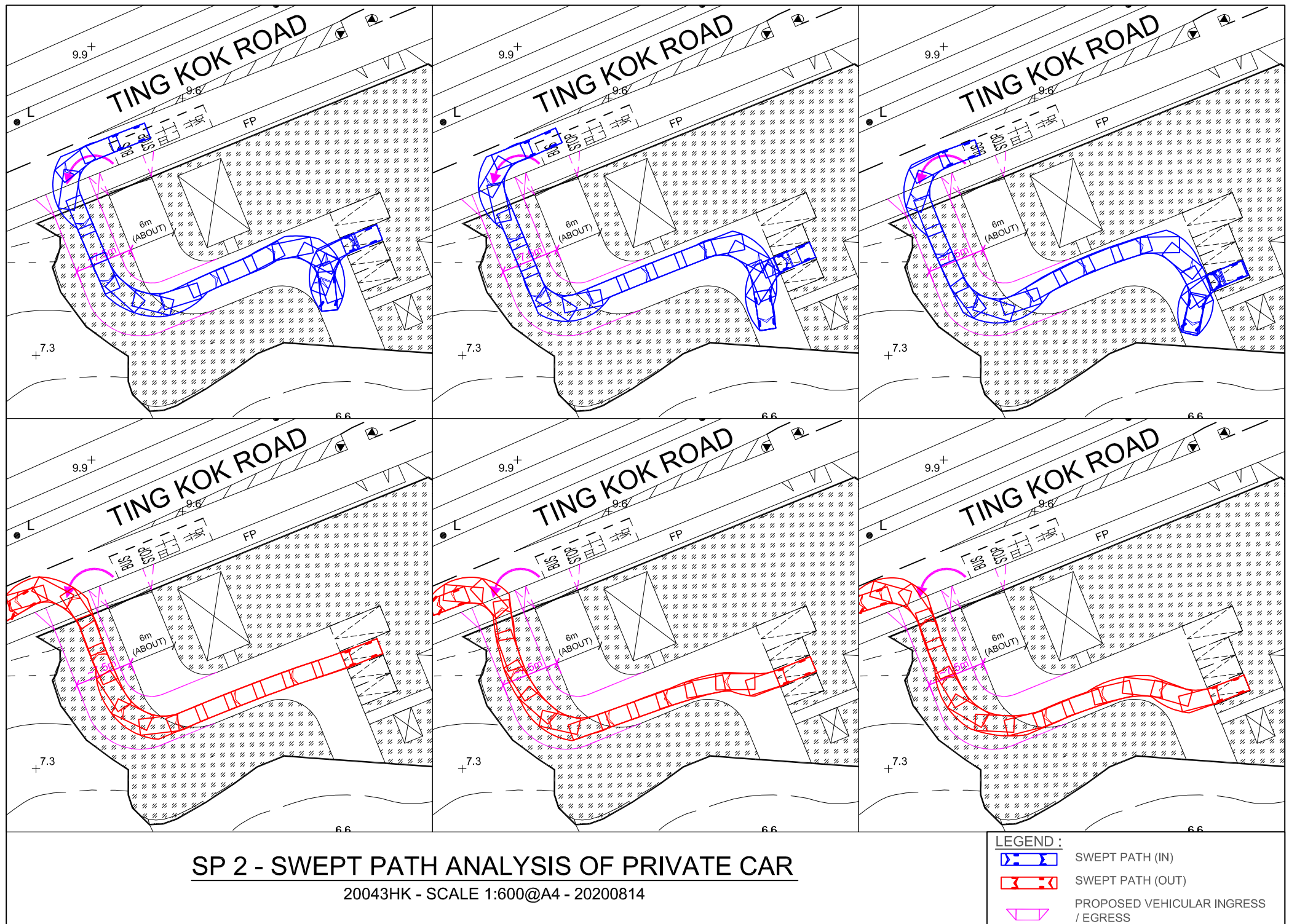
**LEGEND :**



PROPOSED VEHICULAR INGRESS  
/ EGRESS









Our Ref.: DD17 Lot 222 RP & VL  
Your ref.: TPB/A/NE-TK/687

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

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone and Area Shown as 'Road',  
Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245 S.A,  
251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok, Tai Po, New Territories**

**(S.16 Planning Application No. A/NE-TK/687)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG

**By Email**

20 January 2021

cc DPO/STN, PlanD

(Attn.: Ms. Jenny CHAN

email: jsmchan@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

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



Responses-to-Comments Table

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years  
and Filling of Land in "Agriculture" Zone and Area Shown as 'Road', Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part),  
228 (Part), 245 S.A, 251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok, Tai Po, New Territories**

**(Application No. A/NE-TK/687)**

- (i) Revised layout plan and plan showing the paved ratio of the application site (the Site) due to the change of location of ingress/egress of the Site (Plans 1 and 2).
- (ii) RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD): (Contact Person: Mr. Desmond H.Y. WONG; Tel: 2654 1215)</b>		
(a)	<p>Similar to the previous ingress / egress, the revised ingress/ egress to the application site will still pass through the a strip of Government land (including pavement) between Ting Kok Road and the subject lots. Our previous comments made on 16.7.2020 vide (8) in L/M 4 in DLO/TP 241/61/93, remain valid.</p> <p><u>Comments made on 16.7.2020 vide (8) in L/M 4 in DLO/TP 241/61/93</u></p> <p>The proposed ingress/ egress to the Site will pass through a strip of Government land (including pavement) between Ting Kok Road and the Site. As a result, a number of trees growing on the said Government land and some railings thereon may be affected. No trees thereon shall be interfered with unless prior approval is obtained from LandsD. Moreover, the maintenance and management responsibility of the said Government land</p>	<p>Noted. The applicant will sort out the maintenance and management responsibility of the concerned area with relevant government departments prior to making use of it for the proposed ingress/egress purpose. Detailed design of necessary modification works will also be submitted to relevant government departments for approval after obtaining approval of the planning application for the subject lot from Town Planning Board (the Board).</p>

	(including the pavement and railings) should be sorted out with relevant Government departments prior to making use of it for the proposed ingress/egress purpose. Furthermore, neither occupation nor works of any kind on Government land is allowed without prior approval from the departments concerned.	
<b>2. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):</b> <b>(Contact person: Mr. Nicholas BOEDIHARDJO, Tel: 23001364)</b>		
(a)	<p>Please note that the comments of my previous memo ref. (00JJ3E) in DSD MN10/TP/DD17/0 dated 10.7.2020 (the memo) are still valid. The applicant is required to provide further information to demonstrate that the development will not cause adverse drainage impact to the adjacent areas (comment in para. 2 of the memo refers) for further consideration.</p> <p><u>Comments of previous Memo ref. (00JJ3E) in DSD MN10/TP/DD17/0 dated 10.7.2020</u></p> <p>(i) He has reservation on the application as there is apparently substantial land filling works to be carried out at the Site which may cause adverse drainage impact to the surrounding lands and premises;</p> <p>(ii) The applicant is required to provide further information to demonstrate that the development will not cause adverse drainage impact to the adjacent areas;</p> <p>(iii) There is no existing DSD maintained public drain available for connection in the area. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface</p>	The applicant submitted a drainage proposal to demonstrate that the proposed development will not cause adverse drainage impact to the adjacent areas ( <b>Annex I</b> ).

