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of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L-SK/299
	Date Received 收到日期	13 JAN 2011

- 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)

張志華 CHEUNG Chi Wah

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)Lots 84 S.A ss.1 (Part) and 84 S.A RP (Part) in D.D. 112,
Nam Hing West Road, Shek Kong, Yuen Long, New Territories(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積
☒ Site area 地盤面積 675 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 177.3 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)..... N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 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)"[#]
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
1/12/2020 (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 1/12/2020 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用處，請填妥於附件的表格。

(i) For Type (i) application. 供第(i)類申請

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

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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 checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	123.3 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	not more than 0.2 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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and Land Filling		

(iii) For Type (iii) application 供第(iii)類申請

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed temporary place of recreation, sports or culture (hobby farm)
for a period of 5 years and Land Filling

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	177.3	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.3		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	18	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	3.5 - 7	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

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

(please specify the number of rooms
 請註明房間數目)

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

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

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL LEARNING ROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	ANCILLARY SITE OFFICE STORAGE OF FARM TOOLS	54m ² (ABOUT)	54m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3*	WASHROOM FIRE SERVICE WATER TANK CONTROL PANEL	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		123.3m ² (ABOUT)	177.3m ² (ABOUT)	

*STRUCTURE B3 - CONTAINER-CONVERTED STRUCTURE

☐ Open space 休憩用地

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]				
		STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
.....		B1	AGRICULTURAL LEARNING ROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT)(2-STOREY)
.....		B2	ANCILLARY SITE OFFICE STORAGE OF FARM TOOLS	54m ² (ABOUT)	54m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
.....		B3*	WASHROOM FIRE SERVICE WATER TANK CONTROL PANEL	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
.....		TOTAL		123.3m ² (ABOUT)	177.3m ² (ABOUT)	
.....		*STRUCTURE B3 - CONTAINER-CONVERTED STRUCTURE				

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

Circulation Space.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

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

Late 2021

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Sheung Road via Nam Hing West Road <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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

10. Justifications 理由

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

The applicant seek to use Lots 84 S.A ss.1 (Part) and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long (the Site) for Temporary place of recreation, sports or culture (hobby farm) for a Period of 5 Years and Land Filling (Plan P01). The applied development is intended to provide space for recreational farming for local in Shek Kong area.

The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (Plan P02). According to the Notes of the OZP, place of recreation, sports or culture is a column two use, which required planning permission from the Town Planning Board (the Board).

The Site involves of one previous approved S.16 planning application No. A/YL-SK/235 for the same use submitted by the same applicant. The subject application was approved with condition for a period of 3 Years on 4.5.2018. As the Site falls wholly on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant previously submitted short term waiver (STW) application for erection of structure at the Site and is still awaiting for approval of STW. Since FSIs are proposed at structures, the applicant could not commence the construction works for FSIs until approval of STW has been granted from LandsD, which led to non-compliance with relevant approval conditions. The application was consequently revoked on 4/8/2020.

The Site occupied an area of 675sqm (about) private land (Plan P03). A total of three structures are proposed at the Site for agricultural learning room with ancillary site office, storage of farm tools, washroom, fire service water tank and control panel with total GFA of 177.3sqm (about)(Plan P04). The operation hours of the Site are 09:00 to 18:00 daily including public holiday. The estimated number of staff working at the Site is 4. The estimated maximum number of visitor on weekday are 12 (about). Visitor is required make appointment in advance to access the Site.

The Site is accessible from Kam Sheung Road via Nam Hing West Road (Plan P04). The Site is not directly connected to any vehicular access. Staff and visitor are required to access the Site by taking public transport to Kam Sheung Road then walk to the Site. No parking and loading/unloading space is provided at the Site (Plan P04). No vehicle will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

The hobby farming activity is similar to the always permitted agricultural use, therefore, the proposed development would not frustrating the planning intention of "AGR" zone. The proposed use is also consider not incompatible with the surrounding land use and adverse impact should not be anticipated. The proposed development could optimize the development potential of precious land resource falling at "AGR" zone.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

The Site involves of one previous approved S.16 planning application (No. A/YL-SK/235) for the same use submitted by the same applicant, approval of the current application would not set undesirable precedent. Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone.

