

2023年 6月 1日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/NE-TK/778B

This document is received on - 1 JUN 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

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

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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/te/plan\\_application/apply.html](https://www.info.gov.hk/tpb/te/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-TK/778
	Date Received 收到日期	- 1 JUN 2023

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

### 1. Name of Applicant 申請人姓名/名稱

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

Chan Yiu Kan (陳耀根)

### 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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 552 in D.D.17, Tai Po, N.T.
(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 162 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 40 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any)	Nil sq.m <input type="checkbox"/> About

(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' ('AGR') and 'Open space' ('O')
(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. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"  
已通知 ..... 名「現行土地擁有人」\*。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知\*
- ☒ posted notice in a prominent position on or near application site/premises on  
3/5/2023 (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知\*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/5/2023 (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會\*

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

申請人須於申請表格內，就每個地段（如適用）及處所（如有）提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 122 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 40 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 ..... Proposed domestic floor area 擬議住用樓面面積 ..... NA .....sq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not more than 40 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... Not more than 40 .....sq.m <input type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Storage of farm tools and fertilizers and toilet (Not exceeding 4m, 1 storey), ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 ..... Nil ..... Motorcycle Parking Spaces 電單車車位 ..... Nil ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... Nil ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... Nil ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... Nil ..... Others (Please Specify) 其他 (請列明) ..... NA .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... Nil ..... Coach Spaces 旅遊巴車位 ..... Nil ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... Nil ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... Nil ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... Nil ..... Others (Please Specify) 其他 (請列明) ..... NA .....	

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
	No 否	<input checked="" 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)

(e) Impacts of Development Proposal 擬議發展計劃的影響  
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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。)

(f) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的範圍及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 33 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>	

	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)

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	_____ (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	_____ (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人尚未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 _____ <input type="checkbox"/> month(s) 個月 _____

**7. Justifications 理由**

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

1. The proposed development is a 'Column Two' use in 'Agriculture' & 'Open space' zones.
2. The proposed development conforms to the planning intention of the 'Agriculture' zone because it is intended to provide rehabilitate farming practice at arable land. The proposed development is exactly a passive recreational outlet by providing an opportunity for the urban dwellers to experience the interest of farming.
3. The proposed development is compatible with the surrounding environment because the site is surrounded by vacant land.
4. The application site could be revitalize and managed with the support of commercial operation and yet such operation would fulfill the planning intention and would not affect the others. The applicant trusts that his proposal would allow a better management of the land resources which is now being idle.
6. Similar planning application has been approved by the Town Planning Board in 'Agriculture' in other Outline zonin plans. Similar treatment should be given to the current planning application.
7. Minimal traffic impact. The application site is not accessible by vehicular access and it is only accessible on foot from Ting Kok Road. As a matter of fact, Ting Kok Road is well accessible by bus and mini green bus so that the application site is well connected from other places of Hong Kong with a few minutes walk to Ting Kok Road. A similar hobby farm without access to vehicular access has been approved in Shek Kong (TPB Ref.: A/YL-SK/229) and it shows that the proposed development can exist without the accessible of vehicular access.
8. Minimal noise and environmental impact because no public announcement system is proposed and no operation during sensitive hours.
9. Minimal drainage impact because a drainage proposal is submitted to support his application.
10. The proposed hobby farm will be opened for at most 4 persons at the same time.
11. Except the proposed structure and provison of surface U-channel, all the remaining land will be reserved for hobby farm use. As such, around 63.3% (i.e. 102.5m<sup>2</sup>) of the application site would be reserved for cultivation use.
12. No site formation is proposed at the application site. The application site is now covered by soil and grass.



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

18/5/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 552 in D.D.17, Tai Po, N.T.	
Site area 地盤面積	162 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19	
Zoning 地帶	'Agriculture' ("AGR") & 'Open space' ("O")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.247 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	24.7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan and footpath access leading from Ting Kok Road		
Proposed excavation plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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



**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years**  
**at**  
**Lot 552 in D.D.17, Tai Po, N.T.**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupied an area of about 162m<sup>2</sup>.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a residential development is found to the east of the application site.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a very gentle gradient sloping from east to southwest from about +3.5mPD to +3.3mPD.

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land except the land to the northeast. As such, an external catchment has been identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in **Figure 4**, an existing watercourse is found to the west of the application site.

**1.2 Runoff Estimation**

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,720m<sup>2</sup>;
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason because the land within the catchment is unpaved.

$$\text{Difference in Land Datum} = 6.0\text{m} - 3.3\text{m} = 2.7\text{m}$$

$$L = 121\text{m}$$

$$\therefore \text{Average fall} = 3.3\text{m in } 121\text{m} \text{ or } 1\text{m in } 44.81\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 121 / (2.23^{0.2} \times 1,720^{0.1}) ]$$

$$t_c = 7.08 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 310 mm/hr

$$\text{By Rational Method, } Q_1 = 0.7 \times 250 \times 1,720 / 3,600$$

$$\therefore Q_1 = 83.61 \text{ l/s} = 5,016.67 \text{ l/min} = 0.083\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:50 & 1:66 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).

1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap will be provided at the terminal catchpit.

1.3.3 The collected stormwater will then be dissipate to the existing watercourse to the west of the application site.

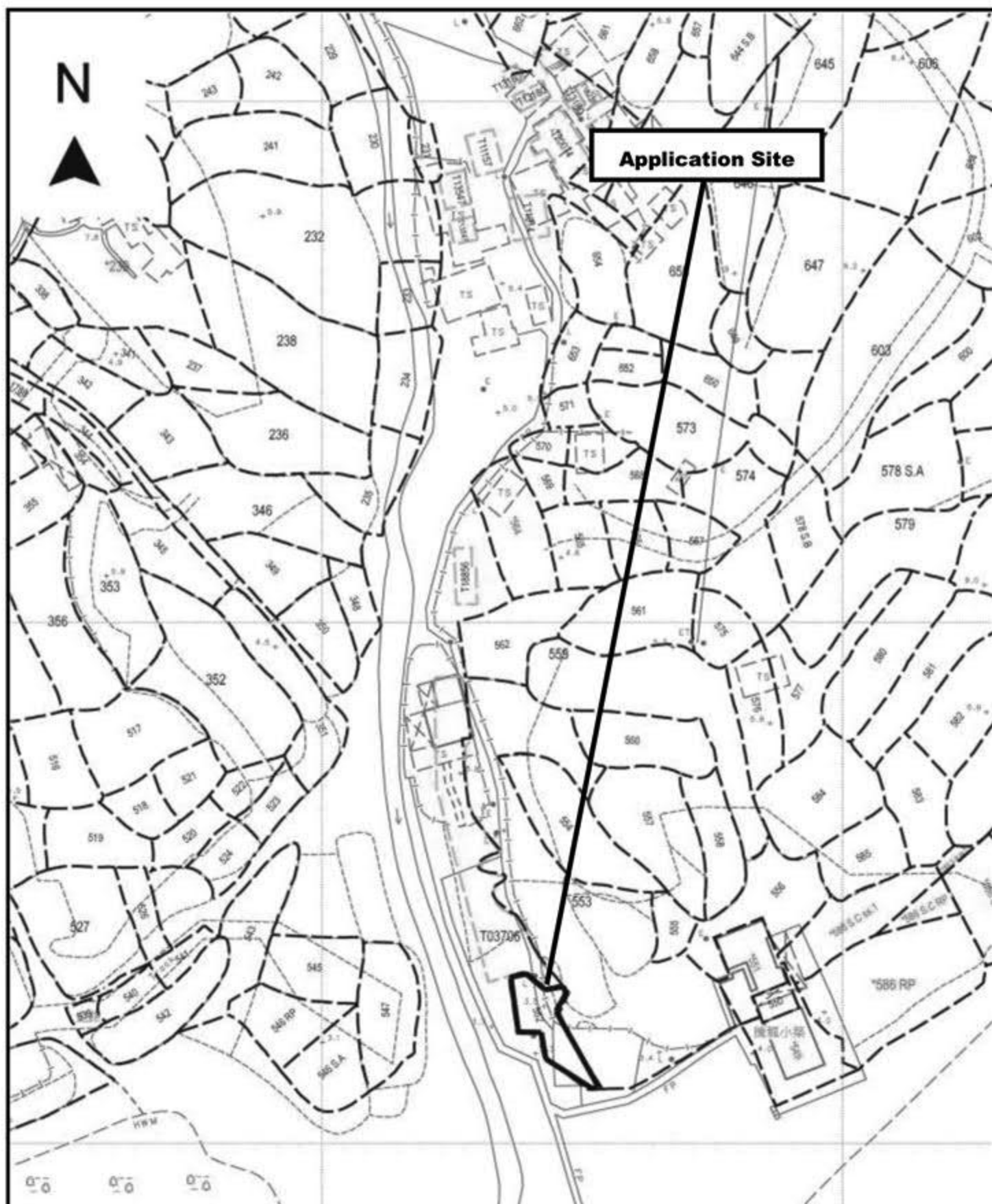
1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.