	<p>channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain such drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;</p> <p>(iv) Public sewers are not available near the Site; and</p> <p>(v) For works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought.</p>	
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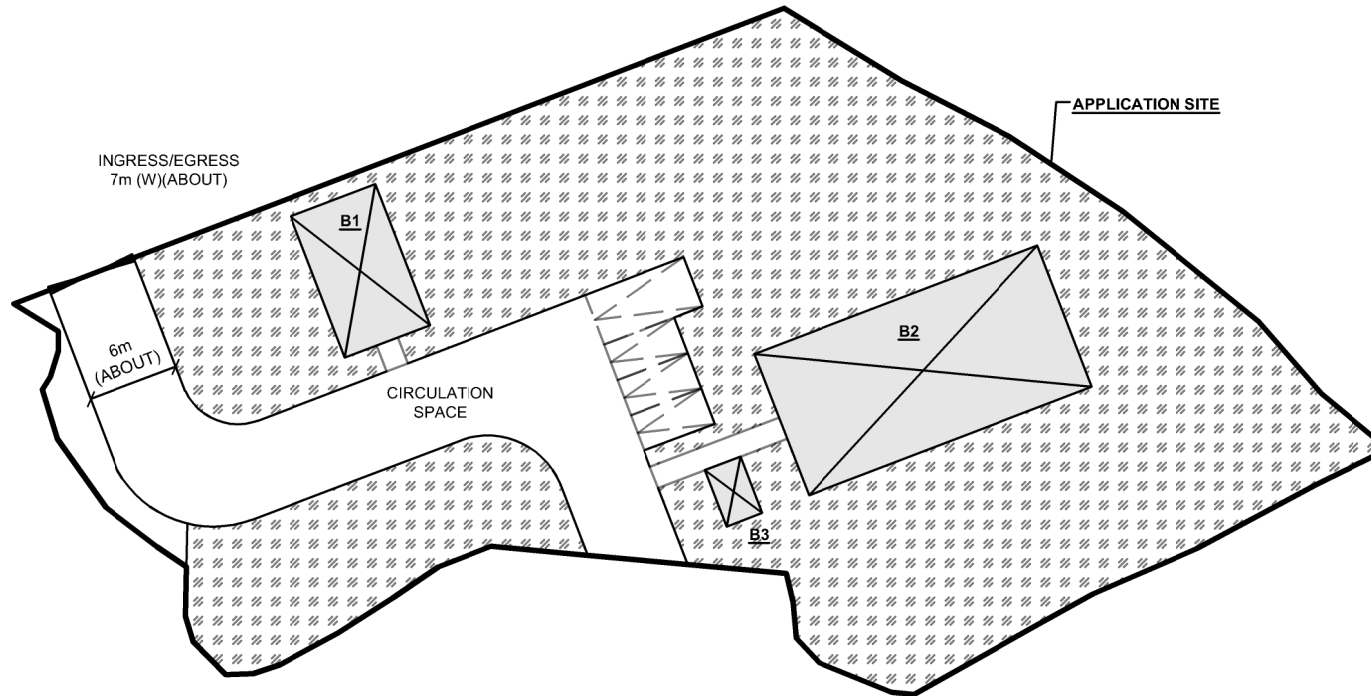
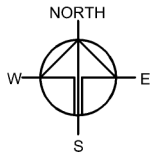
### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,390m<sup>2</sup> (ABOUT)  
COVERED AREA : 270m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 2,120m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.14(AABOUT)  
SITE COVERAGE : 11% (ABOUT)

NO. OF STRUCTURE : 3  
DOMESTIC GFA : N/A  
NON-DOMESTIC GFA : 330m<sup>2</sup> (ABOUT)  
BUILDING HEIGHT : 3.5 - 7m (ABOUT)  
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION (G/F) & CHANGING ROOM (1/F)	60m <sup>2</sup> (ABOUT)	120m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
B2	AGRICULTURAL LEARNING CENTRE	200m <sup>2</sup> (ABOUT)	200m <sup>2</sup> (ABOUT)	4.5m (ABOUT)(1-STOREY)
B3	PORTABLE TOILET	10m <sup>2</sup> (ABOUT)	10m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		270m <sup>2</sup> (ABOUT)	330m <sup>2</sup> (ABOUT)	



### PARKING PROVISION

NO. OF PRIVATE CARPARKING SPACE : 3  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)

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

### LEGEND

	STRUCTURE
	PARKING / L/UL SPACE
	INGRESS / EGRESS
	FARM

Drawing No.	Ver.
P04	01

Project  
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 222 RP IN D.D. 17, TING KOK ROAD, TAI PO

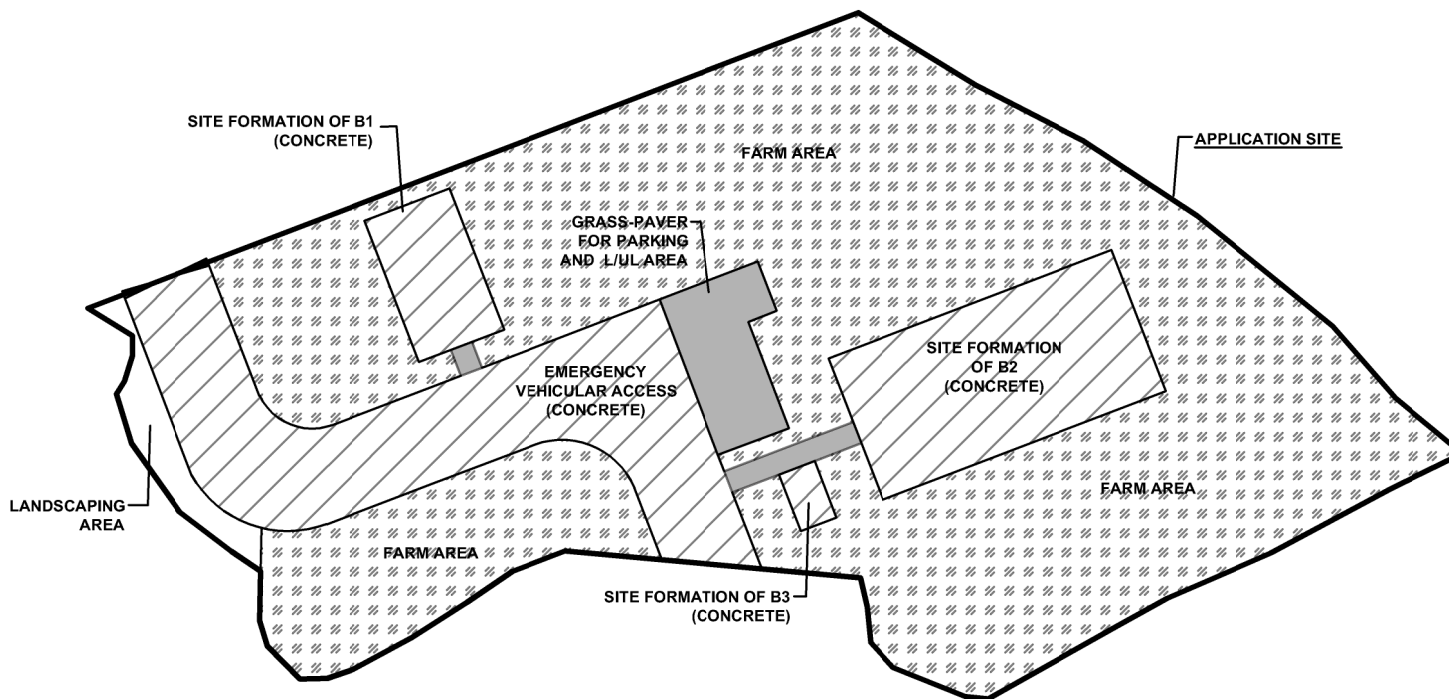
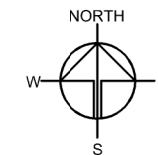
Drawing Title  
LAYOUT PLAN

Scale of A4  
1 : 600

Drawn	Date
	24.6.2020
Revised	Date
	20.1.2021

# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,390m <sup>2</sup>	(ABOUT)
FARM AREA OF THE SITE	: 1,657m <sup>2</sup>	(69%)(ABOUT)
LAND FILLING AREA	: 613m <sup>2</sup>	(26%)(ABOUT)
SITE FORMATION OF STRUCTURE : 270m <sup>2</sup> (ABOUT)		
PAVED WITH CONCRETE FOR EVA : 343m <sup>2</sup> (ABOUT)		
GRASS-PAVER AREA	: 79m <sup>2</sup>	(3%)(ABOUT)
FOR PAVEMENT TO STRUCTURE : 62m <sup>2</sup> (ABOUT)		
FOR PARKING AND L/UL SPACES : 17m <sup>2</sup> (ABOUT)		
LANDSCAPING AREA	: 41m <sup>2</sup>	(2%)(ABOUT)