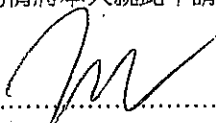
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary place of recreation, sports or culture (hobby farm) for a Period of 5 Years'.

11. Declaration 聲明

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

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

Signature
簽署



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

Wong Hoi Pan Michael

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

14/12/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lots 84 S.A ss.1 (Part) and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long, New Territories 新界元朗石崗南慶西路丈量第112約地段第84號A分段第1小分段(部份)、第84號A分段餘段(部份)		
Site area 地盤面積	675	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	Shek Kong Outline Zoning Plan No.: S/YL-SK/9 石崗分區計劃大綱核准圖編號: S/YL-SK/9		
Zoning 地帶	"Agriculture" ("AGR") Zone "農業" 用途地帶		
Applied use/ development 申請用途/發展	Proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and Land Filling 擬議臨時康體文娛場所(休閒農場)為期5年及填土		
(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	177.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(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)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 - 7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	18 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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)	/ / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / / / / /

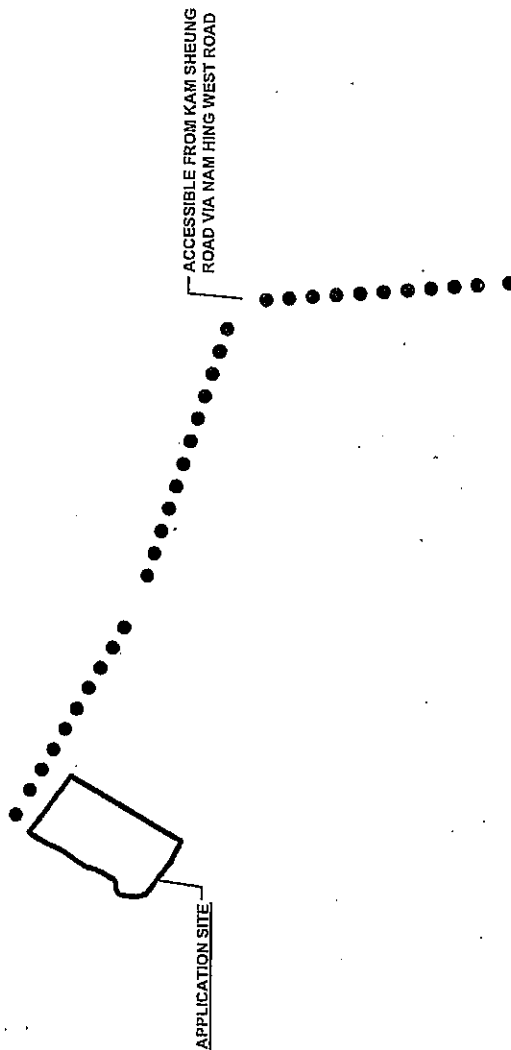
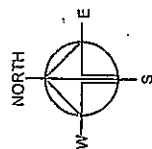
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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"/>
Plan showing the zoning of the site, Plan showing the land status of the site and Location Plan, Plan showing paved ratio of the site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 675m² (ABOUT)

ACCESSIBLE FROM KAM SHEUNG ROAD VIA NAM HING WEST ROAD



Drawing No.	Ver.	01
Project		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING		
LOTS 84, SA, SS.1 (PART) AND 84 SA RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES		
Drawn	Date	3.12.2020
Revised	Date	

LEGEND



APPLICATION SITE

(c) ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 675m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
 OZP PLAN NO. : SKL-SK/9
 AREA ZONED AS "AGR" : 675m² (100%)(ABOUT)
 AREA ZONED AS "v" : NOT APPLICABLE