1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

1.3.6 All proposed works at the site periphery would not obstruct the flow of surface

runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:

- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
- (d) Holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Application Site

Remarks 備註:

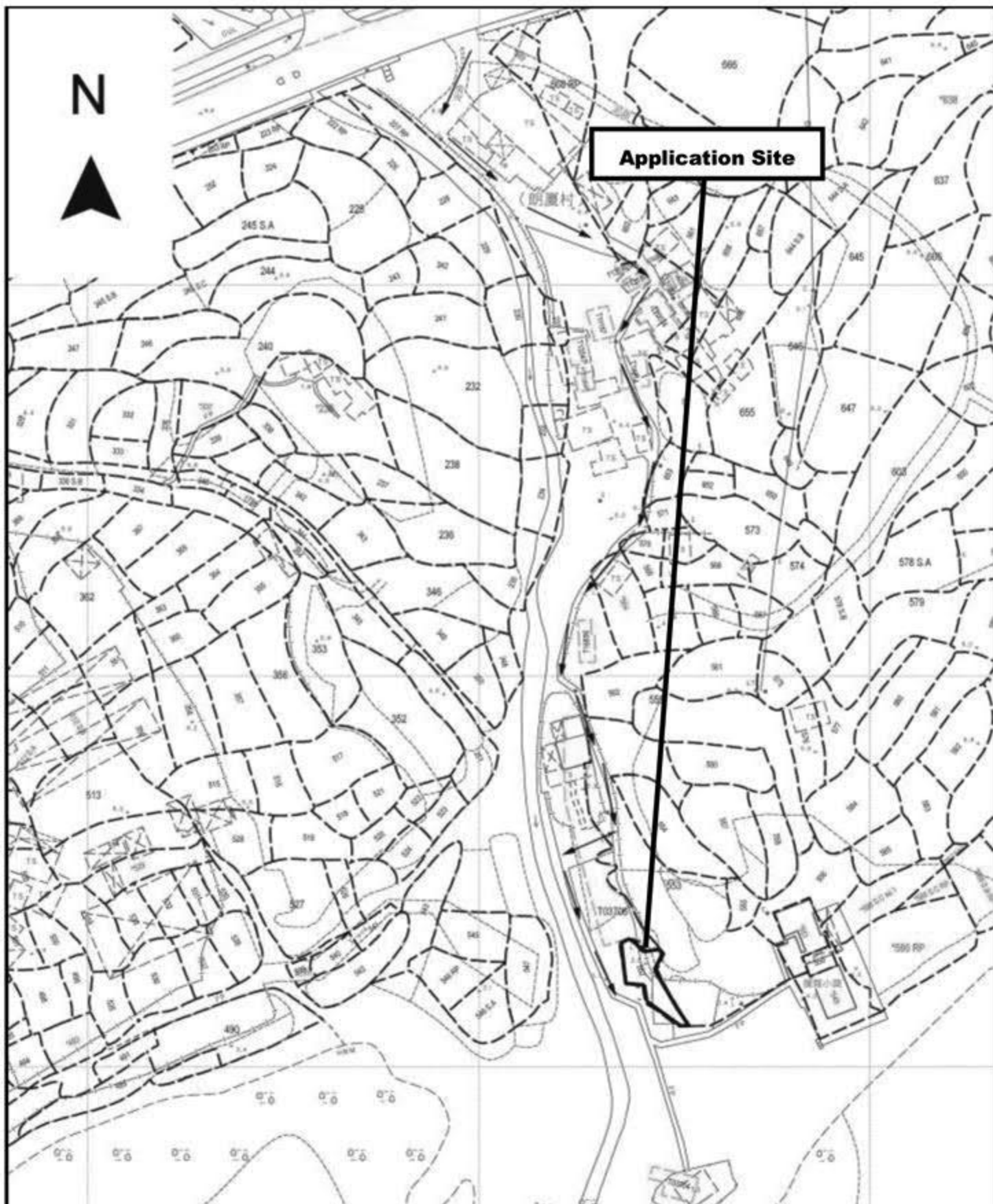
Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Footpath Access leading from Ting Kok Road

Drawing No. 圖號:

Figure 2

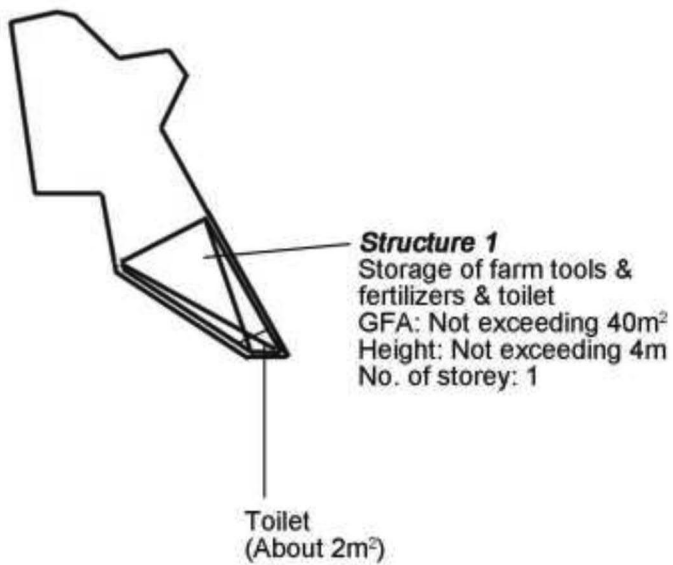
Remarks 備註:

→ Footpath leading from Ting Kok Road

Scale 比例:

1:1500

N



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

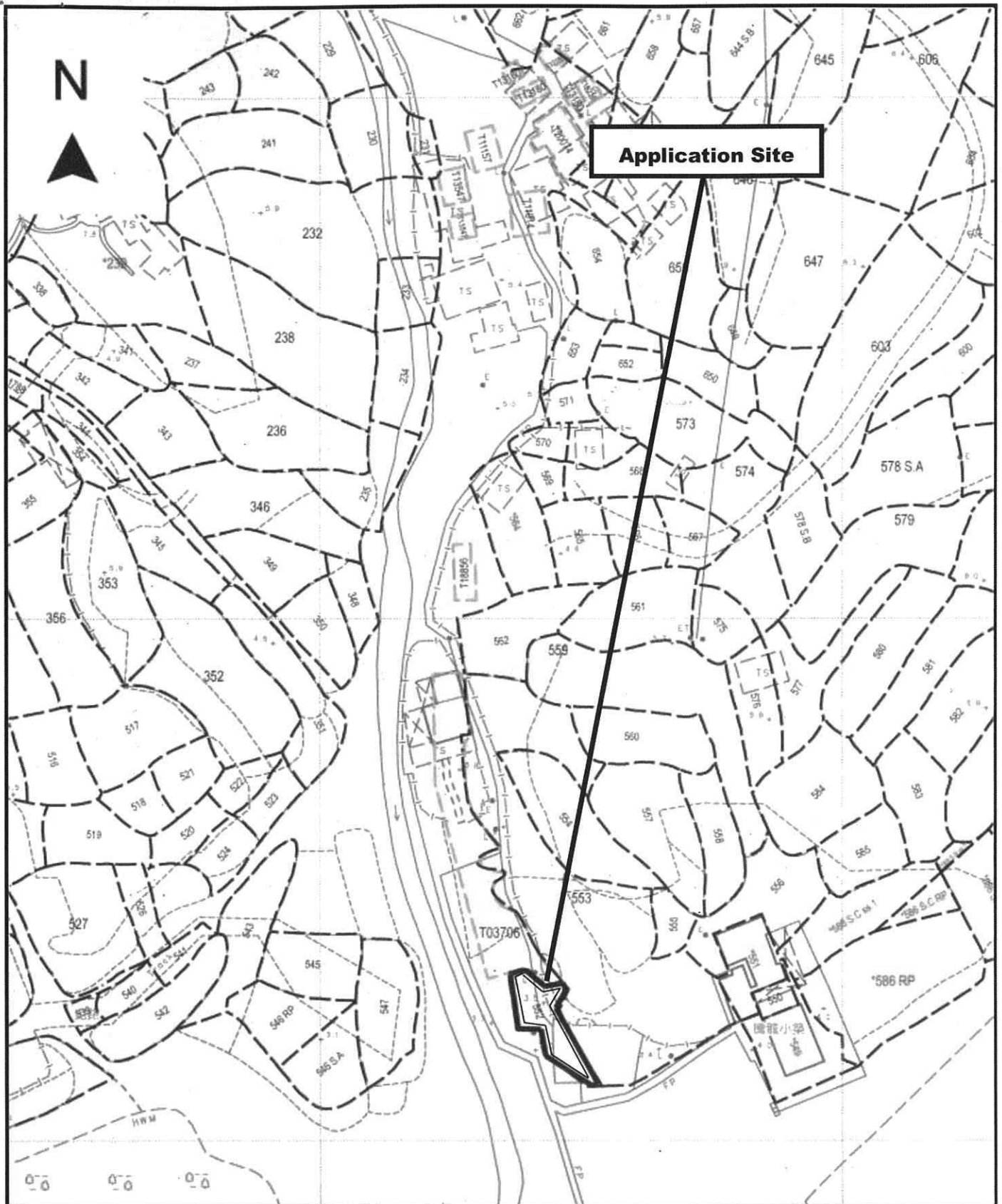
Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000





Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 in D.D.17, Tai Po, N.T.	Proposed Excavation Plan	— Proposed excavation of land for provision of 375mm surface U-channel
	Drawing No. 圖號:	
	Figure 5	Scale 比例: 1:1000

Total: 4 pages

Date: 5 June 2023

TPB Ref.: A/NE-TK/778

By Email

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 in D.D.17, Tai Po, N.T.**

We confirm that the site area of the application site should be about 162m<sup>2</sup> so that the updated Annex 1 is attached for your further processing of the captioned application. We also confirm that no site paving will be carried out.

