

2024年 4月 1 日

Appendix I of RNTPC  
Paper No. A/NE-TK/797

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。

11 APR 2024

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

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 Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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-TK/797
	Date Received 收到日期	11 APR 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. 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)

YU CHI KIN 俞志堅

### 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)

N.A. 不適用

### 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 NO. 674S.A, NO. 674S.B, NO. 674S.C AND NO. 674RP IN D. D17, TAI PO, N.T. 大埔丈量約份第17約地段第 674S.A, 674S.B, 674S.C 及 674RP 號
(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 ..... 556 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 45 ..... 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. 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TK/19 (汀角分區計劃大綱圖)
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR 農業
(f) Current use(s) 現時用途	TEMPORARY FARM, SHOP AND SERVICES (RETAIL SHOP) (PODIUM OF 10CM IN DEPTH) 臨時休閒農莊, 商店及服務行業 (零售商店) (連填土工程地台約十厘米厚) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)" #.  
根據土地註冊處截至 ..... 2024 ..... 年 ..... 3 ..... 月 ..... 5 ..... 日的記錄, 這宗申請共牽涉 ..... 2 ..... 名「現行土地擁有人」 #。

(b) The applicant 申請人 -

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

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

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

- ☒ has notified ..... "current land owner(s)"<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)
1	NO. 674A, 674R.P IN D.D17	05/10/2024

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

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

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

(b) Effective period of permission applied for  
申請的許可有效期☐ year(s) 年 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 .....sq.m ☐ About 約

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

.....

.....

.....

.....

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

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間				
<p>.....</p> <p>.....</p>				
(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 type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)				
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>		
	No 否	<input type="checkbox"/>		
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約		
	No 否	<input 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	<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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/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/ NE-TK / 706
(b) Date of approval 獲批給許可的日期	25 / 06 / 2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	25 / 06 / 2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<p>TEMPORARY FARM, SHOP AND SERVICES (RETAIL SHOP)          (PODIUM OF 10 CM IN DEPTH)          臨時休閒農莊, 商店及服務行業 (零售商店)          (填填土工程地台的十厘米厚)</p>
(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 checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因:</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足, 請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 ..... 3 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**7. Justifications 理由**

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

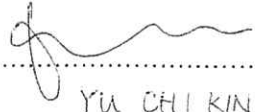
有關 A / NE-TK / 706 許可屆滿日期期限將至，本人  
希望繼續經營，懇請貴局能批准是次續期三年的許可  
申請。

**8. Declaration 聲明**

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

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

Signature  
簽署

  
YU CHI KIN 俞志堅

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

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

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

N.A 不適用

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

Date 日期

26 / 03 / 2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOTS NO. 674 S.A, NO. 674 S.B, NO. 674 S.C AND NO. 674 RP IN D.D17, TAI PO, N.T. 大埔文景邨份第17約地段第674SA, 674S.B, 674S.C及674RP號	
Site area 地盤面積	556	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	SINE - TK / 19	
Zoning 地帶	AGR 農業	
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	RENEW OF TEMPORARY FARM, SHOP AND SERVICES (RETAIL SHOP) (PODIUM OF 10CM IN DEPTH) FOR A PERIOD OF 3 YEARS. 臨時休閒農莊, 商店及服務行業 (零售商店) (連填土工程地台的十厘米厚) 續期三年	







(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 m 米 <input 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	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

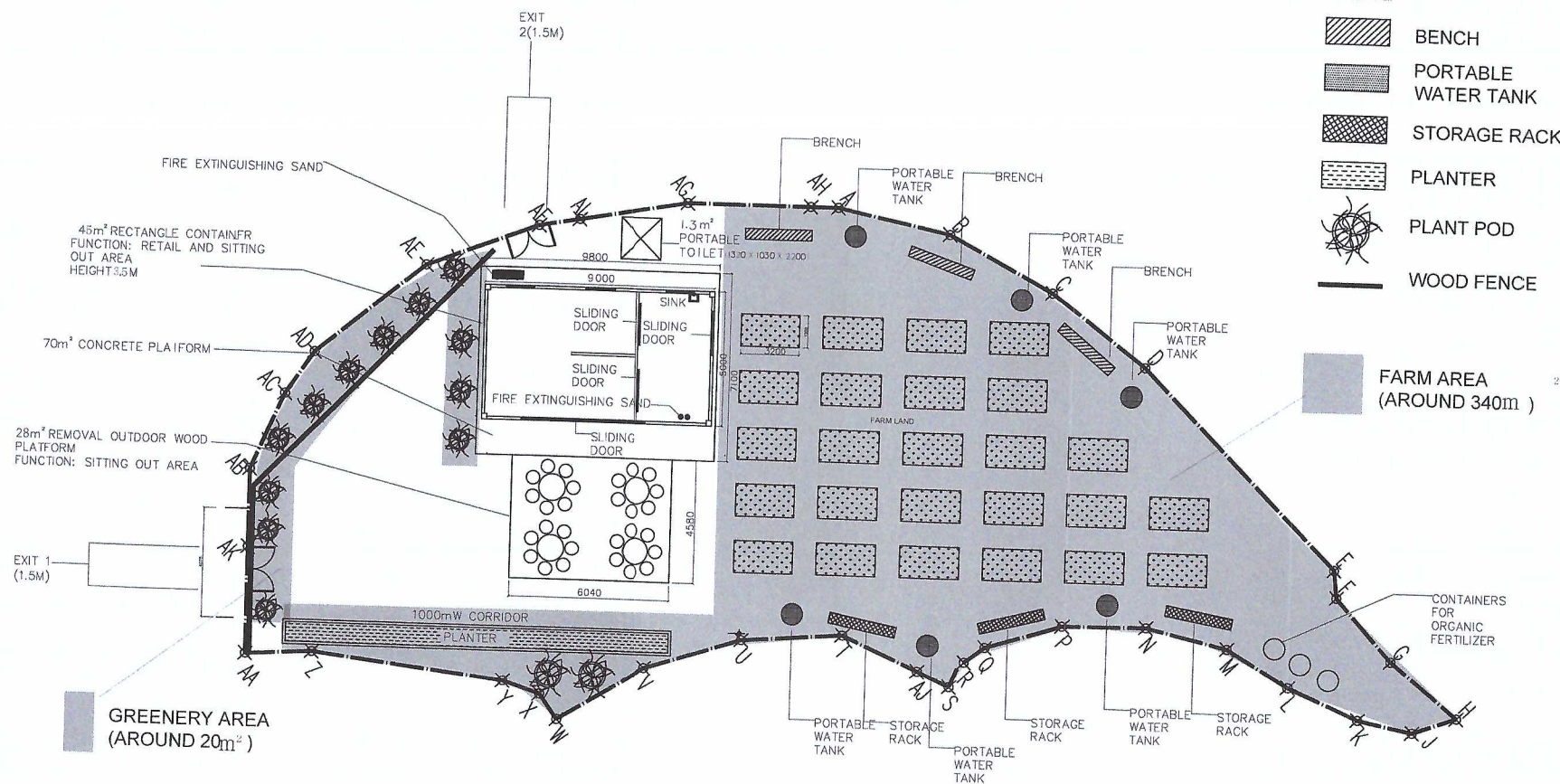
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<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 type="checkbox"/>
<hr/>		
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。