## LEGEND

	HARD PAVED (CONCRETE)
	GRASS-PAVER
	FARM AREA

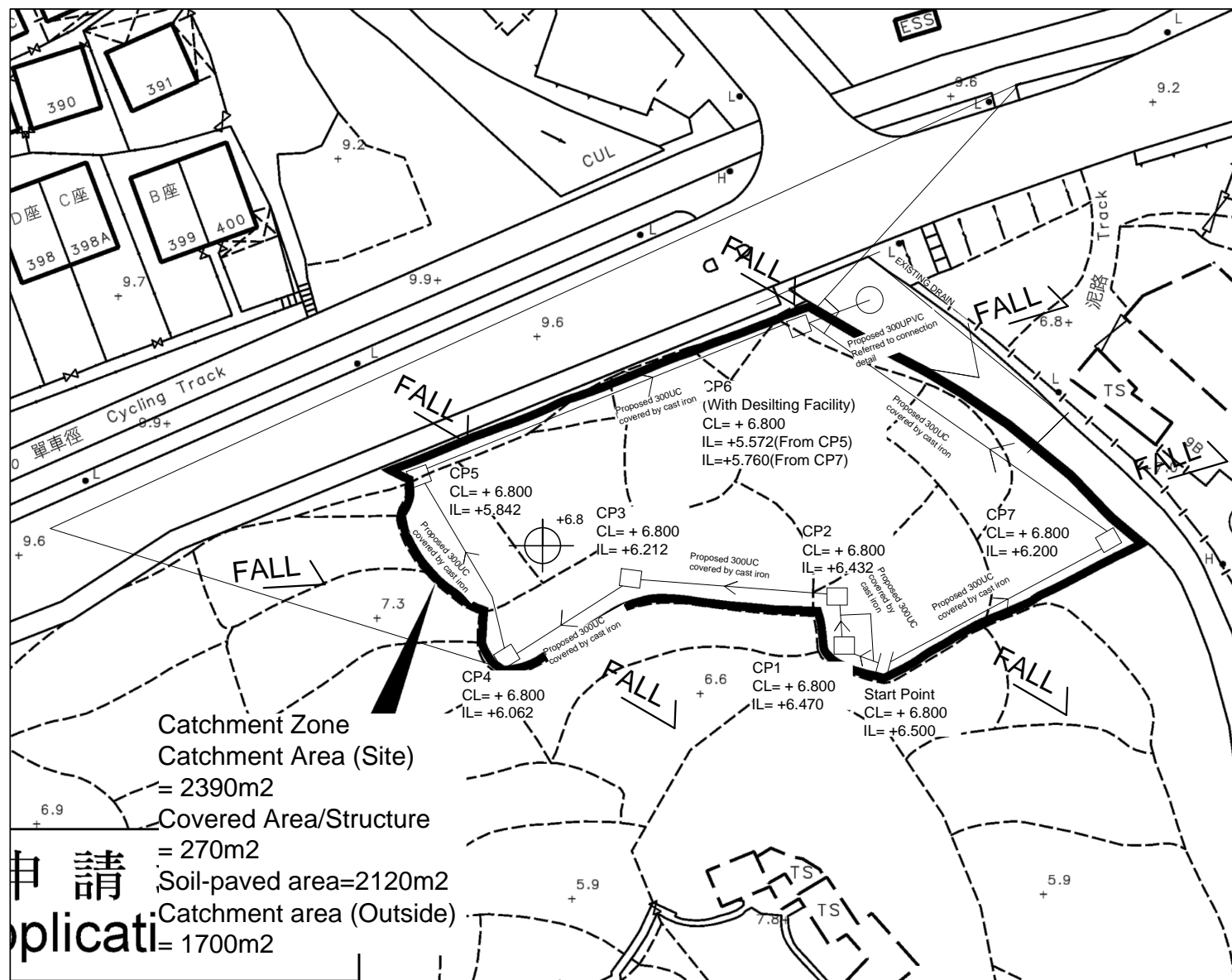
Drawing No.	Ver.
P05	01

Project  
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 222 RP IN D.D. 17, TING KOK ROAD, TAI PO

Drawing Title
PAVED RATIO
Scale of A4
1 : 500

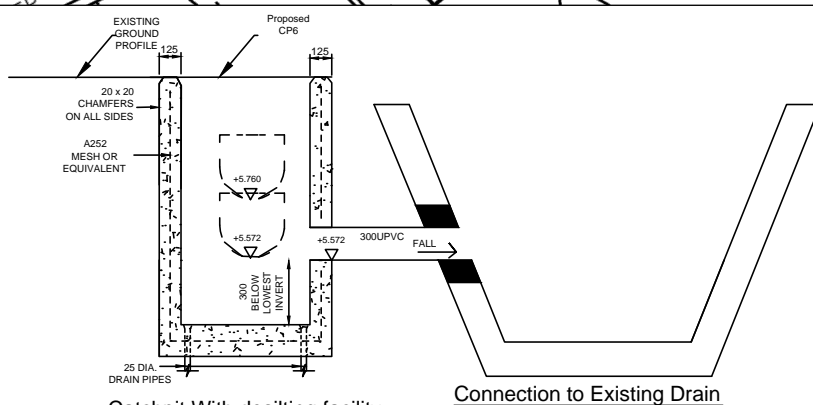
Drawn	Date
	27.5.2020
Revised	Date
	20.1.2021

**LEGEND**

- CP Proposed CatchPit
- Existing Drain
- Proposed 300UC covered by cast iron /300UPVC(1:100)
- ⊕ Formation Level

**Note:**

1. No solid fence wall to be erected.
2. Catchpits (CP6) with desilting facility shall follow CEDD standard drawing No. C24061.
3. Proposed catchpit shall be covered by cast iron.
- 4 Catchpit and UC follows Typical Details of Geotechnical Manual for Slop Fig 8.10 and Fig 8.11, respectively.



Catchpit With desilting facility

Connection Detail of CP6

恆協工程有限公司  
HANDSHIP ENGINEERING CO. LTD

Title:

Drainage Proposal  
Layout and Catchment Zone

DD82(1050)-D01

Drawn by:

DM

Date:

30th Nov 2020

Check by:

DM

Scale:

---

Project:  
Proposed Drainage system at Lot  
222RP(Part),223RP,224-226 with various  
lots in D.D.17 (Application No.:  
A/NE-TK/687)

**Company:** A-Tech ENGINEERING CONSULTANTS CO.  
**Project :** Proposed drainage system  
 at Lot 1050 1052 1053 1054 1057s.a 1058 1059 in DD82  
**Date:** 2020/11/30

#### Calculation for channels:

Catchment Site Area

Covered Area = 270 m<sup>2</sup>  
 = 0.00027 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.95 x 250 mm/hr x 0.00027 km<sup>2</sup>  
 = 0.0178268 m<sup>3</sup>/s  
 = 1070 liter/min

Soil-paved Area = 3820 m<sup>2</sup>  
 = 0.00382 km<sup>2</sup>

Peak runoff in m<sup>3</sup>/s = 0.278 x 0.25 x 250 mm/hr x 0.00382 km<sup>2</sup>  
 = 0.0663725 m<sup>3</sup>/s  
 = 3982 liter/min

Total Peak runoff in m<sup>3</sup>/s = 0.0841993 m<sup>3</sup>/s  
 = 5052 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 300UC will be suitable for all site