Should you have any enquiries, please feel free to contact the undersigned at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Ken LEE) – By Email

Total: 21 pages

Date: 11 September 2023

TPB Ref.: A/NE-TK/778

By Email

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.**

Our response to the comments of the AFCD is found below:

AFCD's comments	Applicant's response
The subject site is zoned "Agriculture" ("AGR") and "Open Space" ("O"), and possesses potential for agricultural rehabilitation. The applicant should provide more details of the agricultural activities proposed to be conducted at the subject site (e.g. types of crops to be grown, size of farming, marketing channel for the crop produce etc.) for Town Planning Board's consideration.	The applicant proposes to grow vegetable at the application site such as pak-choi. The vegetable will be self-consumed because it is a hobby farm.

Our response to the comments of the WSD is found below:

WSD's comments	Applicant's response
Existing water mains as shown in the enclosed sketch are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site.  If diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in government land, a strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of	The applicant retreats the application site boundary to exclude the portion overlapping with the existing water mains. Please see updated Figure 1.



existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposals to WSD for consideration and agreement before the works commence.

If diversion is not required, the following conditions shall apply:

- (a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.
- (b) Details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works.
- (c) No structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (d) No trees or shrubs with penetrating roots may be planted within the Waterworks

Reserve or in the vicinity of the water main(s) shown on plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet

(f) Tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains.

Our response to the comments of the CE/MN, DSD is found below:

CE/MN, DSD's comments	Applicant's response
<p>2. Comments on Annex 1 Drainage Proposal:</p> <p>(a) The rainfall intensity should be increased by 16% according to Table 28 of SDM Corrigendum No. 1/2022.</p> <p>(b) Please provide numerical derivation of the rainfall intensity.</p> <p>(c) Please indicate the gradient and capacity of the proposed U-channels on the "chart for the rapid design of channels".</p> <p>(d) Cover and invert levels of the proposed catchpits should be provided.</p> <p>(e) Drawings showing the details of the proposed u-channels and catchpits should be provided.</p> <p>(f) Please provide connection details at the existing streamcourse.</p> <p>(g) The drainage flow path from the drainage facilities within the Site and from the rooftop of the proposed structure to the public drainage system/ streamcourse/ sea/any recognized drainage facilities shown in LandsD map should be provided in association with supporting site photos.</p> <p>(h) The existing streamcourse for discharge of the runoff from the subject site is not maintained by DSD. Consent from the owner/maintenance party, current users and District Office/Tai Po (DO/TP) should be sought for the proposed drainage connections. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain.</p> <p>(i) Furthermore, the applicant should note the following general comments/requirements:</p> <p>(i) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense.</p> <p>(ii) The lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify</p>	<p>Noted. The rainfall intensity is adjusted to 290mm/hr.</p> <p>Noted. The rainfall intensity is 250mm/hr according to the attachment. After increased by 16%, it becomes 290mm/hr. Noted. Please see attached.</p> <p>Noted. Please see updated drainage plan.</p> <p>Noted. Please see drawing in the attachment.</p> <p>Noted. Please see drawing in the attachment.</p> <p>Noted. The photos will be provided upon planning approval.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Government against claims and demands arising out of damage or nuisance caused by failure of the system.	
(iii) For works to be undertaken outside the lot boundary, prior consent and agreement from District Lands Office/Tai Po (DLO/TP), DO/TP and/or relevant private lot owners should be sought.	Noted.
(iv) The lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.	Noted.
(v) The lot owner/developer should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (i) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments.	Noted.

Due to the retreat of the application site to overlap the existing water main, the applicant has revised the relevant part of the S.16-III application form herewith.

The proposed farming area is shown in the updated layout plan. No tree felling will be involved.

Should you have any enquiries, please feel free to contact the undersigned at  
at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Aileen CHENG) – By  
Email

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years**  
**at**  
**Lot 552 (Part) in D.D.17, Tai Po, N.T.**

---

**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

1.1.1 The application site occupied an area of about 162m<sup>2</sup>.

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a residential development is found to the east of the application site.

**B. Level and gradient of the subject site & proposed surface channel**

1.1.3 It has a very gentle gradient sloping from east to southwest from about +3.5mPD to +3.3mPD.

**C. Catchment area of the proposed drainage provision at the subject site**

1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land except the land to the northeast. As such, an external catchment has been identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

1.1.5 As shown in **Figure 4**, an existing watercourse is found to the west of the application site.

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1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,720m<sup>2</sup>;
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason because the land within the catchment is unpaved.

$$\text{Difference in Land Datum} = 6.0\text{m} - 3.3\text{m} = 2.7\text{m}$$

$$L = 121\text{m}$$

$$\therefore \text{Average fall} = 3.3\text{m in } 121\text{m} \text{ or } 1\text{m in } 44.81\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [ L/(H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 121 / (2.23^{0.2} \times 1,720^{0.1}) ]$$

$$t_c = 7.08 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 290 mm/hr according to Table 28 of SDM Corrigendum No. 1/2022.

$$\text{By Rational Method, } Q_1 = 0.7 \times 290 \times 1,720 / 3,600$$

$$\therefore Q_1 = 96.99 \text{ l/s} = 5,819.33 \text{ l/min} = 0.097\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:100 & 1:180 in order to follow the gradient of the application site, 375mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the existing watercourse to the west of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.



- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.
- 1.3.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
  - (d) Holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