## LEGEND:

-  FARM LAND  
 BENCH  
 PORTABLE WATER TANK  
 STORAGE RACK  
 PLANTER  
 PLANT POD  
 WOOD FENCE



LAYOUT PLAN

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.:

SK-SP-05

LOT NO.:

DD17 LOT 674

SCALE.: 1:125



## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference:  
本署檔號 Our Reference: TPB/A/NE-TK/706  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

郵寄及電郵  
(共兩頁+附件)

俞志堅先生

俞先生：

履行規劃許可附帶條件(a)項  
在劃為「農業」地帶的大埔丈量約份第 17 約地段  
第 674 號 A 分段、第 674 號 B 分段、第 674 號 C 分段及第 674 號餘段  
闢設臨時休閒農場及經營商店及服務行業（零售商店）  
（為期三年），並進行填土工程  
（申請編號 A/NE-TK/706）

就你履行上述規劃許可附帶條件(a)項有關提交排水建議的來信及附加資料，本署已分別於二零二三年八月二十八日及九月二十五日收悉，現回覆如下：

渠務署總工程師／新界北已審視你提交的文件，並確認上述申請的規劃許可附帶條件(a)項經已履行。他的指引性質意見刊載於附錄 I（只提供英文文本）。請盡快落實已獲接納的排水建議，並於完成有關工程後通知本署，以履行餘下規劃許可附帶條件。

如你對排水建議有任何疑問，請與渠務署何美鎔女士（電話：2300 1364）聯絡。如你有任何其他疑問，請與本署鄭嘉欣女士（電話：2158 6018）聯絡。

規劃署署長

（ 陳巧賢

代行 ）

二零二三年九月二十五日

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/NE-TK/706  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

郵寄

(共兩頁+附件)

俞志堅先生

俞先生：

履行規劃許可附帶條件(b)項  
在劃為「農業」地帶的大埔丈量約份第 17 約地段第 674 號 A 分段、  
第 674 號 B 分段、第 674 號 C 分段及第 674 號餘段  
闢設臨時休閒農場及經營商店及服務行業（零售商店）  
（為期三年），並進行填土工程  
（申請編號 A/NE-TK/706）

就你履行上述規劃許可附帶條件(b)項的來信及補充資料，本署已分別於二零二三年十一月二日及十一月十五日收悉，現回覆如下：

渠務署總工程師／新界北已審視你提交的文件，確認規劃許可附帶條件（b）項經已履行。他的指引性質意見刊載於附錄 I（只提供英文文本）。

如你對落實排水設施有任何疑問，請與渠務署何美鎔女士（電話：2300 1364）聯絡。如你有任何其他疑問，請與本署鄭嘉欣女士（電話：2158 6018）聯絡。

規劃署署長

（ 陳巧賢

代行 ）

二零二三年十二月一日

有關之前規劃許可附帶條件(a)及(b)的  
Approved Proposal (For reference)

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

(For the attention of Ms. Margaret CHAN)

**Temporary Hobby Farm, Shop and Services (Retail Shop)**  
**For a Period of 3 years and Filling of Land in 'Agriculture' Zone,**  
**Lots 674 S.A, 674 S.B, 674 S.C and 674 RP in D.D. 17, Tai Po**  
**(Section 16A Application No. A/NE-TK/706/7)**

I refer to PlanD's correspondence ref. TPB/A/-NE-TK/706-7 dated 12 July 2023 regarding the subject planning application proposal.

I am pleased to attach a table of our responses to DSD's comments provided via PlanD's correspondence.

Should you have any inquiries, please feel free to contact the undersigned.

Yours Sincerely

Frankie Yu  
(The Applicant)



Comments from MND/DSD via PlanD's letter ref. TPB/A/-NE-TK/706-7 dated 12 July 2023	Our Responses
(a) Surface channels should be provided along the perimeter of the site to collect all the runoff generated from the site or passing through the site, and discharge the runoff collected to a proper discharge point. Please review.	Surface channels are proposed at the southeast side of the site to collect the runoff passing through the site. The runoff will be collected in catchpit which will be pumped to the public u-channel in the vicinity. The proposed drainage layout plan is attached.
(b) Please justify the adopted runoff coefficient.	The subject site is mainly composed of small parcels of farms and planter areas for agricultural and amenity purposes respectively. Meanwhile the adjoining area is natural area with scattered trees, shrubs and grass. The subject site and associated catchment area is considered in flat in general. Without any past flooding records, the runoff coefficients of 1.0 is selected conservatively for the grassland (flat and sandy soil) and an average value of 0.875 for the concrete surface in accordance with recommended and respective ranges of 0.05 – 0.15 and 0.80 – 0.95 as set out from the Storm Drainage Manual.
(c) The rainfall intensity should be increased by 16% according to Table 28 of Stormwater Drainage Manual Corrigendum No. 1/2022.	Noted. Although the application is submitted for the temporary hobby farm for a duration of 3 years, the climate change impact of rainfall increase in 13.8% accounting for the end of 21 <sup>st</sup> century is incorporated into the hydraulic assessment. The revised hydraulic impact assessment is attached in Annexes 1 and 1A for your reference.
(d) Item (d) in Appendix I of Planning Department's letter to you dated 15 March 2022 had not yet been addressed. The drainage flow path from the rooftop of the structure to the public drainage system/ streamcourse / sea/ any recognised drainage facilities shown in map of Lands Department should be provided in association with supporting site photos.	Glutters and downpipes with surface channels are proposed to collect and convey the runoff the structure to the public drainage facility. The site photos are attached Annex 2.