Check existing 300mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

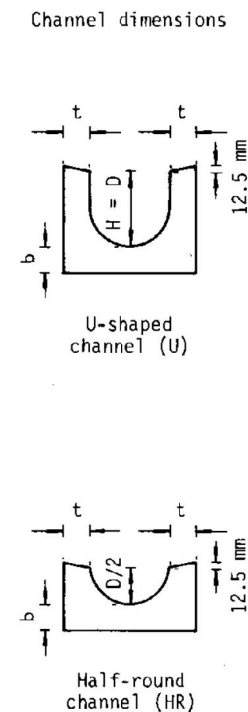
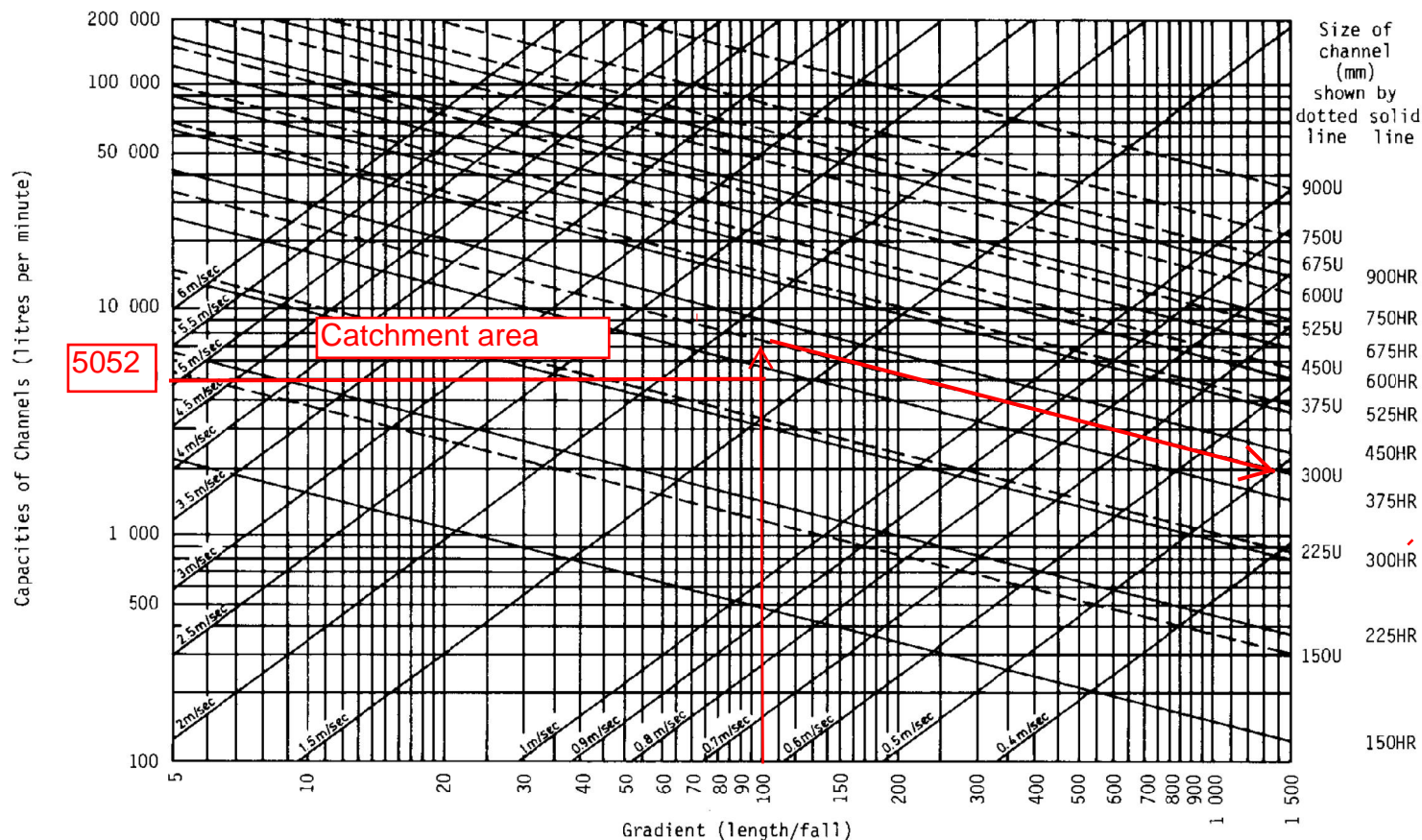
where :

V = mean velocity (m/s)  
 g = 9.81 m/s<sup>2</sup> gravitational acceleration (m/s<sup>2</sup>)  
 D = 0.3 m internal pipe diameter (m)  
 ks = 0.00015 m hydraulic pipeline roughness (m)  
 v = 1.14E-06 m<sup>2</sup>/s kinematic viscosity of fluid (m<sup>2</sup>/s)  
 s = 0.01 hydraulic gradient

(Table 5, from DSD Sewerage Manual, concrete pipe)

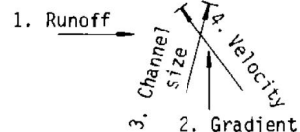
Therefore, design V of pipe capacity = 1.8236 m/s > Design = 0.0842 m<sup>3</sup>/s / 0.3<sup>2</sup> \* pi/4  
 = 1.191176 m/s ==>O.K.





#### DESIGN METHOD USING CHART

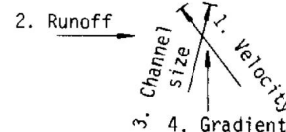
##### (a) Normal channel Solution



##### Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴ OK)

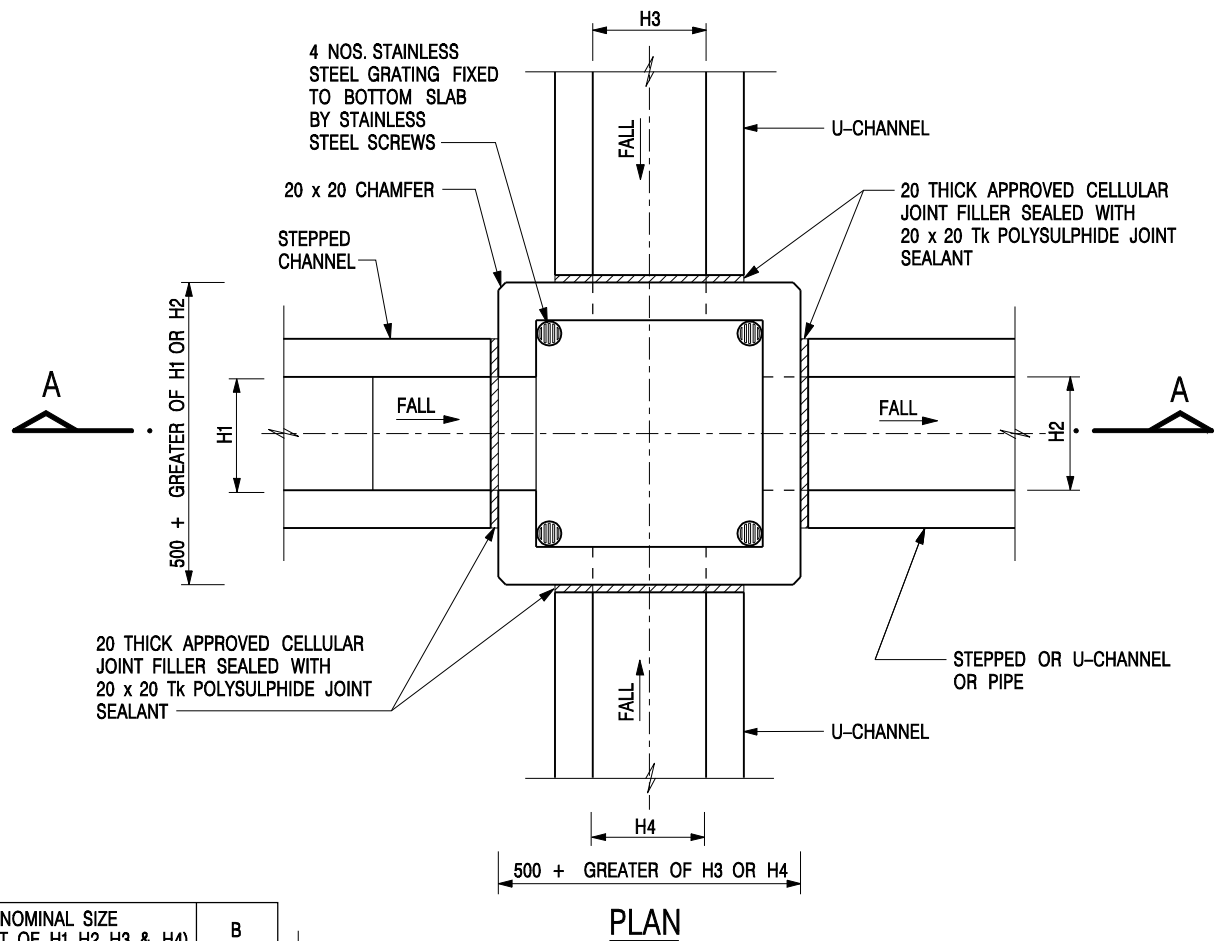
##### (b) Stepped channel Solution



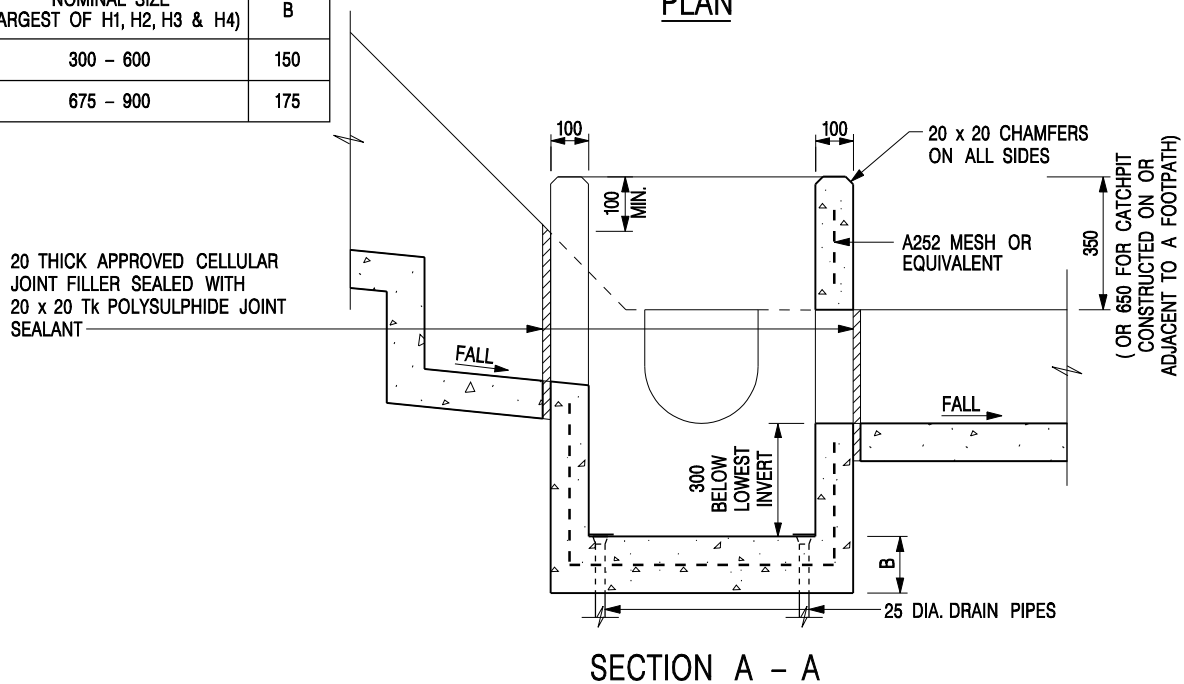
##### Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

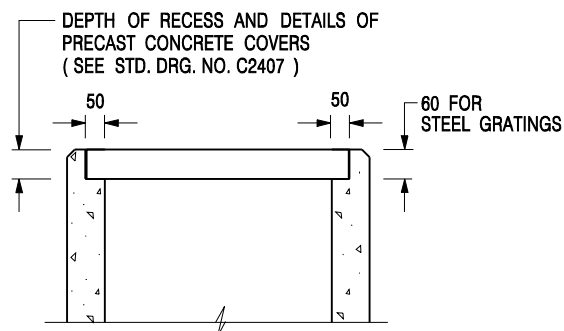


**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE 1 : 20</b>	
		<b>DRAWING NO. C2406 /1</b>	
<b>DATE JAN 1991</b>			



### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



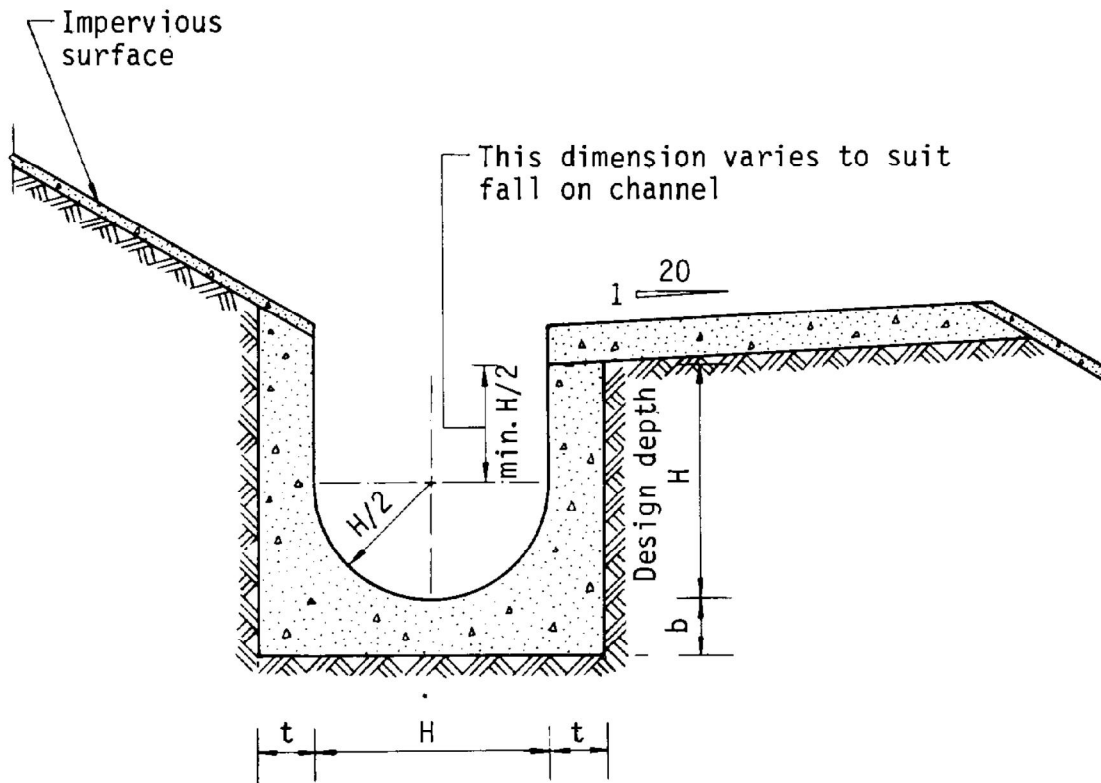
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