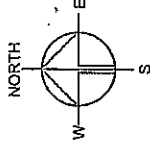
AGR

DR

APPLICATION SITE

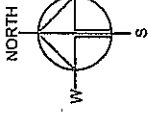
AGR

N

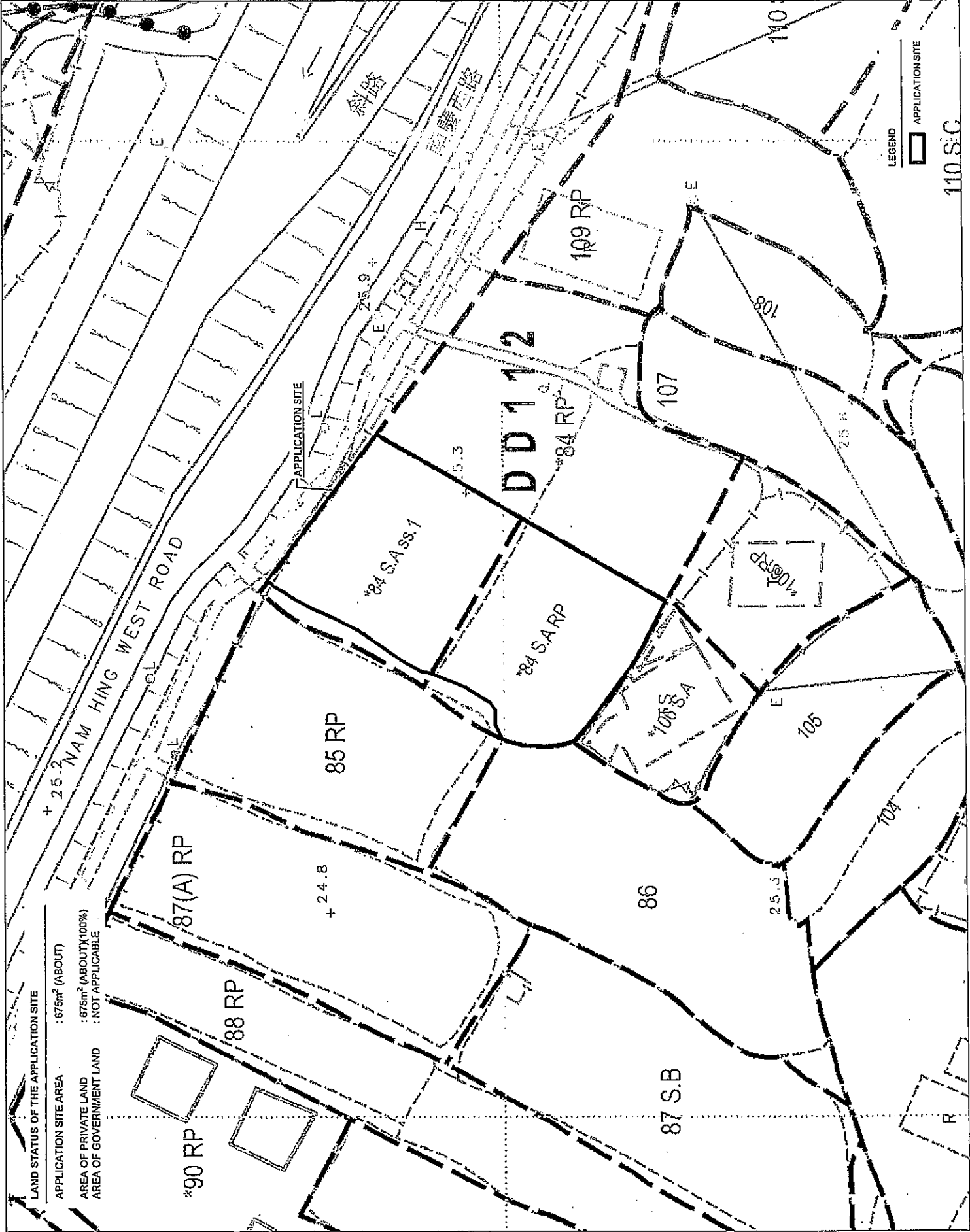


Drawing No.	Ver.
P02	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) WITH ANCILLARY WORKSHOP AND STORAGE OF VEHICLE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRORIES	
Drawing Title	
ZONING OF THE SITE	
Scale of Plan	
1 : 2000	
Date	
3.12.2020	
Revised	
Date	