Existing Drainage Condition:

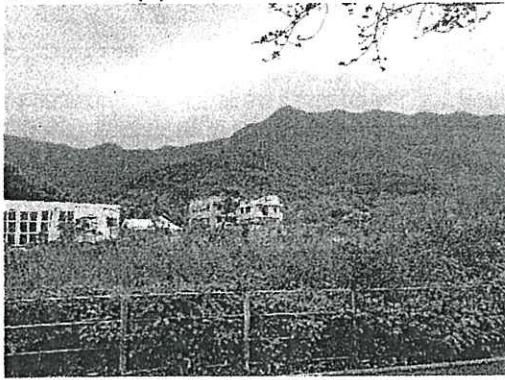
- 
- The site plan illustrates the proposed site (shaded area) and its relationship to existing infrastructure. Key features include:
- Existing watercourse:** Located to the northwest of the site.
  - Existing ditch:** A dashed line indicating a ditch to the north of the site.
  - Subject Site:** The central area of interest, labeled with a box.
  - Existing Outfall (about 1.2m in diameter):** Located to the southwest of the site.
  - Existing 450mm drainage pipe maintained by DSD:** A line with arrows indicating flow direction, located to the southeast of the site.
  - Proposed Construction:** Indicated by a dashed line and arrows, showing the layout of the proposed site.
  - Area 553.53 平方米:** A shaded area labeled with its area in square meters.
  - Other Labels:** "山寮路組合支路" (Shan寮 Road Combination Branch Road), "汀角路" (Ting Kuo Road), "B座" (Building B), and "C座" (Building C) are also visible.

Figure 1 – Location Map overlaying drainage facilities



4. The photos showing the subject site, adjoining area of the subject site and the existing drainage facilities are provided as follows:

Site Photo (a)



Site Photo (b)



Site Photo (c)



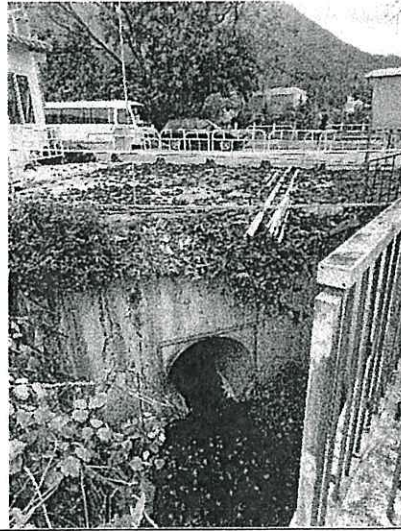
Site Photo (d)



Site Photo (e)



Site Photo (f)



Hydraulic Assessment on existing drainage facilities:

5. Based on the spot ground levels available from the LandsD map and existing drainage facilities, the surface runoff of the subject site would be collected by the existing u-channels at south of the site. Meanwhile, the surface runoff of the public road namely Shan Nam Road, Shan Liu Road and Ting Lok Road would be collected by their road



drainage system. The stormwater of the subject site and its surrounding area would be conveyed to the watercourse via the pipe in diameter of 450mm. The relevant catchment area is shown in figure 2 below:

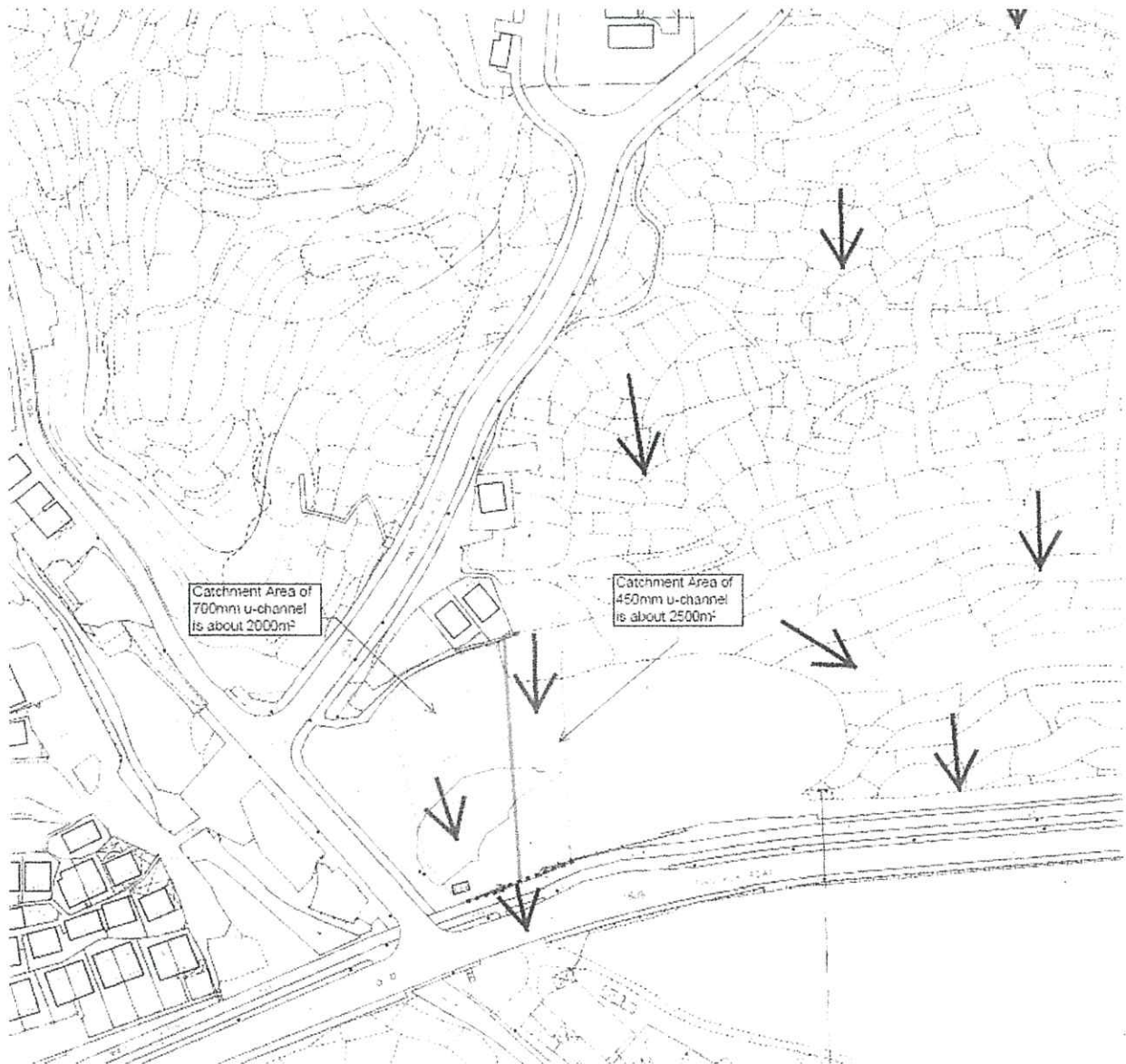


Figure 2 Catchment plan

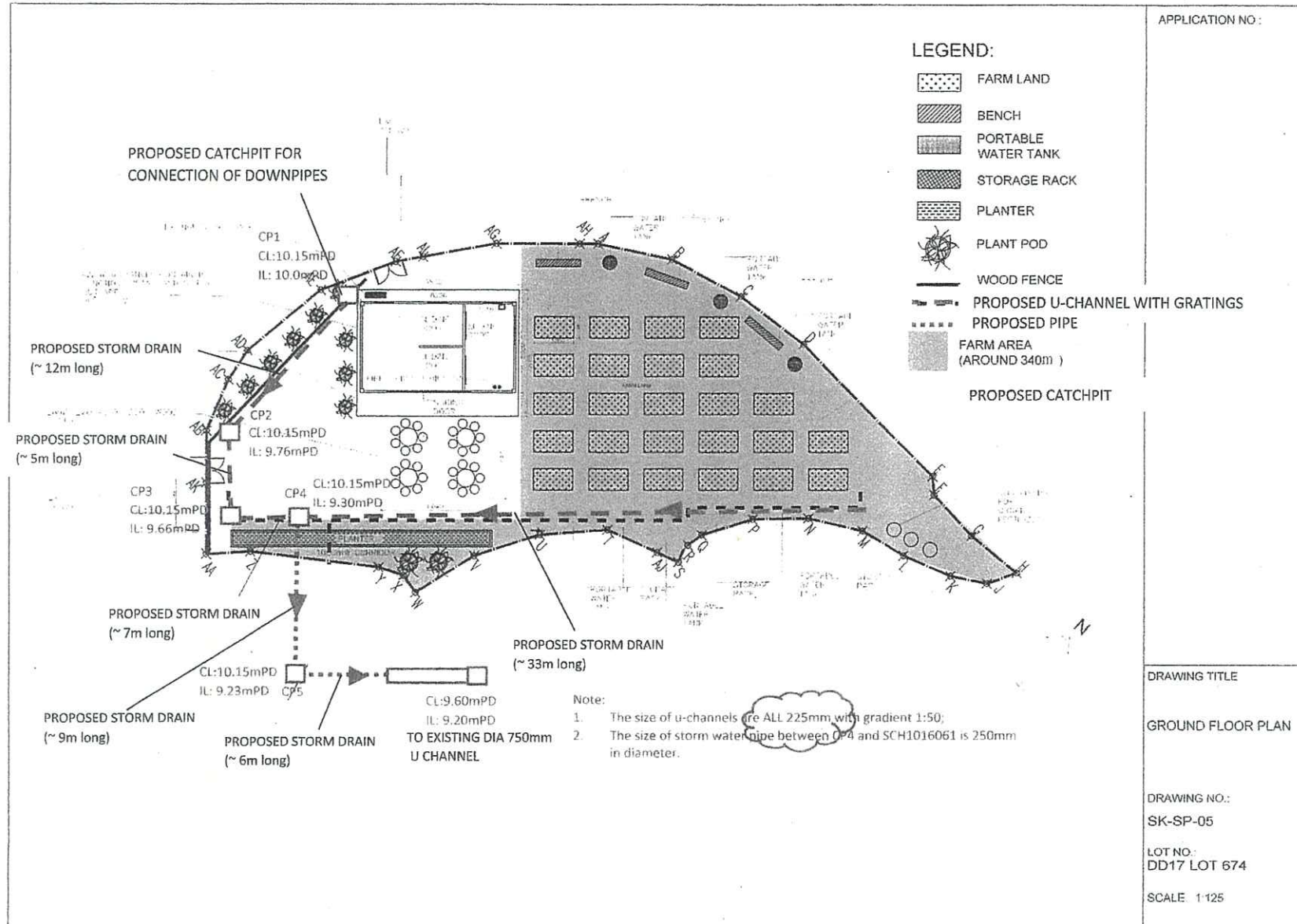
6. The hydraulic checking on the capacity of the pipes in 450mm in diameter across Ting Kok Road is attached in Annex 1A. Based on the hydraulic check, there is sufficient hydraulic capacity of the pipes and the minor change of the farmland to shed would have adverse impact to the existing drainage system.
7. No flooding records at this location have been reported over the past 8 years.



**Conclusion:**

8. The subject site remains the agricultural use in majority and the minor surface runoff generated from the shed will have no adverse impact to the existing drainage facilities.