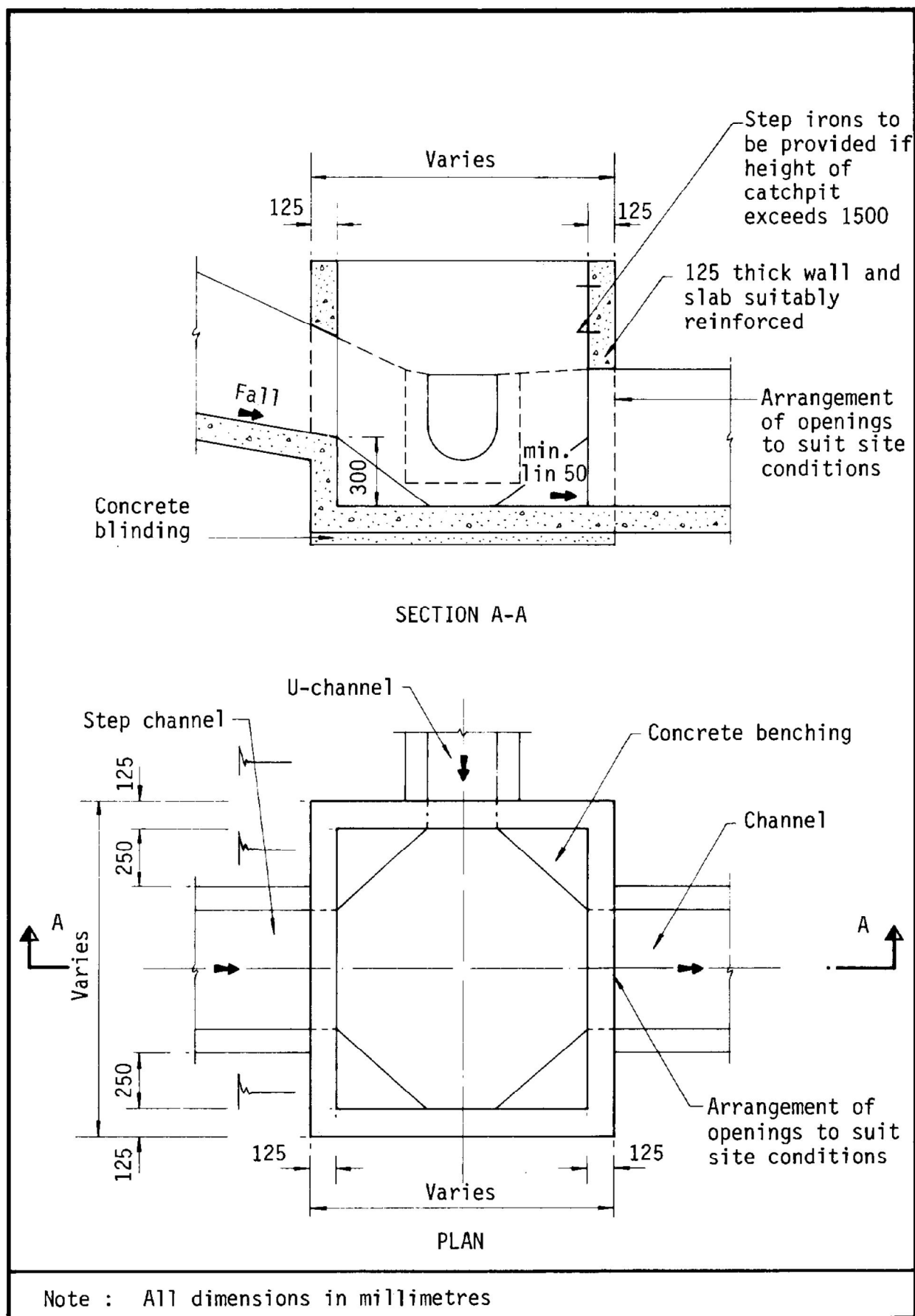


Figure 8.10 - Typical Details of Catchpits

**Previous Application**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/181	Proposed Temporary Horse Riding School for a Period of 3 Years	17.06.2005	R1-R3

**Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the "Agriculture" ("AGR") zone which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justification had been given in the submission for a departure from such planning intention, even on a temporary basis.
- R2. There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage, sewerage, site disposal and noise impacts on the surrounding areas, and adverse ecological impacts on the nearby areas zoned "Coastal Protection Area" and "Site of Special Scientific Interest".
- R3. The approval of the application would set an undesirable precedent for similar developments within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the natural environment.



**Similar Applications in the “AGR” Zone in the vicinity of the Site**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/321	Proposed Temporary Hobby Farm (Organic Farm and Fresh Provision Shop) for a Period of 5 Years	29.10.2010 (Approved for 3 years up to 29.10.2013)	A1 – A5
A/NE-TK/553	Proposed Temporary Hobby Farm, Shop and Services (Retail Shop) cum Site Formation for a Period of 3 Years	7.8.2015	A1 – A6
A/NE-TK/640	Renewal of Planning Approval for Temporary Hobby Farm, Shop and Services (Retail Shop) cum Land Filling for a Concrete Platform (10 cm in Depth) for a Period of 3 Years	15.6.2018	A1, A4, A5, A7 - A9
A/NE-TK/678	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Eating Place for a Period of 5 Years and Filling of Land	20.11.2020	A1, A2, A4, A5, A9 – A13

**Approval Conditions**

- A1. Restriction on operation days and times as proposed by the applicant
- A2. The submission and implementation of drainage proposal/ maintenance of existing drainage facilities
- A3. The submission and implementation of fire service installations (FSI) proposal
- A4. Revocation clause
- A5. Reinstatement clause
- A6. The submission and implementation of landscape proposal
- A7. Maintenance of existing trees and vegetation



- A8. Maintenance of existing drainage facilities.
- A9. The submission and implementation of FSI proposal and/or proposal of water supplies for fire-fighting and/or FSI.
- A10. Part of the site, as proposed by the applicant, shall only be filled up to a depth not exceeding 0.2m.
- A11. 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.
- A12. The submission and implementation of a run-in/out proposal within specified periods from the date of planning approval.
- A13. The submission and implementation of a pedestrian crossing proposal within specified periods from the date of planning approval.

致：城市規劃委員會秘書  
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北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

根據規劃署於 2020 年 6 月 26 日展示的諮詢文件有關題述改劃，本人是反對上述改劃申請，反對理據如下：

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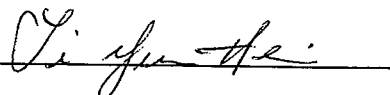
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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日



簽署: 

姓名: 李潤喜 汀角村村代表

地址: 

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
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日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

張建賢

姓名：張建賢 汀角村公所副主席

地址：\_\_\_\_\_



致：城市規劃委員會秘書  
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有關：申請編號 A/NE-TK/687

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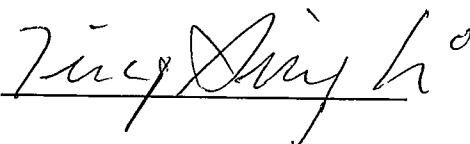
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日期：2020 年 7 月 20 日

簽署： 

姓名：李廷星 汀角村公所主席

地址：





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有關：申請編號 A/NE-TK/687

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日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：羅天送 汀角村村代表

地址：\_\_\_\_\_



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有關：申請編號 A/NE-TK/687

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簽署：\_\_\_\_\_

姓名：李貴明 汀角村村代表

地址：\_\_\_\_\_

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日期：2020 年 7 月 20 日



簽署：\_\_\_\_\_

姓名：俞 標 汀角村村代表

地址：\_\_\_\_\_

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日期：2020 年 7 月 20 日



簽署：\_\_\_\_\_

姓名：彭伯秤 汀角村公所首副主席

地址：\_\_\_\_\_



致：城市規劃委員會秘書  
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日期：2020 年 7 月 20 日

簽署：

姓名：

地址：

梁潤堂

[Redacted address]

致：城市規劃委員會秘書  
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有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

根據規劃署於 2020 年 6 月 26 日展示的諮詢文件有關題述改劃，本人是反對上述改劃申請，反對理據如下：

(1) 「道路地帶」

「道路」地帶是早年規劃預留用地讓汀角路擴闊之用，絕對不能將該「道路」用地用作「休閒農場」地帶。

(2) 「路面交通」

鄰近泳灘將於短期內啟用，而影響到汀角路一帶的交通將會癱瘓，故有關申請將會加重附近交通的負荷。

(3) 「農業地帶」

規劃處一直視申請地點為「農地/綠化」地帶，不容作任何建築物及商業用途。

(4) 「山寮河地帶」

申請地點非常接近「山寮河」，環保處已將此河定為天然河(是具特殊科學價值的河)，更在政府生態保育計劃的一項工作，批准題述申請將會令到「山寮河」附近一帶受到嚴重破壞。

本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：

姓名：

地址：

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期:2020 年 7 月 20 日

簽署:

姓名:

地址:

林長有

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期:2020 年 7 月 20 日

簽署:

姓名:

地址:

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期:2020 年 7 月 20 日

簽署: 羅雅欣  
姓名: 羅雅欣  
地址: [REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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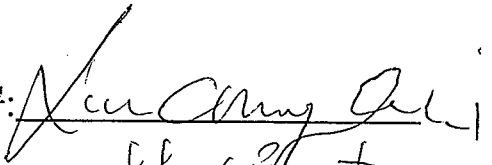
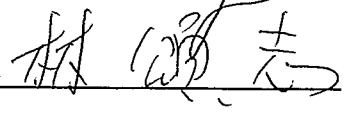

本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：

姓名：

地址：



致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：Law Tin Pui

姓名：Law Tin Pui

地址：[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：黃桂嬌

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：林國偉

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：葉榮嬌

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

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日期：2020 年 7 月 20 日

簽署：

姓名：

地址：

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
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有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：俞國嬌