LEGEND
☐ APPLICATION SITE



Drawing No.	P03	Page	01
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING			
LOTS 84, SA, SS.1 (PART) AND 84 SA RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES			
Drawing Title LAND STATUS OF THE SITE Scale of Map 1: 500 Date 3.12.2020 Revised Date			



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 675m² (ABOUT)

AREA OF PRIVATE LAND : 675m² (ABOUT)(100%)

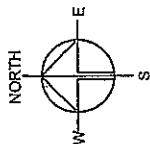
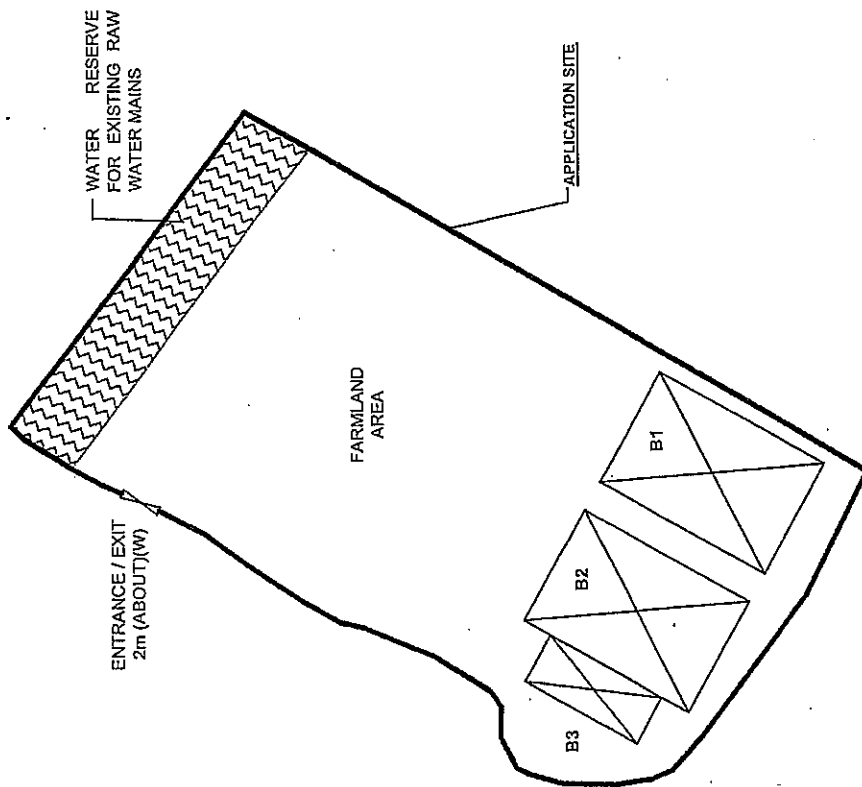
AREA OF GOVERNMENT LAND : NOT APPLICABLE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 675m ² (ABOUT)
COVERED AREA	: 123.3m ² (ABOUT)
UNCOVERED AREA	: 551.7m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 18% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 177.3m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL LEARNING ROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	ANCILLARY SITE OFFICE	54m ² (ABOUT)	54m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
B3*	WASHROOM FIRE SERVICE WATER TANK CONTROL PANEL	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
TOTAL		123.3m ² (ABOUT)	177.3m ² (ABOUT)	