# Drainage Layout Plan (Proposed Works)



Reference	Pipe Flow Analysis	Remarks																																																																																																																																																												
	<p><b>1. Introduction</b> The existing drainage facilities of the subject site mainly involved: 700mm u-channel 450mm u-channel 450mm drainage pipe</p> <p><b>1.1 Design Basis</b> (a) Stormwater Drainage Manual, Drainage Services Department, 2018 (SDM)</p> <p><b>1.2 General Design Parameters</b> (a) Design return period – 1 in 5 years (2-5 years for agricultural use) (b) Minimum allowable flow velocity – 1 m/s (Self-cleansing velocity) (c) Maximum allowable flow velocity – 3 m/s (Limited velocity to avoid erosion and damages)</p> <p><b>2.1 Design Parameters</b> (a) Storm contours</p> <p>SDM Table 3a For a design return period of 1 in 5 years, the updated storm constants are: a = -489.2, b = 3.36, c = 0.429</p> <p>SDM Table 7.5.2 (b) Runoff coefficient, C:</p> <table><tr><th></th><th>Asphalt</th><th>Concrete</th><th>Brick</th><th>Flat</th><th>Slope</th><th>Flat</th><th>Slope</th></tr><tr><td></td><td>0.825</td><td>0.875</td><td>0.775</td><td>0.19</td><td>0.3</td><td>0.1</td><td>0.175</td></tr></table> <p><b>2.2 Catchment Area</b> The length of drain path is the flow distance for the stormwater collected in pipes or channels to flow from the inlet to the outlet. The design rainfall duration is taken as the maximum time of concentration of all sub-catchment areas contributing to the drainage outlet. Each drainage outlet has its own particular design rainfall duration. The design rainfall intensity is obtained by increasing the rainfall intensity by a factor 13.8 % on top of the rainfall to incorporate climate change effect (end 21st century).</p> <p>SDM Table 28</p> <table><tr><th>Catchment No.</th><th>Plot Area</th><th>Average Slope</th><th>Flow Distance</th><th>Inlet Time<sup>1</sup></th><th>Surface Characteristics (%)</th><th>Grassland (heavy soil) - Flat</th><th>Grassland (heavy soil) - Slope</th><th>Grassland (heavy soil) - Flat</th><th>Grassland (heavy soil) - Slope</th><th>Grassland (heavy soil) - Flat</th><th>Grassland (heavy soil) - Slope</th><th>Effective Runoff Coefficient</th></tr><tr><td></td><td></td><td></td><td>L (m)</td><td>T<sub>a</sub> (min)</td><td>Asphalt</td><td>Concrete</td><td>Brick</td><td>Grassland (heavy soil) - Flat</td><td>Grassland (heavy soil) - Slope</td><td>Grassland (heavy soil) - Flat</td><td>Grassland (heavy soil) - Slope</td><td>C</td></tr><tr><td>1</td><td>4500</td><td>7.111</td><td>45.000</td><td>3.996</td><td>0</td><td>5</td><td>0</td><td>0</td><td>0</td><td>95</td><td>0</td><td>0.139</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0.00062</td></tr></table> <p>Notes: (1) Inlet time (i.e. time taken for runoff to flow from summit of catchment to inlet of drainage system) calculated based on the Manning-Strickler's Equation.</p> <p>SDM Cl. 7.5.2</p> <p><b>3.1 Assumptions</b> (a) The flow would initially be assumed to be turbulent in the calculation. Reynolds Number (Re) would be calculated to verify if the flow is turbulent or laminar. (b) The flow is steady uniform. (c) In estimating the flow time, the flow is assumed to be flowing at the maximum allowable velocity at 3 m/s. This results in a shorter time of concentration and is therefore on the conservative side.</p> <p>SDM Cl. 9.3</p> <p><b>3.2 Design Parameters</b> (a) Flow area reduction due to situation = 5 % if gradient is greater than 1 in 25, otherwise 0 % (b) Typical kinematic viscosity of stormwater = 0.000001 m<sup>2</sup>/s (c) Acceleration due to gravity g = 9.81</p> <p><b>3.3 Accumulated Discharge</b> Source of Discharge: Rainwater Return Period T (years): 5 Pipe No.: PIPE1 Catchment: 1 a: 489.2 b: 3.36 c: 0.429</p> <p><b>3.4 Estimation of Pipe Flow</b> Only pipe flows under full-bore condition will be considered in the calculation since the flow capacity would be more critical.</p> <table><tr><th>Pipe No.</th><th>Manchette No.</th><th>Pipe Diameter</th><th>Cover Level US</th><th>Cover Level DS</th><th>Invert Level US</th><th>Invert Level DS</th><th>Pipe Length</th><th>Pipe Gradient</th><th>Wetted Perimeter</th><th>Flow Area</th><th>Hydraulic Radius</th><th>Reynolds Number</th><th>Flow Capacity</th><th>Flow Time</th><th>Accumulated Inlet Time</th><th>Time of Concentration</th><th>Design Rainfall Intensity</th><th>Peak Discharge</th><th>Pipe Utilization</th><th>Capacity Check</th><th>Velocity Check</th></tr><tr><td>PIPE1 (100mm/4")</td><td>Inlet to Outlet (0.010/0.044)</td><td>450</td><td>0.15</td><td>0.12</td><td>0.12</td><td>0.12</td><td>17.50</td><td>0.2</td><td>0.414</td><td>0.150</td><td>0.113</td><td>2,456</td><td>276200</td><td>1.060</td><td>1.093</td><td>233.802</td><td>1 (mm/hr) 266.00*</td><td>0.030 m<sup>3</sup>/s 106.343 m<sup>3</sup>/hr</td><td>Q<sub>0</sub>/Q<sub>100</sub> % 8.40</td><td>OK</td><td>OK</td></tr></table> <p><b>4.1 Estimation of Flow of u-channel</b> Notes: (i) Manning equation is used for hydraulic calculation. (ii) The critical section of u-channel near CP-4 is used for checking the hydraulic capacity.</p> <p>SDM Table 12</p> <p>V = 2.01 m/s Cross-section main velocity (m/s)</p> <p>SDM Table 13</p> <p>where: n = 0.012 S<sub>y</sub> = 0.02 R = 0.070 Hydraulic radius (m)</p> <p>Q = 0.337 m<sup>3</sup>/s Q<sub>0</sub> = 0.87 % Flow capacity of U-channel</p> <p><b>4.2 Estimation of Flow of drain-pipe</b></p> <table><tr><th>Pipe No.</th><th>Manchette No.</th><th>Pipe Diameter</th><th>Cover Level US</th><th>Cover Level DS</th><th>Invert Level US</th><th>Invert Level DS</th><th>Pipe Length</th><th>Pipe Gradient</th><th>Wetted Perimeter</th><th>Flow Area</th><th>Hydraulic Radius</th><th>Reynolds Number</th><th>Flow Capacity</th><th>Flow Time</th><th>Accumulated Inlet Time</th><th>Time of Concentration</th><th>Design Rainfall Intensity</th><th>Peak Discharge</th><th>Pipe Utilization</th><th>Capacity Check</th><th>Velocity Check</th></tr><tr><td>PIPE2</td><td>Inlet to Outlet (1.04 to 2.01/0.044)</td><td>250</td><td>0.15</td><td>0.15</td><td>0.15</td><td>0.15</td><td>15.00</td><td>0.2</td><td>0.785</td><td>0.047</td><td>0.063</td><td>1,324</td><td>52780</td><td>1.060</td><td>1.093</td><td>234.063</td><td>1 (mm/hr) 266.364</td><td>0.030 m<sup>3</sup>/s</td><td>Q<sub>0</sub>/Q<sub>100</sub> % 50.54</td><td>OK</td><td>OK</td></tr></table>		Asphalt	Concrete	Brick	Flat	Slope	Flat	Slope		0.825	0.875	0.775	0.19	0.3	0.1	0.175	Catchment No.	Plot Area	Average Slope	Flow Distance	Inlet Time <sup>1</sup>	Surface Characteristics (%)	Grassland (heavy soil) - Flat	Grassland (heavy soil) - Slope	Grassland (heavy soil) - Flat	Grassland (heavy soil) - Slope	Grassland (heavy soil) - Flat	Grassland (heavy soil) - Slope	Effective Runoff Coefficient				L (m)	T <sub>a</sub> (min)	Asphalt	Concrete	Brick	Grassland (heavy soil) - Flat	Grassland (heavy soil) - Slope	Grassland (heavy soil) - Flat	Grassland (heavy soil) - Slope	C	1	4500	7.111	45.000	3.996	0	5	0	0	0	95	0	0.139													0.00062	Pipe No.	Manchette No.	Pipe Diameter	Cover Level US	Cover Level DS	Invert Level US	Invert Level DS	Pipe Length	Pipe Gradient	Wetted Perimeter	Flow Area	Hydraulic Radius	Reynolds Number	Flow Capacity	Flow Time	Accumulated Inlet Time	Time of Concentration	Design Rainfall Intensity	Peak Discharge	Pipe Utilization	Capacity Check	Velocity Check	PIPE1 (100mm/4")	Inlet to Outlet (0.010/0.044)	450	0.15	0.12	0.12	0.12	17.50	0.2	0.414	0.150	0.113	2,456	276200	1.060	1.093	233.802	1 (mm/hr) 266.00*	0.030 m <sup>3</sup> /s 106.343 m <sup>3</sup> /hr	Q <sub>0</sub> /Q <sub>100</sub> % 8.40	OK	OK	Pipe No.	Manchette No.	Pipe Diameter	Cover Level US	Cover Level DS	Invert Level US	Invert Level DS	Pipe Length	Pipe Gradient	Wetted Perimeter	Flow Area	Hydraulic Radius	Reynolds Number	Flow Capacity	Flow Time	Accumulated Inlet Time	Time of Concentration	Design Rainfall Intensity	Peak Discharge	Pipe Utilization	Capacity Check	Velocity Check	PIPE2	Inlet to Outlet (1.04 to 2.01/0.044)	250	0.15	0.15	0.15	0.15	15.00	0.2	0.785	0.047	0.063	1,324	52780	1.060	1.093	234.063	1 (mm/hr) 266.364	0.030 m <sup>3</sup> /s	Q <sub>0</sub> /Q <sub>100</sub> % 50.54	OK	OK	
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# 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



# Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F., Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T.

來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/NE-TK/706  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

郵寄  
(共一頁)

俞志堅

俞先生：

履行規劃許可附帶條件(c)項  
在劃為「農業」地帶的  
新界大埔丈量約份第 17 約地段第 674 號 A 分段、  
第 674 號 B 分段、第 674 號 C 分段及第 674 號餘段  
臨時休閒農莊、商店及服務行業（零售商店）（為期 3 年）連填土工程  
(申請編號 A/NE-TK/706)

就你履行上述規劃許可附帶條件(c)項於二零二二年一月二十五日的來信，本署已於同日收悉，現回覆如下：

消防處處長已審視你提交的文件，並確認上述申請的規劃許可附帶條件(c)項經已履行。

如你對提供消防通道、滅火水源及消防裝置有任何疑問，請與消防處李亮嶠先生(電話：2733 7781)聯絡。如你有任何其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

( 陳巧賢

代行 )

二零二二年三月十五日

## 副本抄送：

總城市規劃師/城市規劃委員會 (1)

消防處處長

(經辦人：李亮嶠先生)

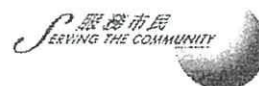
(傳真：2739 8775)

## 內部抄送：

地盤記錄

MC/TW/AC/JY/jy

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."





# 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 13 樓



# Planning Department

Sha Tin, Tai Po & North  
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來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/NE-TK/706  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

郵寄  
(共一頁)

俞志堅

俞先生：

履行規劃許可附帶條件(d)項  
在劃為「農業」地帶的  
新界大埔丈量約份第 17 約地段第 674 號 A 分段、  
第 674 號 B 分段、第 674 號 C 分段及第 674 號餘段  
臨時休閒農莊、商店及服務行業（零售商店）（為期 3 年）連填土工程  
(申請編號 A/NE-TK/706)

就你履行上述規劃許可附帶條件(d)項於二零二二年一月二十五日的來信及二零二二年五月十一日的補充資料，本署已於同日收悉，現回覆如下：

消防處處長已審視你提交的文件，並確認上述申請的規劃許可附帶條件(d)項經已履行。

如你對落實消防通道、滅火水源及消防裝置建議有任何疑問，請與消防處李亮嶠先生(電話：2733 7781)聯絡。如你有任何其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

( 陳巧賢

代行 )

二零二二年五月十三日

副本抄送：

總城市規劃師/城市規劃委員會 (1)

消防處處長

(經辦人：李亮嶠先生)

(傳真：2739 8775)