姓名：俞國嬌

地址：[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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(4) 「山寮河地帶」

申請地點非常接近「山寮河」，環保處已將此河定為天然河(是具特殊科學價值的河)，更在政府生態保育計劃的一項工作，批准題述申請將會令到「山寮河」附近一帶受到嚴重破壞。

本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：李香英

姓名：李香英

地址：

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

根據規劃署於 2020 年 6 月 26 日展示的諮詢文件有關題述改劃，本人是反對上述改劃申請，反對理據如下：

(1) 「道路地帶」

「道路」地帶是早年規劃預留用地讓汀角路擴闊之用，絕對不能將該「道路」用地用作「休閒農場」地帶。

(2) 「路面交通」

鄰近泳灘將於短期內啟用，而影響到汀角路一帶的交通將會癱瘓，故有關申請將會加重附近交通的負荷。

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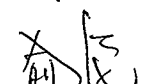
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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署： 

姓名： 

地址： 



致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：

俞水斌

姓名：

俞水斌

地址：

[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：林劉文玉

姓名：林劉文玉

地址：[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：林有勝

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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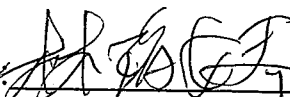
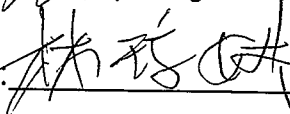

本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

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有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：

姓名：

地址：

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

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致：城市規劃委員會秘書  
香港北角渣華道 333 號  
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有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：

姓名：

地址：

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
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有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：\_\_\_\_\_

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致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：\_\_\_\_\_

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
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有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

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日期:2020 年 7 月 20 日

簽署: 李玉貞

姓名: 李玉貞

地址: [REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

根據規劃署於 2020 年 6 月 26 日展示的諮詢文件有關題述改劃，本人是反對上述改劃申請，反對理據如下：

(1) 「道路地帶」

「道路」地帶是早年規劃預留用地讓汀角路擴闊之用，絕對不能將該「道路」用地用作「休閒農場」地帶。

(2) 「路面交通」

鄰近泳灘將於短期內啟用，而影響到汀角路一帶的交通將會癱瘓，故有關申請將會加重附近交通的負荷。

(3) 「農業地帶」

規劃處一直視申請地點為「農地/綠化」地帶，不容作任何建築物及商業用途。

(4) 「山寮河地帶」

申請地點非常接近「山寮河」，環保處已將此河定為天然河(是具特殊科學價值的河)，更在政府生態保育計劃的一項工作，批准題述申請將會令到「山寮河」附近一帶受到嚴重破壞。

本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：\_\_\_\_\_

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：林福有

姓名：林福有

地址：[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：陳玫瑰

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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日期：2020 年 7 月 20 日

簽署：

姓名：

地址：

[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：李國民  
姓名：李國民  
地址：[REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：林正洪

姓名：林正洪

地址：[REDACTED]



致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期:2020 年 7 月 20 日

簽署: 李志偉

姓名: 李志偉

地址: [REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：

姓名：

羅建強

地址：

[Redacted address]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

反對申請地點由「農業」及「道路」的地帶改劃為「休閒農場」地帶

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：\_\_\_\_\_

姓名：羅子熙

地址：\_\_\_\_\_

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署：彭劍雄

姓名：彭劍雄

地址：



致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

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本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期：2020 年 7 月 20 日

簽署： 李

姓名： 李劍輝

地址： [REDACTED]

致：城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓



有關：申請編號 A/NE-TK/687

位於大埔汀角村 D.D.17 多個地段

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規劃處一直視申請地點為「農地/綠化」地帶，不容作任何建築物及商業用途。

(4) 「山寮河地帶」

申請地點非常接近「山寮河」，環保處已將此河定為天然河(是具特殊科學價值的河)，更在政府生態保育計劃的一項工作，批准題述申請將會令到「山寮河」附近一帶受到嚴重破壞。

本人懇請城市規劃委員會否決 A/NE-TK/687 的改劃申請。

日期:2020 年 7 月 20 日

簽署: 李劍鋒

姓名: 李劍鋒

地址: [REDACTED]

寄件者: [REDACTED]  
寄件日期: 2020年07月23日星期四 2:51  
收件者: tpbpd  
主旨: A/NE-TK/687 DD 17 Ting Kok  
附件: Shan Liu Rd - Google Maps.pdf

A/NE-TK/687

Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245 S.A, 251, 252, 253 RP, 254 RP  
in D.D. 17, Ting Kok, Tai Po

Site area : About 2,390sq.m

Zoning : "Agriculture" and area shown as 'Road'

Applied use: Hobby Farm / **5 Years / Filling of Land** / 4 Vehicle Parking

Dear TPB Members,

According to Google Maps, this is still a relatively unspoiled and naturally vegetated site. Unfortunately the 2005 Minutes have been removed so members of the public cannot refer back to the last decision made re use of land.

No data provided on how many trees would be felled.

No indication as to the status of the Applicant with regard to experience in operating Hobby Farm

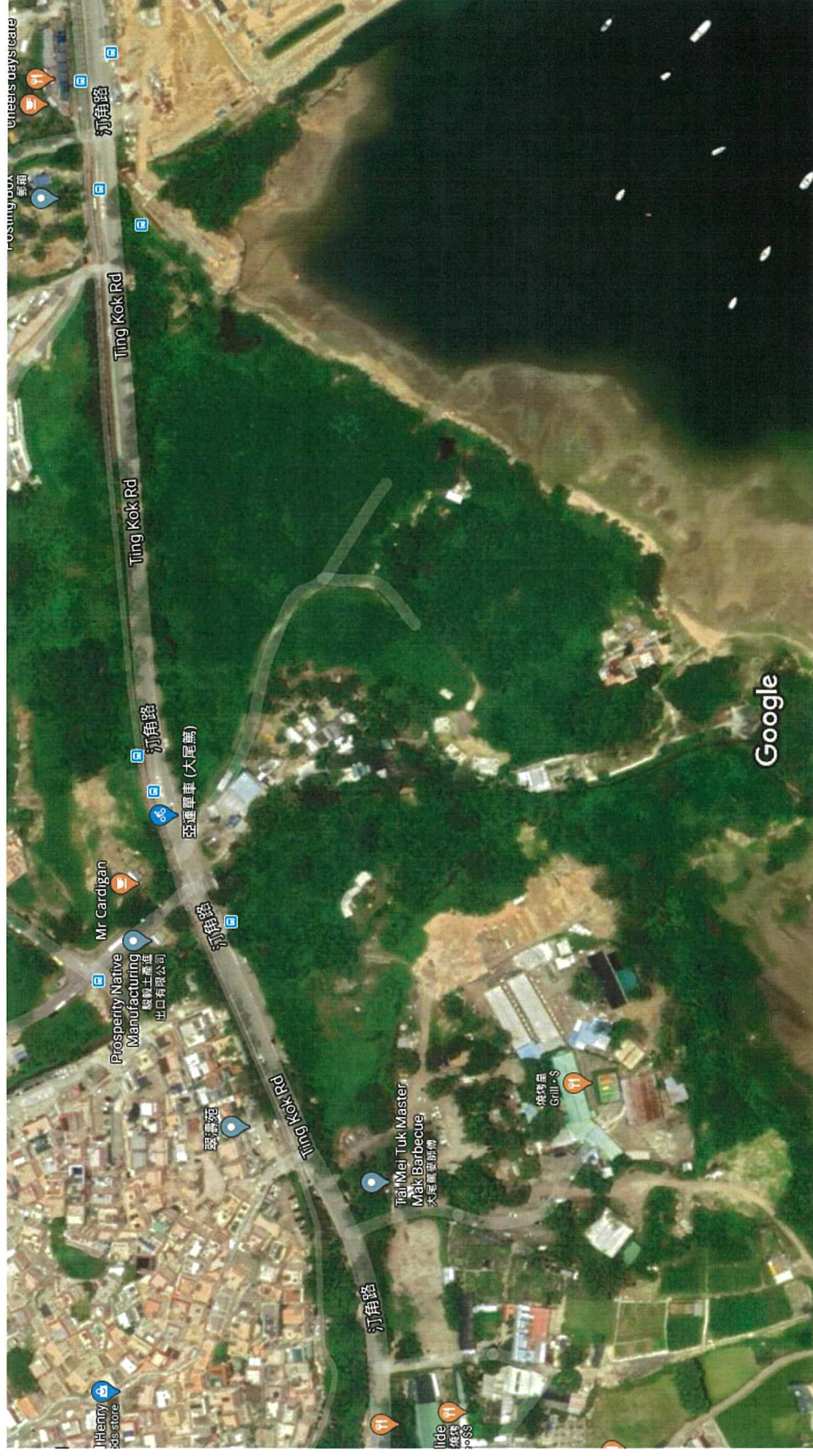
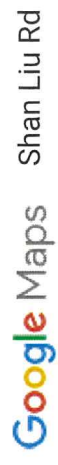
Percentage of land to be filled and paved excessive – this is supposed to be a farm

No indication of impact of portable toilets, discharge of grey water, etc.