*STRUCTURE B3 - CONTAINER-CONVERTED STRUCTURE



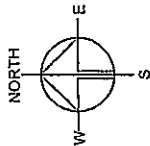
Drawing No.	PD4	Ver.	01
Project			
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING			
LOTS 84 SA SS.1 (PART) AND 84 SA RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES			
Drawing Title			
LAYOUT PLAN			
Scale of A4			
1 : 350			
Date	3.12.2020		
Drawn			
Checked			

PARKING PROVISIONS

NO PARKING / LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE AS IT IS NOT DIRECTLY CONNECTED TO ANY VEHICULAR ACCESS

LEGEND

	STRUCTURE
	ENTRANCE / EXIT

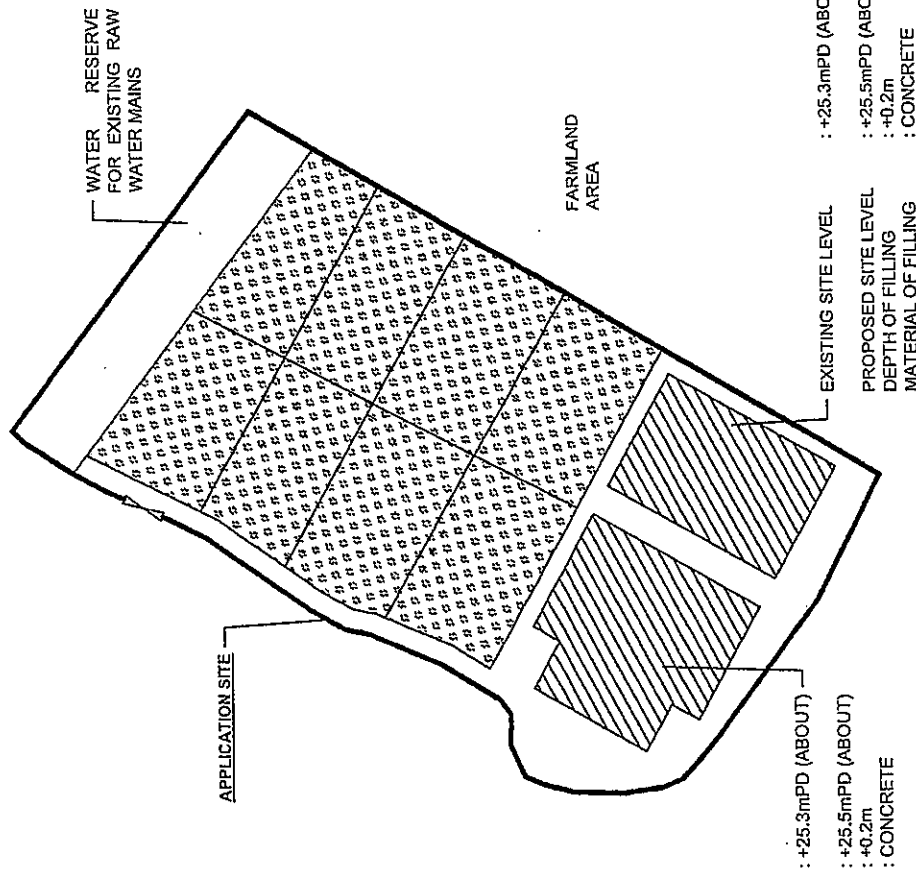


REASON OF LAND FILLING

- CONCRETE IS PROPOSED TO BE LAID AT BOTTOM OF STRUCTURES AS SITE FORMATION.
- LOADING OF STRUCTURES COULD COMPACT THE EXISTING SOILED GROUND, WHICH SUBSEQUENTLY WEAKENS THE GROUND SURFACE.
- THE CONCRETE SITE FORMATION COULD STABILISE THE EXISTING SOILED GROUND AND PREVENT EROSION FROM SURFACE RUN-OFF.
- IT PROVIDES GROUND REINFORCEMENT SO THAT IT CAN WITHSTAND THE HEAVY LOADING OF STRUCTURES.