內部抄送：

地盤記錄

MC/TW/AC/JY/jy

## 有關規劃申請續期

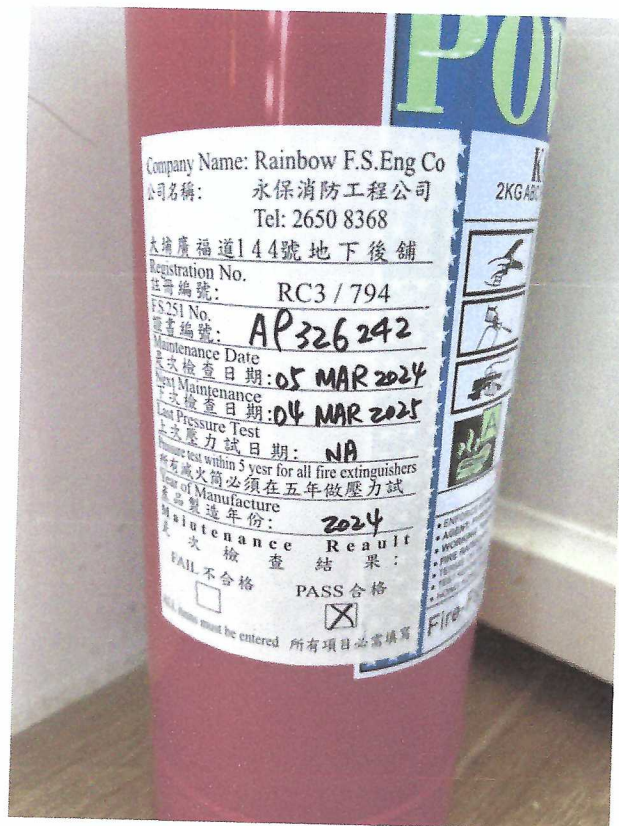
滅火筒擺放位置及証書等資料



# 滅火筒資料及擺放位置 - 2支2公斤乾粉劑手提滅火筒



滅火筒1.資料



滅火筒2.資料



滅火筒1.擺放位置

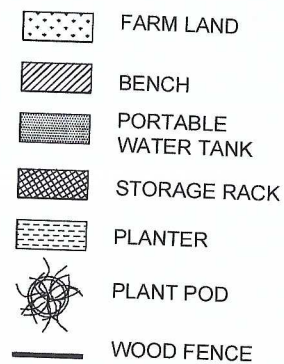


滅火筒2.擺放位置

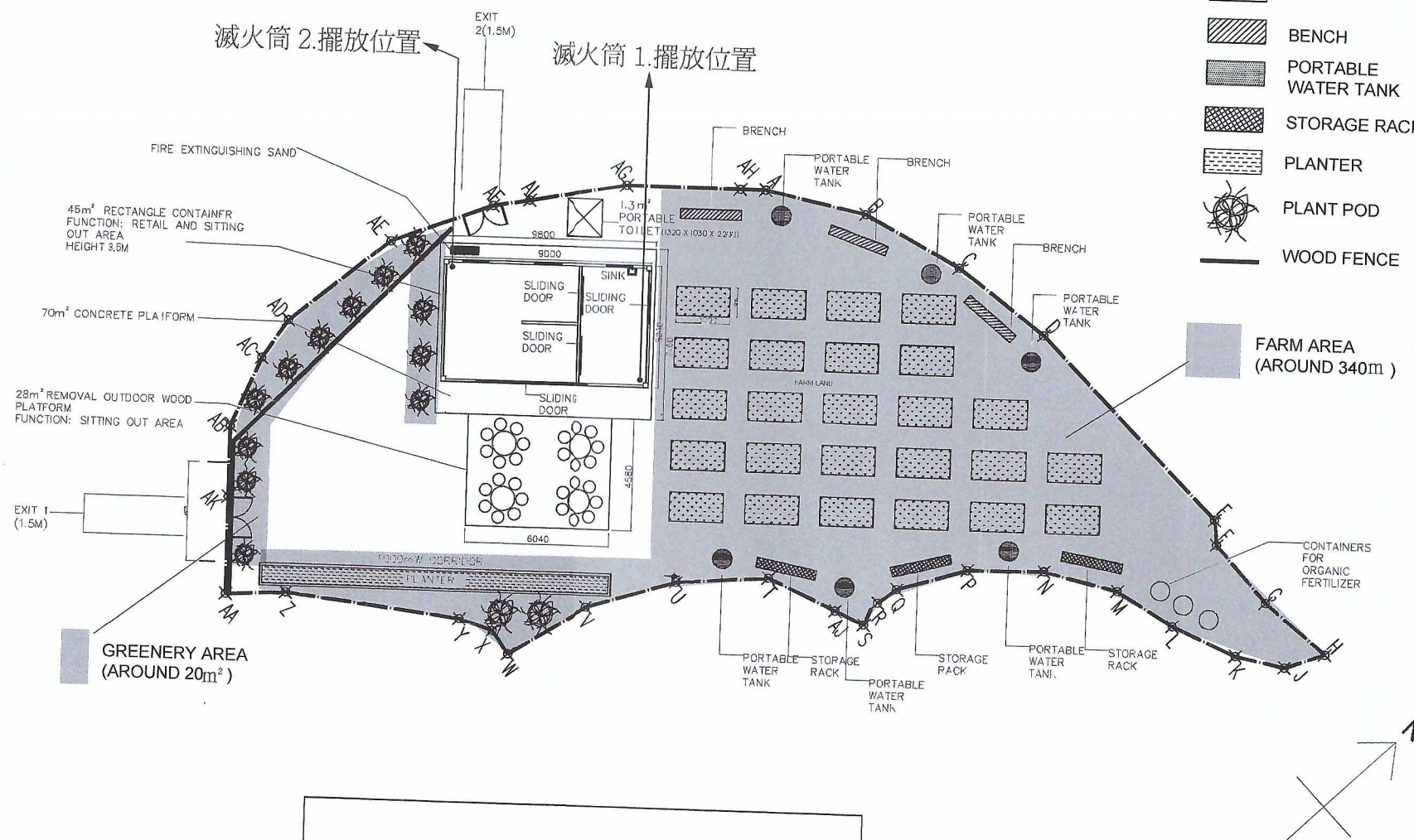


APPLICATION NO.:

LEGEND:



FARM AREA  
(AROUND 340m )



### 滅火筒擺放位置圖

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.:

SK-SP-05

LOT NO.:  
DD17 LOT 674

SCALE.: 1:125



FSD Ref.: \_\_\_\_\_  
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

A 9326242

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

俞志堅 :

Name of Building :

樓宇名稱

市地段: DD17 Lot No. 674A, B, C, RP

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

山寮路

Block :

座

District :

分區

大埔

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☒ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

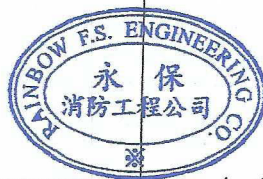
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			N/A		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	手提滅火筒		供應 2 支 2 公斤 乾粉劑滅火筒	符合消防處規定	05 Mar 2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			N/A	



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature :  
授權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

Lee Sai Kong

RC3 / 794

永保消防工程公司

05 Mar 2024

For FSD  
use only:

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他



From: Frankie Yu < >  
Sent: Tuesday, May 14, 2024 12:44 PM  
To: Aileen Ka Yan CHENG/PLAND < >  
Subject: Re: Application No. A/NE-TK/797

致城規會鄭小姐,

請看以下回覆:

- a) 有關已批准的填土工程, 已於約2015年完成, 至今2024年的申請續期, 也沒有進行任何新加或額外的填土工程。
- b) 有關零售商店的資料, 一如既往, 零售商店主要為售賣小量農作物種子、瓜苗及菜苗等, 供農友選購種植。而營業時間為逢星期二至日(11:00am-19:00pm)
- c) 有關短期豁免申請, 如果規劃申請續期獲得批准, 本人會立即向地政總處遞交有關修改STW條件的申請。

請知悉, 謝謝  
申請人  
俞先生  
TEL:

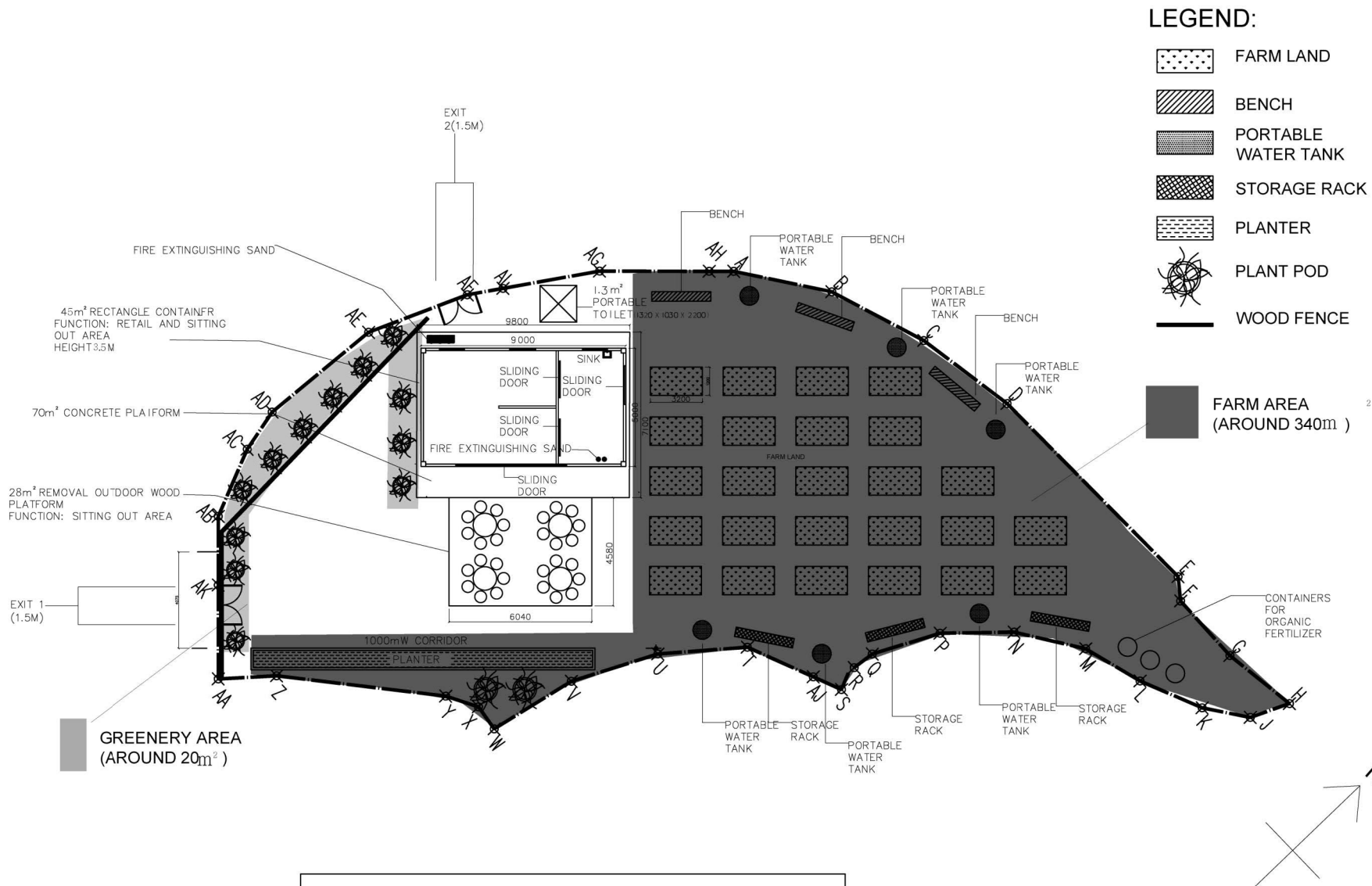
寄件者: Frankie Yu < >  
寄件日期: Wednesday, May 22, 2024 3:09 PM  
收件者:  
主旨: Re: Application No. A/NE-TK/797  
附件: Layout-plan-22.5.jpg  
  
類別: Internet Email

致規劃處鄭小姐,

請看附件為已修改的 Layout plan,  
請知悉, 謝謝

申請人  
俞生





DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.:

SK-SP-05

LOT NO.:

DD17 LOT 674

SCALE.: 1:125

**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/NE-TK/553	Proposed Temporary Hobby Farm, Shop and Services (Retail Shop) cum Site Formation for a Period of Three Years	7.8.2015
A/NE-TK/640	Renewal of Planning Approval for Temporary Hobby Farm, Shop and Services (Retail Shop) for a Period of Three Years cum Land Filling for a Concrete Platform (10cm in Depth)	15.6.2018
A/NE-TK/706	Temporary Hobby Farm, Shop and Services (Retail Shop) for a Period of Three Years and Filling of Land	25.6.2021

**Government Departments' General Comments**

**1. Agriculture**

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

- considering that there were planning approvals for the same use on the application site (the Site), he has no strong view on the current renewal application from agricultural perspective.

**2. 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;
- the Site is situated in an area of rural coastal plains landscape character surrounded by vegetation, farmlands and village houses in an area zoned “Village Type Development” to the west of the Site. By comparing the aerial photos taken in 2021 and 2023, there is no significant change in the landscape character since the last previous application was approved; and
- the Site is currently in operation with farms and a temporary structure. Some landscape planting are observed within the Site. It is noted that there are minor changes in the total floor area and building height of the temporary structure. Further adverse impact on the existing landscape resources arising from the continuous use of the Site for the applied uses is not anticipated.

**3. Environment**

Comment of the Director of Environmental Protection (DEP):

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

**4. Drainage**

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

- should the application be approved, approval conditions requiring submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.



## **5. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations and water supplies for fire-fighting being provided to his satisfaction.

## **6. Food and Environmental Hygiene**

Comment of the Director of Food and Environmental Hygiene (DFEH):

- there is currently no licence issued by Food and Environmental Hygiene Department covering the Site.

## **7. Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) the applicant should follow up with District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on their concerns as detailed in item (b) below;
- (b) to note the comment of the DLO/TP, LandsD that if the planning application is approved, the Short Term Waiver (STW) holder will need to apply to his office for modification of the STW conditions where appropriate to permit the structures erected within the said private lots. The application for modification of STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The modification of STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structures will be considered;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
  - (ii) the applicant should provide adequate supporting infrastructures/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses. It is noted that the use of portable toilet is proposed. The applicant is reminded to employ licensed contractor to regularly collect, treat and dispose sewerage from the portable toilet; and
  - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) while there are DSD’s public stormwater drains in this area, the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the application site (the Site) and overland flow from the surroundings 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 is 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/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development on the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of

the modified drainage systems caused by their works; and

- (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;
- (e) 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 fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked; and
  - (ii) the applicant is reminded that if the structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc.). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance with all the requirements. Depending on the mode of operation, generally there are several types of food business licences/permits that the operator of a shop/store may apply for under the Food Business Regulation:
    - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
    - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
    - if any fresh, chilled or frozen beef, mutton, pork, reptile (including live snake), fish (including live fish) or poultry is sold, a fresh provision shop licence should be obtained. In case that the farm products sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required; and
    - if milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
  - (ii) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public



entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (g) to note the comment of the Commissioner for Transport (C for T) that the village access is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (h) to note the comment of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (i) 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 Regulations 5 and 41D of the B(P)R and emergency vehicular access shall be provided under the Regulation 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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are Unauthorized Building Works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 which are subject to the control of Part VII of the B(P)R;

- (vi) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- (vii) site formation works are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for site formation in accordance with the BO; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

**From:**  
**Sent:** 2024-05-08 星期三 02:07:16  
**To:** tpbpd/PLAND  
**Subject:** A/NE-TK/797 DD 17 Shan Liu Road, Tai Po

A/NE-TK/797

Lots 674 S.A, 674 S.B, 674 S.C and 674 RP in D.D. 17, Shan Liu Road, Tai Po

Site area: About 556sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / Retail Shop / ?? Parking

Dear TPB Members,

706 Approved 25 June 2021 but conditions never fulfilled. This despite the fact that the operation has a long history.

Members have a duty to request to see images of the operation and to inquire into which conditions are not being fulfilled.

Mary Mulvihill