Questions please

Mary Mulvihill







寄件者: Wong, Suet Mei <wsuetmei@hkbws.org.hk>  
寄件日期: 2020年07月24日星期五 15:40  
收件者: tpbpd@pland.gov.hk  
副本: HKBWS HKBWS  
主旨: HKBWS's comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land at Ting Kok, Tai Po (A/NE-TK/687)  
附件: 20200724\_TingKok\_HobbyFarm\_A\_NE\_TK\_687\_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land at Ting Kok, Tai Po (A/NE-TK/687) is attached.

Thank you.

Best Regards,

**Wong Suet Mei | 黃雪媚**

Assistant Conservation Officer | 助理保育主任

**Hong Kong Bird Watching Society | 香港觀鳥會**

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong  
香港九龍荔枝角青山道 532 號偉基大廈 7 樓 C 室

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

By email only

24 July 2020

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land at Ting Kok, Tai Po (A/NE-TK/687)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

**1 Not in line with the planning intention of the “Agriculture” (AGR) zoning**

The application site is located within the AGR zone, where the planning intention is “to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”. From Google Earth aerial photograph in 2018, the application is well vegetated and there are active farmlands near the site (Figure 1). We consider that the site has potential for farmland rehabilitation. However, the proposed hobby farm development will be associated with land filling of 568m<sup>2</sup> of arable land, which is not in line with the intention to retain land for agricultural purposes, and therefore we urge the Town Planning Board (Board) to reject this application.

**2 Set an undesirable precedent to the future development**

The approval of this application will set an undesirable precedent to the future similar applications within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order

1

to protect AGR zone and the existing agricultural cluster from any development threats.

### **3 Justifications for the decision and comments made by Government departments and the Board**

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular<sup>1</sup>. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity<sup>2</sup> and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei  
Assistant Conservation Officer  
The Hong Kong Bird Watching Society

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<sup>1</sup> AFCD Role of Department. Available at:  
[http://www.afcd.gov.hk/english/aboutus/abt\\_role/abt\\_role.html](http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html)

<sup>2</sup> AFCD Vision and Mission. Available at:  
[http://www.afcd.gov.hk/english/aboutus/vision\\_mission/abt\\_vision\\_mission.html](http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html)

cc.

The Conservancy Association

Designing Hong Kong

Kadoorie Farm and Botanic Garden

WWF – Hong Kong

TrailWatch

**Figure 1.** The Google Earth aerial photograph in 2018 reveals that the application site (marked with red line) is well vegetated and there are active farmlands near the site. We consider that the site has potential for farmland rehabilitation. However, the proposed hobby farm development will be associated with land filling of 568m<sup>2</sup> of arable land, which is not in line with the intention to retain land for agricultural purposes, and therefore we urge the Board to reject this application.



寄件者: Samuel Wong <samuel@designinghongkong.com>  
寄件日期: 2020年07月24日星期五 21:23  
收件者: tpbpd@pland.gov.hk  
主旨: DHK's comment on A/NE-TK/687  
附件: 20200724 A\_NE-TK\_687 Temp Hobby Farm in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-TK/687

Thank you for your attention.

Yours faithfully,  
For and on behalf of Designing Hong Kong Limited  
Samuel Wong | Project Officer  
T: +852 3104 2767 | E: samuel@designinghongkong.com

# 創建 Designing Hong Kong 香港 .com

24 July 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

## **Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land**

**(Application No. A/NE-TK/687)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** to the captioned for the following reasons:

- Majority of the area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes..
- The applicant fails to show in the drainage impact assessment and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas.
- The proposal of a hobby farm is not compatible with the existing environment of the surrounding area. The creation of the hobby farm does not align with the planning intention of the "Agriculture" ("AGR") zoning. No strong justification has been given in the submission for a departure from the planning intention.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) no structure shall be erected on the private lots within the application site (the Site) without the prior approval from LandsD;
  - (ii) the lots owners are required to submit an application for Short Term Waiver (STW) to LandsD if they wish to erect structures on the Site. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate;
  - (iii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
  - (iv) the proposed ingress/ egress to the Site will pass through a strip of Government land (including pavement) between Ting Kok Road and the subject lots of the Site. As a result, a number of trees growing on the said Government land and some railings thereon maybe affected. No trees thereon shall be interfered with unless prior approval is obtained from LandsD. Moreover, the maintenance and management responsibility of the said Government land (including the pavement and railings) should be sorted out with the relevant Government departments, prior to using it for the proposed ingress/ egress purpose. Furthermore, neither occupation nor works of any kind on the Government land is allowed without the prior approval from the departments concerned;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the construction of proposed run-in/out would involve modification of street furniture and the applicant shall provide the design of the run-in/out and the affected street furniture; and
  - (ii) application of new vehicular access should be made to relevant department. Any necessary modification of public roads, including footpath, should be carried out by the applicant at his own costs to the satisfaction of relevant department;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the proposed run-in/out should be constructed according to the latest HyD Standard Drawing Nos. 1113C and 1114B; and the area should be reinstated to its original state upon expiry by the planning permission;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - (i) there is no existing DSD maintained public drain available for connection in the



area. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain such drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (ii) regarding the drainage proposal submitted by the applicant, the following clarifications and further justifications on the following aspects should be made:
  - derivation of the rainfall intensity should be provided;
  - connection detail of CP6 does not tally with the drainage layout plan;
  - the use of runoff coefficient of 0.25 for unpaved area should be justified;
  - reduction in flow area in accordance with Section 9.3 of Stormwater Drainage Manual should be taken into account for the channels and pipes hydraulic calculations; and
  - values of paved and unpaved area adopted in the calculations do not tally with the catchment delineation plan;
- (iii) public sewers are not available near the Site; and
- (iv) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP and/or relevant private lot owners should be sought;
- (e) to note that comments of the Chief Engineer/Drainage Projects, Drainage Services Department (CE/DP, DSD) that the Site is in close proximity to a drainage improvement project under study by DSD, which would involve the streamcourse to the immediate east of the Site. The applicant should be advised that he may be required to provide access for the staff/contractors of DSD to facilitate the project works during the planning approval period;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should minimize any noise from the proposed development, such as prohibiting the use of public announcement system, portable loudspeaker or any form of audio amplification system, so that it would not cause any environmental nuisance to nearby sensitive receivers;
  - (ii) adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/ wastewater generated from the proposed development. If septic tank and soakaway system will be used, its design and construction shall follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plan subject to comment by the Environmental Protection Department" for the temporary use; and

- (iii) the applicant shall follow the relevant mitigation measures and requirements in the revised “Code of Practice on the Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures are erected on leased land without approval of BD, they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
  - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
  - (v) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Building (Planning) Regulation 19(3) at building plan submission stage; and
  - (vi) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage;
- (h) to note the comments of the Director of Fire Services (D of FS):
  - (i) the applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap.123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) the proposed development should not cause any environmental nuisance, pest infestation and obstruction to the surrounding;
  - (ii) for any waste generated from the proposed development, the applicant should

arrange disposal properly at his own expenses; and

- (iii) proper licence / permit issued by Food and Environmental Hygiene Department is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that statutory plans to the BD in accordance with the provisions of the BO should be submitted, where appropriate.