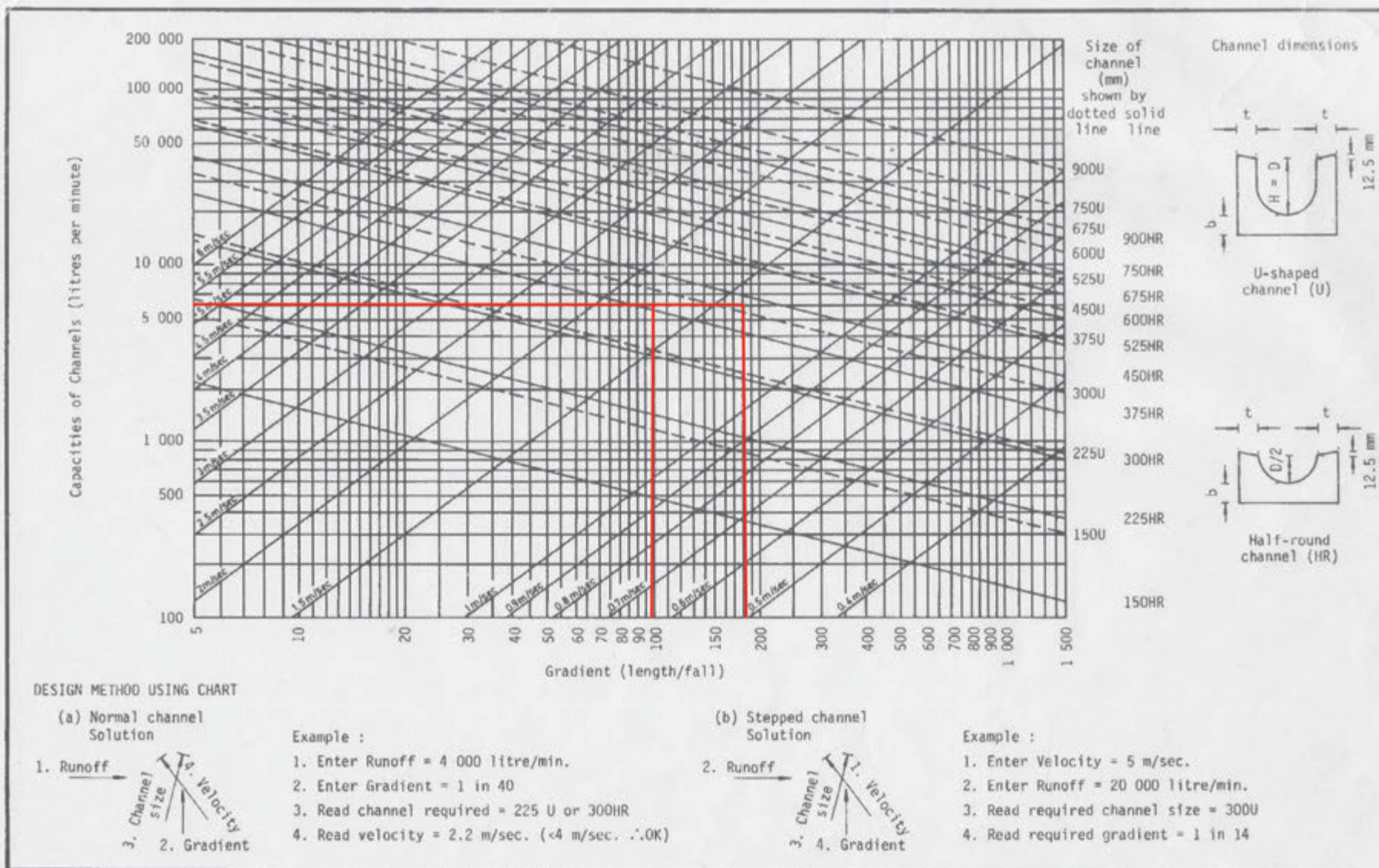


Figure 8.7 - Chart for the Rapid Design of Channels



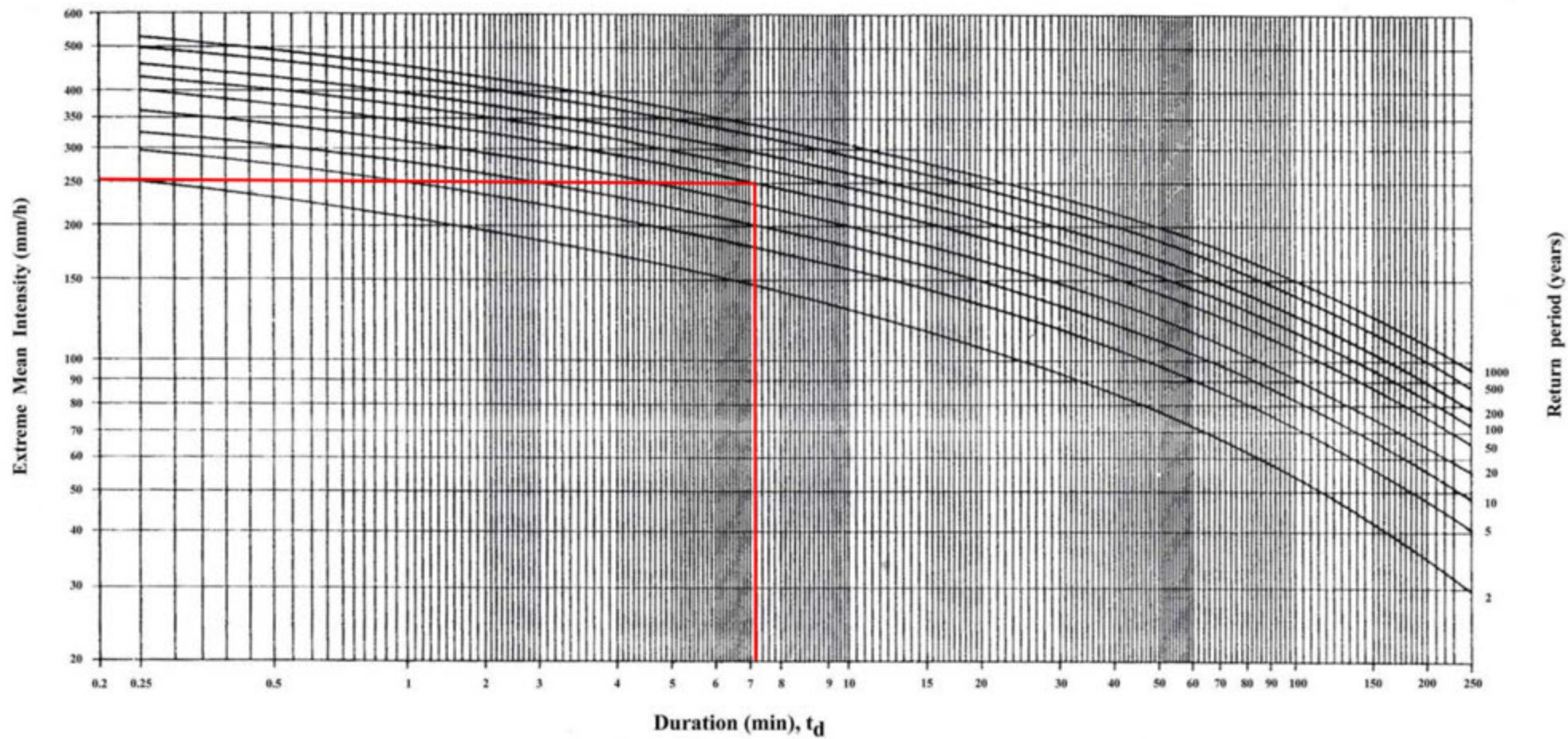


Figure 4. Intensity – Duration – Frequency Curves  
(for durations not exceeding 4 hours)

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 )

Chan Yiu Kan (陳耀根)

### 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 )

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 552 (Part) in D.D.17, Tai Po, N.T.
(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 ..... 147 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 40 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	107	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	40	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 40	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 40	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1: Storage of farm tools and fertilizers and toilet (Not exceeding 4m, 1 storey), ..... ..... .....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Nil Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA		



**7. Justifications 理由**

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

1. The proposed development is a 'Column Two' use in 'Agriculture' & 'Open space' zones.
2. The proposed development conforms to the planning intention of the 'Agriculture' zone because it is intended to provide rehabilitate farming practice at arable land. The proposed development is exactly a passive recreational outlet by providing an opportunity for the urban dwellers to experience the interest of farming.
3. The proposed development is compatible with the surrounding environment because the site is surrounded by vacant land.
4. The application site could be revitalize and managed with the support of commercial operation and yet such operation would fulfill the planning intention and would not affect the others. The applicant trusts that his proposal would allow a better management of the land resources which is now being idle.
6. Similar planning application has been approved by the Town Planning Board in 'Agriculture' in other Outline zonin plans. Similar treatment should be given to the current planning application.
7. Minimal traffic impact. The application site is not accessible by vehicular access and it is only accessible on foot from Ting Kok Road. As a matter of fact, Ting Kok Road is well accessible by bus and mini green bus so that the application site is well connected from other places of Hong Kong with a few minutes walk to Ting Kok Road. A similar hobby farm without access to vehicular access has been approved in Shek Kong (TPB Ref.: A/YL-SK/229) and it shows that the proposed development can exist wihtout the accessible of vehicular access.
8. Minimal noise and environmental impact because no public announcement system is proposed and no operation during sensitive hours.
9. Minimal drainage impact because a drainage proposal is submitted to support his application.
10. The proposed hobby farm will be opened for at most 4 persons at the same time.
- 11 Except the proposed structure and provison of surface U-channel, all the remaining land will be reserved for hobby farm use. As such, around 62.5% (i.e. 92m<sup>2</sup>) of the application site would be reserved for cultivation use.
12. No site formation is proposed at the application site. The application site is now covered by soil and grass.

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

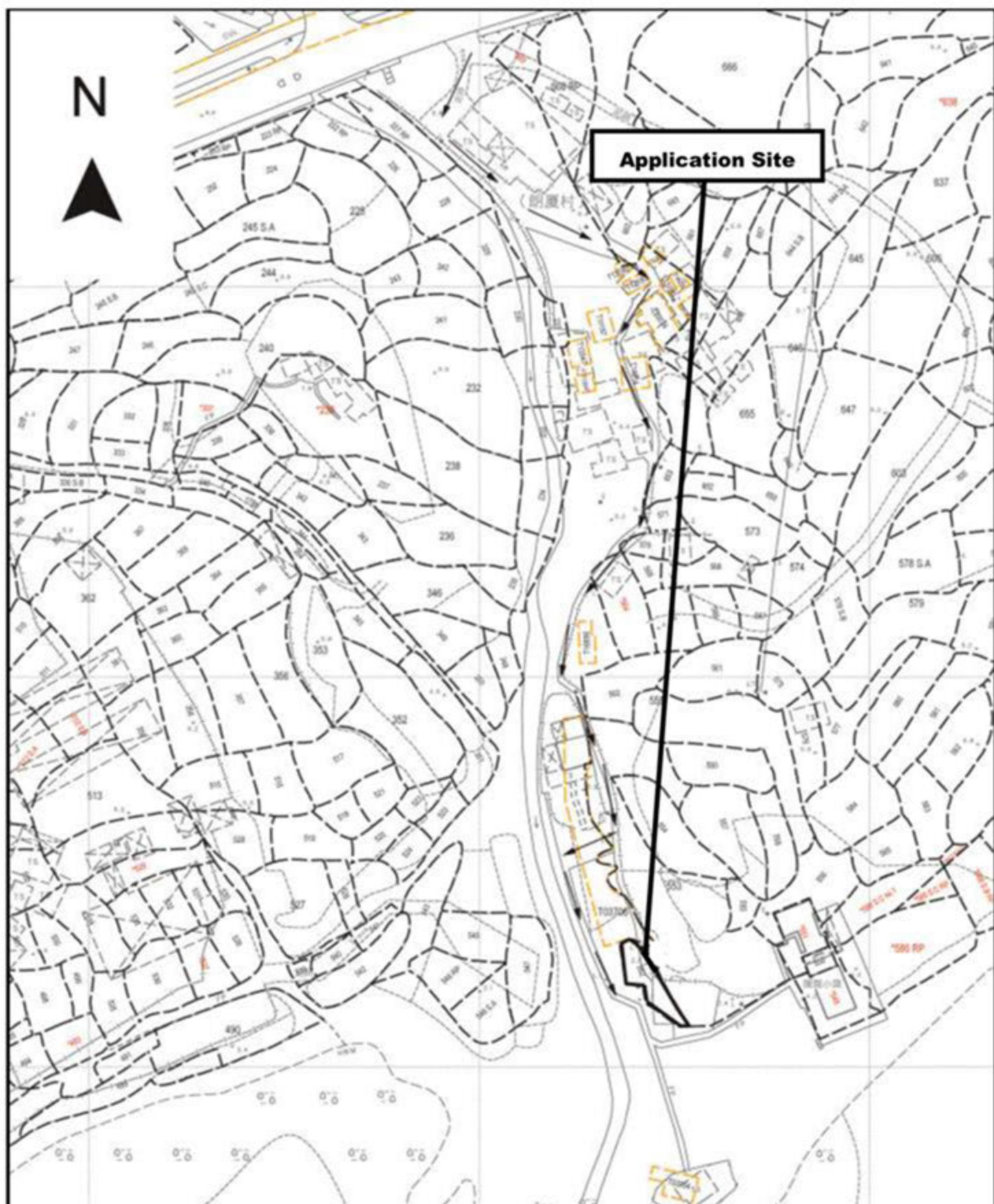
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 552 (Part) in D.D.17, Tai Po, N.T.
Site area 地盤面積	147 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
Zoning 地帶	'Agriculture' ("AGR") & 'Open space' ("O")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.272 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	27.21 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA _____ _____		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA _____ _____		0







Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖名:

Footpath Access leading from Ting Kok Road

Drawing No. 圖號:

Figure 2

Remarks 備註:

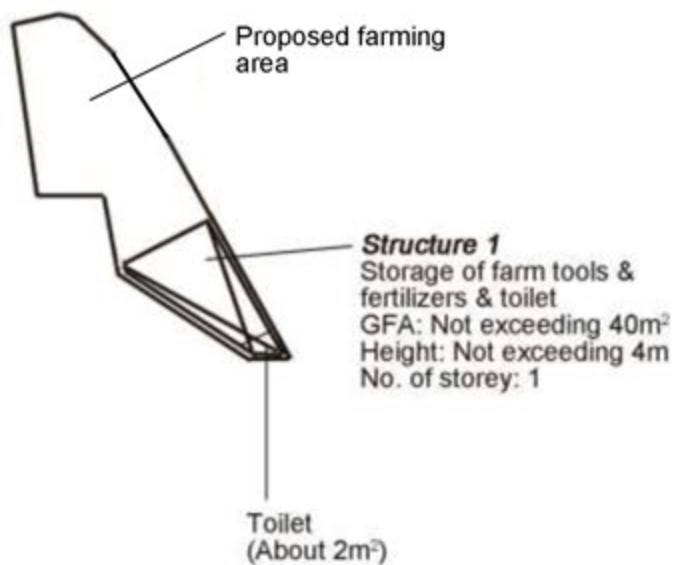
→ Footpath leading from Ting Kok Road

Scale 比例:

1:1500



N



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

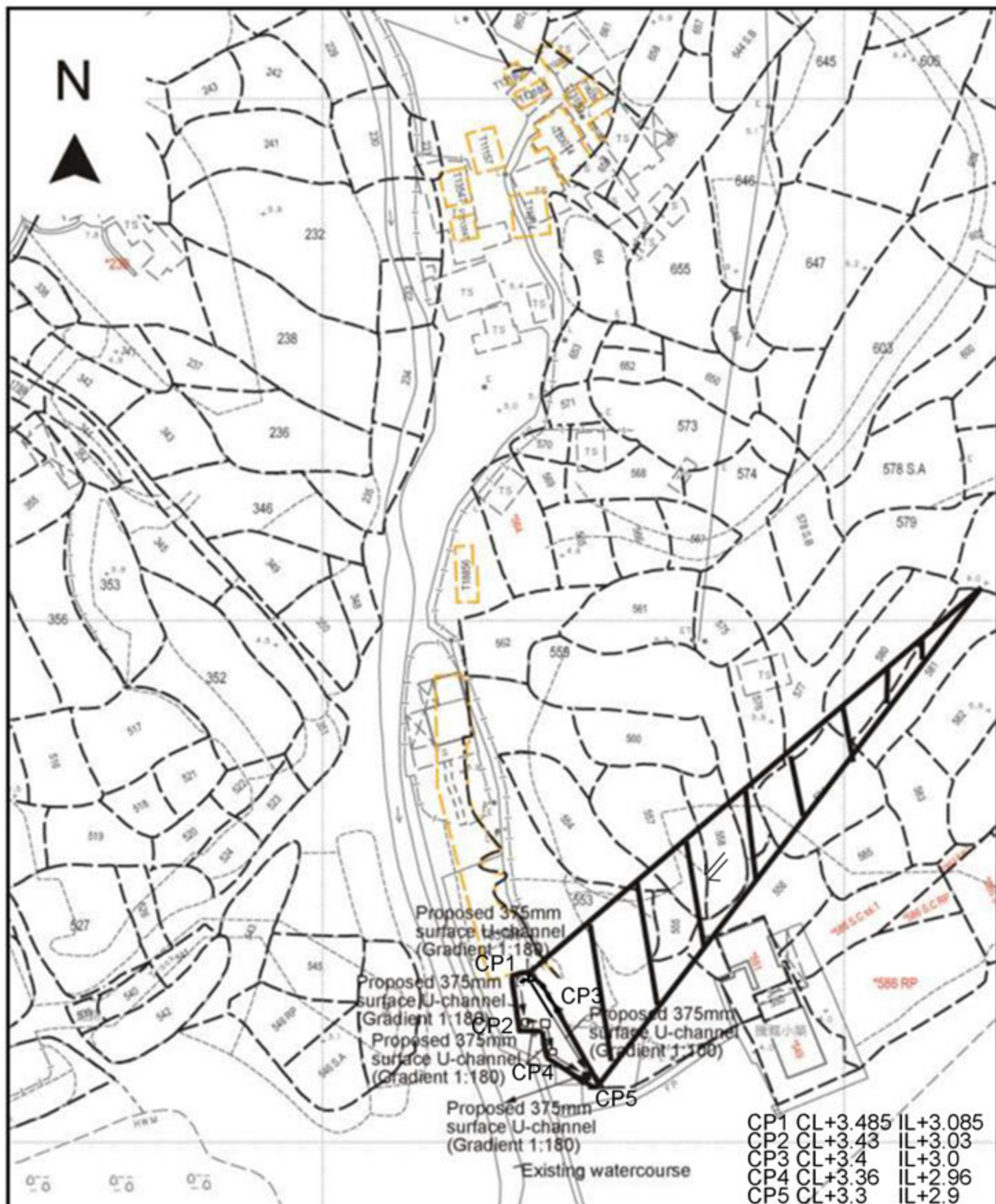
Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+3.3 Level (in mPD)

□ Proposed catchpit

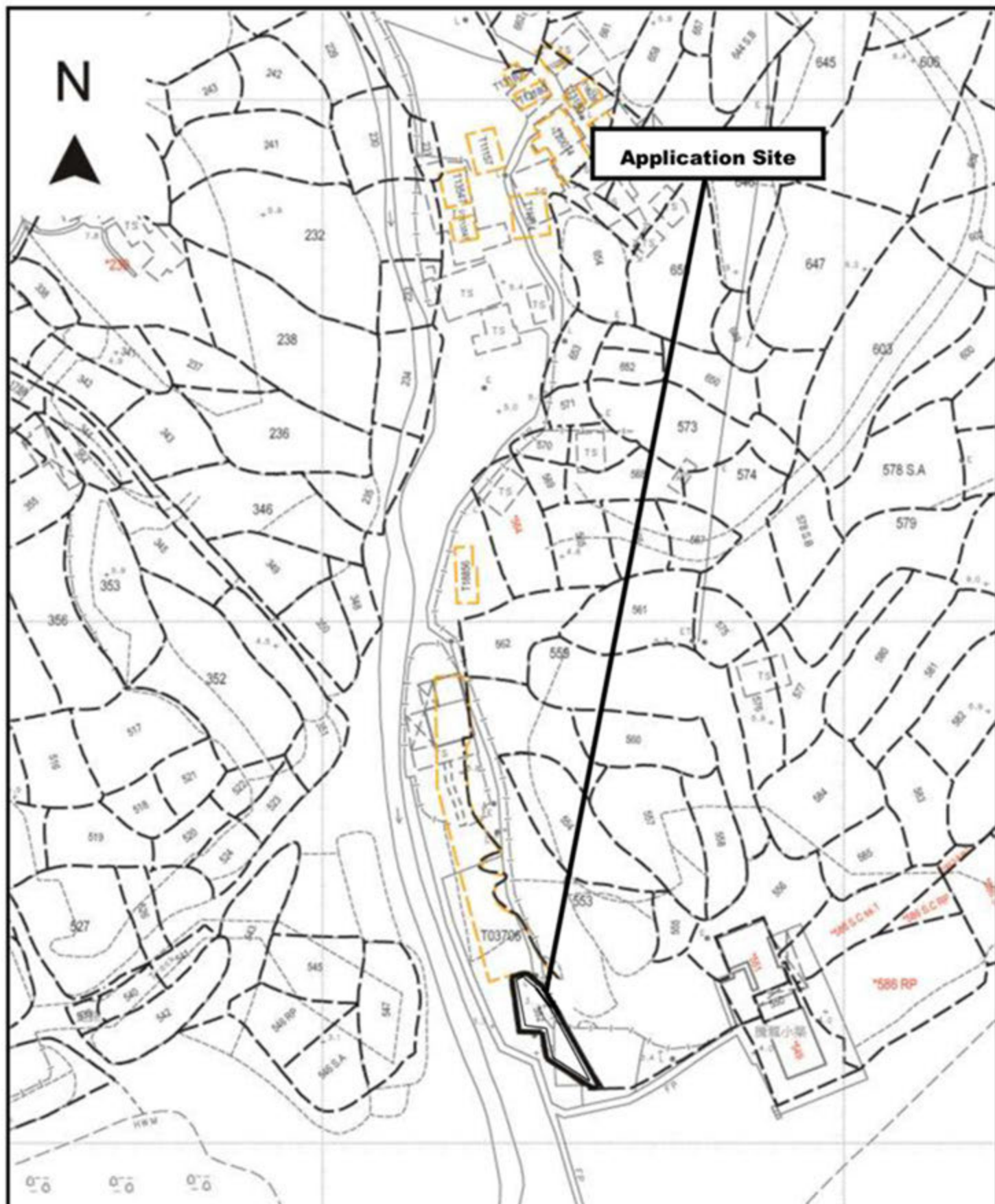
⇐ Flow of surface runoff

External catchment

■ Catchpit with sand trap

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖名:

Proposed Excavation Plan

Drawing No. 圖號:

Figure 5

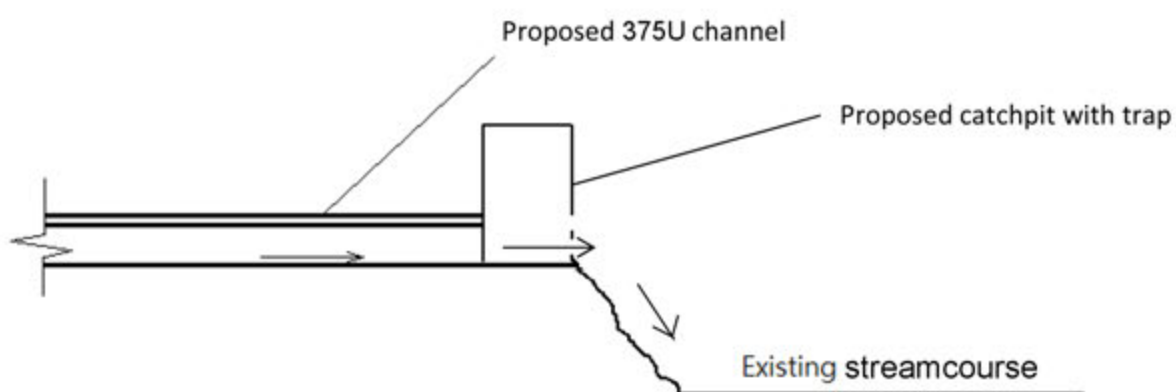
Remarks 備註:

— Proposed excavation of land for provision of 375mm surface U-channel

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Place of  
Recreation, Sports or Culture (Hobby  
Farm) for a Period of 3 Years at Lot  
552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Connection Details at the  
Streamcourse

Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:1000

Total: 6 pages

Date: 24 October 2023

TPB Ref.: A/NE-TK/778

By Email

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.**

Our response to the comments of the CE/MN, DSD is found below:

CE/MN, DSD's comments	Applicant's response
<p>2. Comments on Annex 1 Drainage Proposal:</p> <p>(a) Drawings showing the details and type of the proposed u-channels and catchpits should be provided.</p> <p>(b) "Connection details at the Streamcourse" refers. The proposed catchpit should not be installed at the top of the riverbank of the existing streamcourse. Please review.</p> <p>(c) The drainage flow path from the drainage facilities within the Site and from the rooftop of the proposed house to the public drainage system/streamcourse/sea/any recognized drainage facilities shown in LandsD map should be provided in association with supporting site photos.</p>	<p>Noted. Please see attached figures.</p> <p>Noted. The catchpit with sand trap would be provided within the application site boundary.</p> <p>Noted. The land to the east of the application site is fenced off and densely vegetated so that taking photos at the land to the east of the application site (i.e. external catchment) is not possible. A photo taken at the site showing the existing fencing and densely vegetated land to the east of the site is attached in the following. With the aid of the LandsD map, it is certain that the external catchment is higher than the application site so that the proposed U-channel would cater for the stormwater from the external catchment and the application site.</p>

Photo 1



Should you have any enquiries, please feel free to contact the undersigned at  
at your convenience.

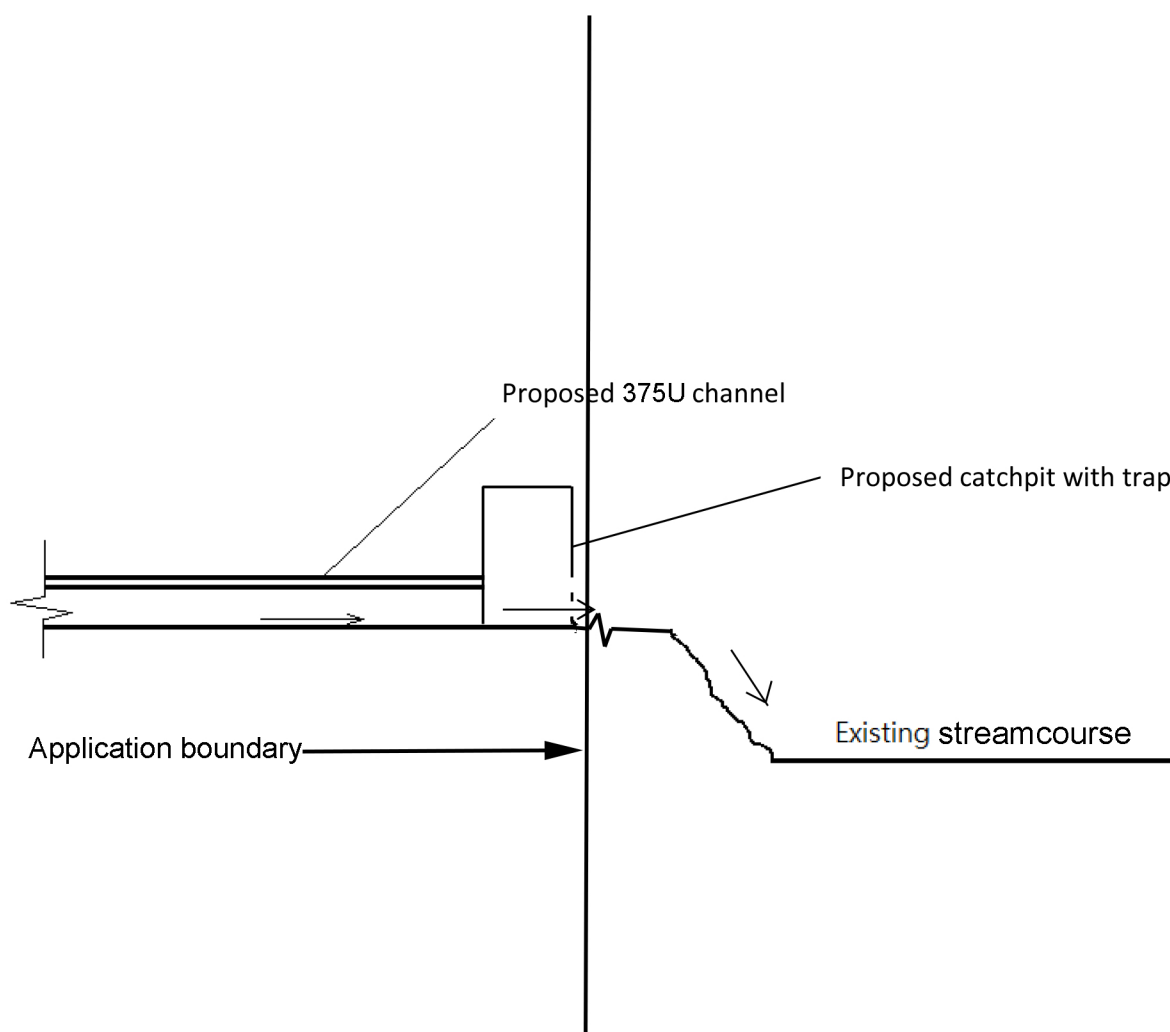
Yours faithfully,

A handwritten signature in black ink, appearing to be 'Patrick Tsui'.

Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Aileen CHENG) – By  
Email



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Connection Details at the Streamcourse

Remarks 備註:

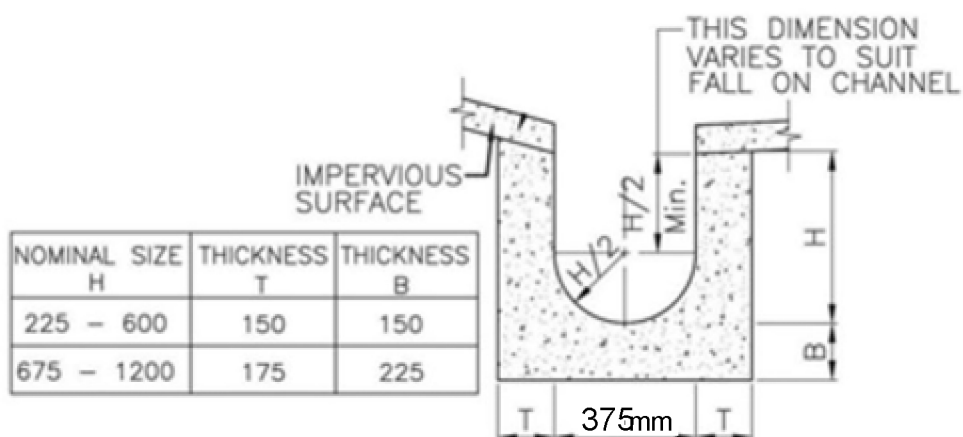
Drawing No. 圖號:

Figure 6

Scale 比例:

1:1000





**DETAILS OF U-CHANNEL**  
 (REFERENCE : FIG. 8.11 OF  
 GEOTECHNICAL MANUAL FOR SLOPES)  
 (N.T.S.)

Project 項目名稱:

Proposed Temporary Place of  
 Recreation, Sports or Culture (Hobby  
 Farm) for a Period of 3 Years at Lot  
 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

Details of Proposed  
 Surface U-channel

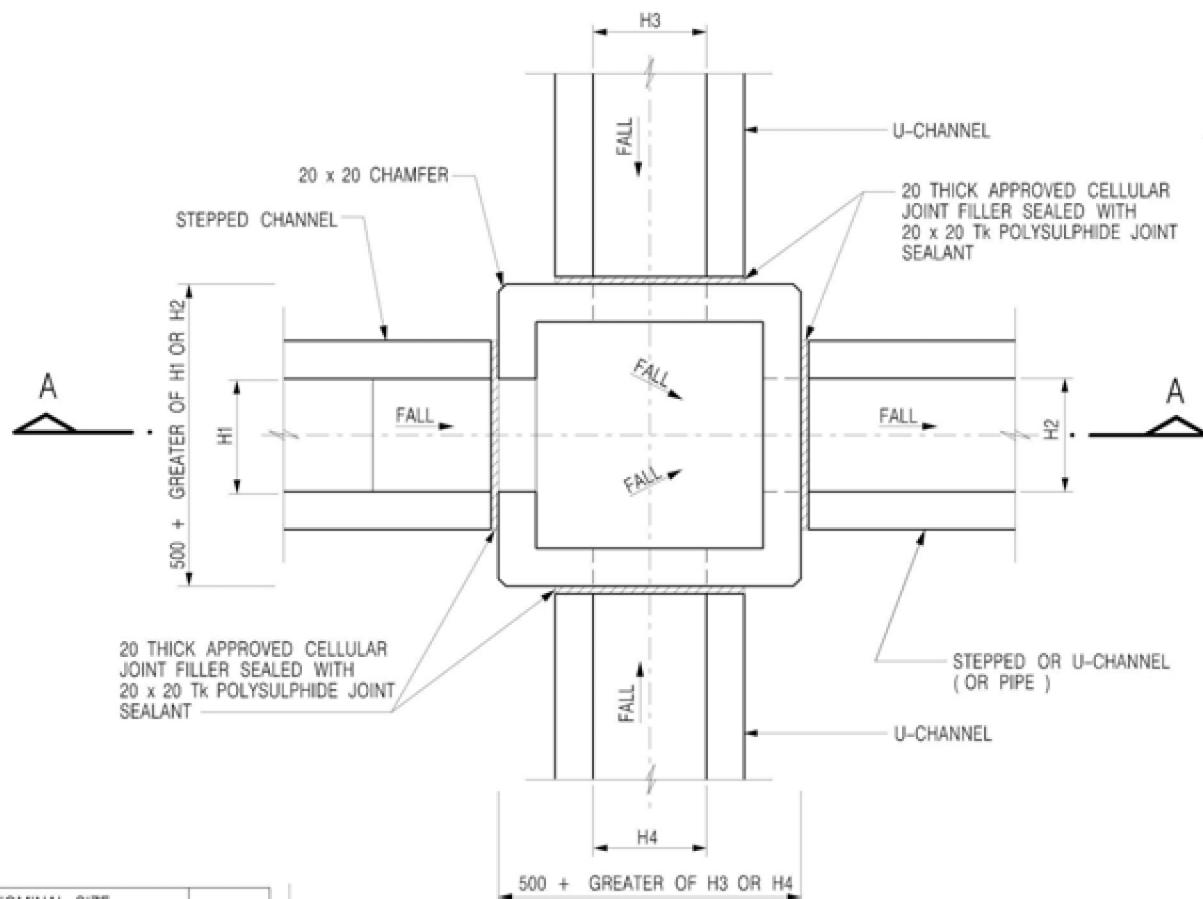
Remarks 備註:

Drawing No. 圖號:

Figure 7

Scale 比例:

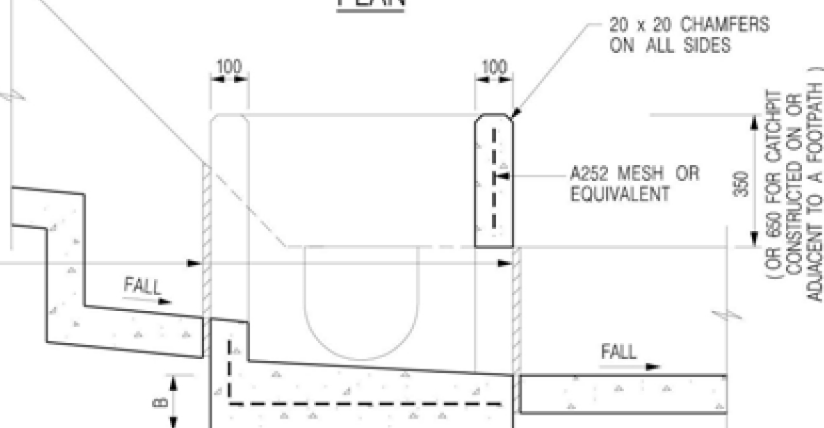
Not to scale



PLAN

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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

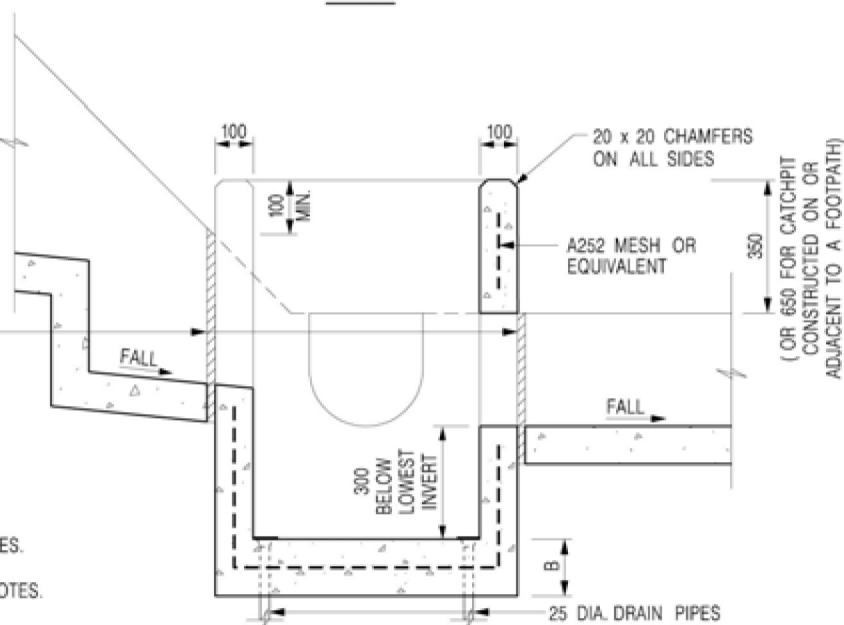
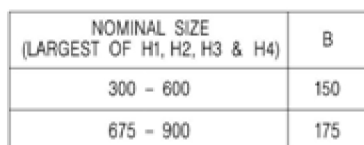
Remarks 備註:

Drawing No. 圖號:

Figure 8

Scale 比例:

Not to scale



Not to scale

Total: 4 pages

Date: 4 December 2023

TPB Ref.: A/NE-TK/778

By Email

Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.**

Our response to the comments of the CE/MN, DSD is found below:

CE/MN, DSD's comments	Applicant's response
(a) Covered u-channels should be provided on footpath or carriageway.	Covered u-channels would be provided on footpath.
(b) Please specify the details of the proposed stormwater drainage facilities between the proposed catchpit with trap at the application site boundary and the discharge point at the existing streamcourse.	A 375mm surface U-channel with gratings will be provided in between of the catchpit with trap at the application site boundary and the discharge point at the existing streamcourse.
(c) The drainage flow path from the drainage facilities within the site and from the rooftop of the proposed structure to the public drainage system/streamcourse/sea/any recognized drainage facilities shown in LandsD map should be provided in association with supporting site photos.	Noted. Please see attached photos. Photo viewpoint is shown in Figure 4.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui



c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Aileen CHENG) – By Email



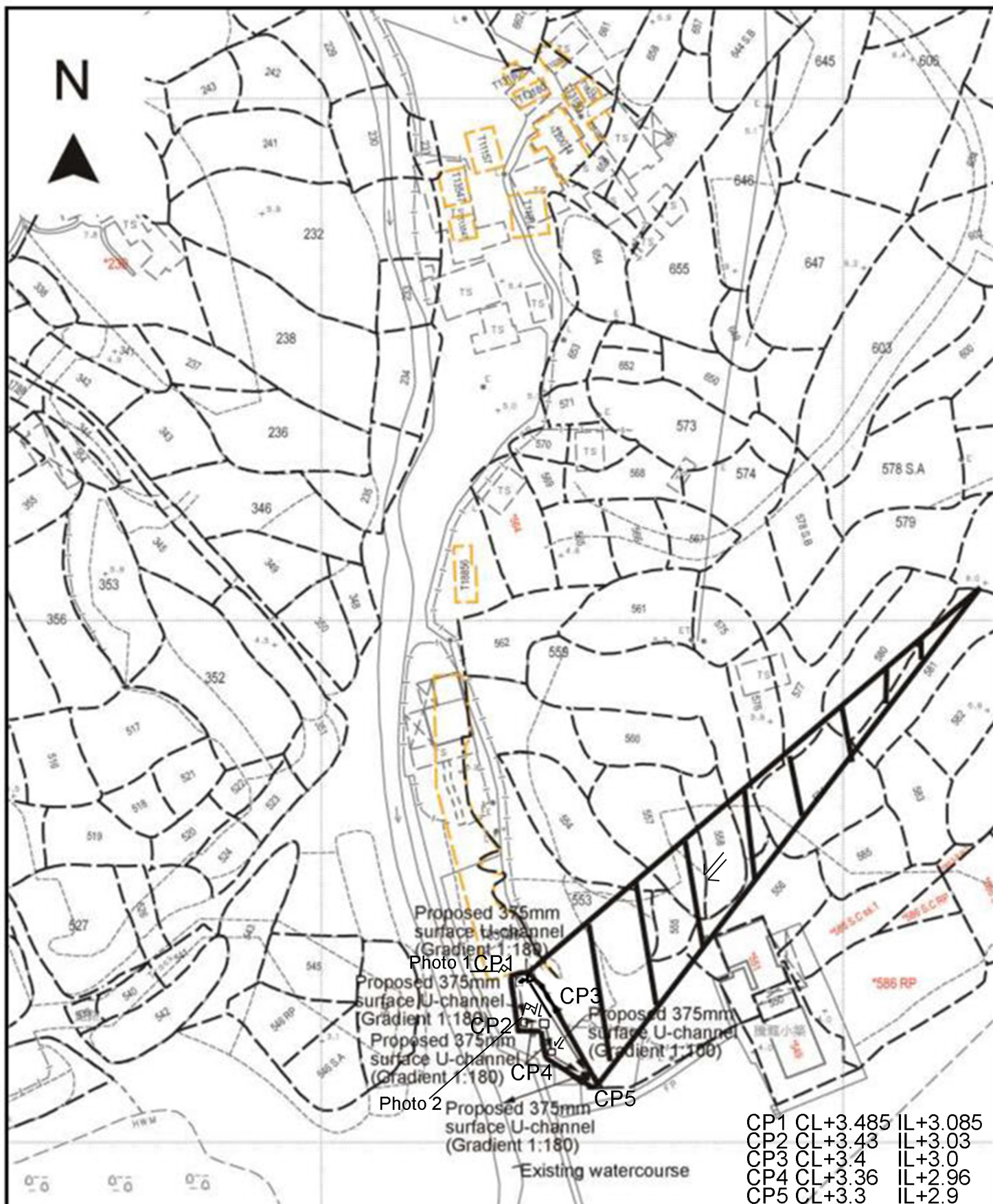
Photo 1



Photo 2







Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 552 (Part) in D.D.17, Tai Po, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+3.3 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

External catchment

■ Catchpit with sand trap

Scale 比例:

1:1000

**Similar Applications in the Vicinity of the Site**  
**within the Same “AGR” Zone in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-TK/678	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land	20.11.2020
A/NE-TK/687	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- the Site consists of Lot 552 in D.D. 17. The lot is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval from the Government; and
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto. In the event that the existing footpath to the Site encroached onto private lot(s) and Government Land Licence(s), the applicant shall liaise with the concerned lot owner(s)/licence holders for a right of access over these land.

**2. Agriculture**

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

- the Site is mainly zoned “AGR” and possesses potential for agricultural rehabilitation. He has no strong view on the application.

**3. Landscape**

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

- no objection to the application from landscape planning perspective; and
- the Site is located in an area of rural coastal plains landscape character comprising village houses, temporary structures and tree clusters. The proposed use is not incompatible with the landscape character of the surrounding areas. The Site is currently covered by self-seeded vegetation. There are two existing trees of common species within or in close proximity to the northern part of the Site which is reserved for farm area. No significant landscape resource is observed. Significant adverse impact on existing landscape resources arising from the proposed use is not anticipated.

**4. Environment**

Comment of the Director of Environmental Protection (DEP):

- no environmental complaint in relation to the Site was received in the past three years.

## **5. Drainage**

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

- should the application be approved, an approval condition on submission and implementation of revised drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact on the adjacent areas.

## **6. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction.

## **7. Other Departments**

The following departments have no objection to/no adverse comment on the application:

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Head (Geotechnical Engineering Office) of Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) should the Town Planning Board (the Board) approve the application, the lot owners are required to submit an application for Short Term Waiver (STW) to LandsD if they wish to erect structures on the Site. LandsD will consider the STW application in accordance with the established procedures and guidelines. 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; and
  - (ii) the proposed structure and the proposed surface U-channel are very close to the lot boundaries. The applicant should make necessary actions to ensure the development, if approved, is within the Site to avoid illegal occupation of/unlawful works on Government land or any land boundaries disputes. The applicant should consider appointing an Authorized Land Surveyor at his own costs to set out the lot boundaries.
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) the applicant is reminded to preserve the existing trees within/in close proximity to the Site as far as practicable and excavation works near the trees should not be carried out to avoid damage of tree roots; and
  - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of works;
- (c) to note the comment of the Director of Environmental Protection (DEP) that the applicant should follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should demonstrate that he has already had/will provide stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity 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 to 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 development should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the 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;

- (ii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (iii) the following comments on the revised drainage proposal should be addressed in the formal submission of drainage proposal for compliance with approval condition:
  - (1) please indicate on Figure 4 the location of the covered U-channels and provide details of the covered u-channels;
  - (2) please provide the details of the proposed U-channels at the discharge point at the existing streamcourse. Design calculations and catchment delineation plan should be provided to demonstrate that the proposed 375UC between the catchpit with trap and the discharge point is hydraulically adequate; and
  - (3) please provide site photos showing the drainage flow path between the catchpit with trap at the site boundary and the discharge point at the existing streamcourse; and
- (iv) the applicant should note the following general comments/requirements:
  - (1) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;
  - (2) the applicant/lot owner is required to rectify/modify the drainage system if it is found to be inadequate and ineffective during operation. The applicant/lot owner shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
  - (3) for works to be undertaken outside the project boundary, prior consent and agreement from DLO/TP, District Office/Tai Po (DO/TP) and/or relevant private lot owners should be sought;
  - (4) the applicant/lot owner should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the applicant/lot owner would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
  - (5) the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage

works will not cause any adverse drainage or environmental impacts in the vicinity, and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from this project and all upstream catchments;

- (e) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comment of the Commissioner for Transport (C for T) that the Site is not accessible by vehicles and is only accessible by walking from Ting Kok Road. The existing footpath access connecting Ting Kok Road and the Site is not under Transport Department's management. The land status, management and maintenance responsibilities of the footpath access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) before any new buildings works (including containers/open sheds as temporary buildings, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the Buildings Authority (BA), should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing buildings works or UBW on the Site under the BO;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and

- (vi) the applicant's attention is also drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (B(SSFPD&L)R) in respect of disposal of foul water and surface water respectively; and
- (vii) detailed checking under the BO will be carried about at building plan submission stage.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/NE-TK/778 DD 17 Ting Kok**

26/06/2023 02:37

From:

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

File Ref:

A/NE-TK/778

Lot 552 in D.D. 17, Ting Kok, Tai Po,

Site area: About 162sq.m

Zoning: Agriculture" and "Open Space"

Applied use: Hobby Farm / Vehicle Parking??

Dear TPB Members,

Strong Objections. The application is a ruse to get approval for considerable excavation of land and around 45% of the lot itself would be built on.

Such a small site does not make for a viable commercial enterprise nor is it appropriate or efficient land use to allow toilets, etc on such a small footprint.

Members should reject application as the true intention is Destroy to Build or brownfield operation.

Mary Mulvihill