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 675m ² (ABOUT)
COVERED BY STRUCTURE	: 123.3m ² (18%)(ABOUT)
FARMLAND AREA	: 358m ² (53%)(ABOUT)
SOILED GROUND AREA	: 195.7m ² (29%)(ABOUT)
LAND FILLING AREA	: 123.3m ² (18%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES



EXISTING SITE LEVEL : +25.3mPD (ABOUT)
PROPOSED SITE LEVEL : +25.5mPD (ABOUT)
DEPTH OF FILLING : +0.2m
MATERIAL OF FILLING : CONCRETE

EXISTING SITE LEVEL : +25.3mPD (ABOUT)
PROPOSED SITE LEVEL : +25.5mPD (ABOUT)
DEPTH OF FILLING : +0.2m
MATERIAL OF FILLING : CONCRETE

Drawing No.	P05	Ver.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING		
LOTS 84 S.A. SS.1 (PART) AND 84 S.A. RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES			
Drawing Title	PAVED RATIO OF THE SITE		
Scale of A4	1 : 350		
Drawn	Date	14.12.2020	
Revised	Date		

LEGEND

	LAND FILLING AREA
	FARMLAND
	SOILED GROUND



顧問有限公司
盈卓物業

Our Ref.: DD112 Lot 84 S.A ss.1 and 84 S.A RP
Your ref.: TPB/A/YL-SK/299

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

By Email

3 March 2021

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lots 84 S.A ss.1 (Part)
and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/299)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG

cc DPO/FSYLE, Pland

(Attn.: Mr. Jeffrey WONG
(Attn.: Mr. Andy PANG

email: jpkwong@pland.gov.hk)
email: akfpang@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 84 S.A ss.1 (Part) and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long

(Application No. A/YL-SK/299)

- (i) The application site (the Site) involves of one previous approved S.16 planning application (No. A/YL-SK/235) submitted by the same applicant for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 4.5.2018. However, the applicant failed to comply with approval conditions (c), (d), (f) and (i) by the designated time period which led to revocation of the application, i.e. 4.8.2020.

Drainage facilities at the Site

- (a) Regarding planning approval condition (e) of the previous approved application No. A/YL-SK/235, i.e. submission of drainage proposal, the applicant made submission on 4.10.2018, 19.11.2019 and 27.11.2019, the latest submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 31.3.2020.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit short term waiver (STW) application for erection of structure at the Site. The applicant submitted STW application to LandsD on 14.8.2018.
- (c) As of 19.2.2021, LandsD's approval for STW application is still pending. It is considered appropriate to commence construction works of structures and drainage facilities at the same time for the sake of construction cost and time. The applicant could not complete construction works of structures and drainage facilities proposed at the Site within the designated time period, hence, condition (f) of the previous approved application No. /YL-SK/235, i.e. the implementation of drainage proposal was not complied with within the compliance period, which led to revocation of the application.

S.16 Planning Application No. A/YL-SK/299

Fire service installations at the Site

- (a) Regarding planning approval condition (h) of the previous approved application No. A/YL-SK/235, i.e. submission of fire service installations (FSIs) proposal, the applicant made submission on 4.10.2018 and the submission was accepted by Director of Fire Service (D of FS), hence, complied with on 29.10.2018.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit STW application for erection of structure at the Site. The applicant submitted STW application to LandsD on 14.8.2018.
- (c) As of 19.2.2021, LandsD's approval for STW application is pending. As FSIs are proposed within structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (i) of the previous approved application No. A/YL-SK/235, i.e. the implementation of FSIs proposal was not complied with within the compliance period, which led to revocation of the application.
- (ii) The applicant submitted the accepted drainage proposal under the previous approved planning application No. A/YL-SK/235 and a FSIs proposal (Annexes I and II).
- (iii) Replacement page of the application form (Annex III).
- (iv) A RtoC Table:

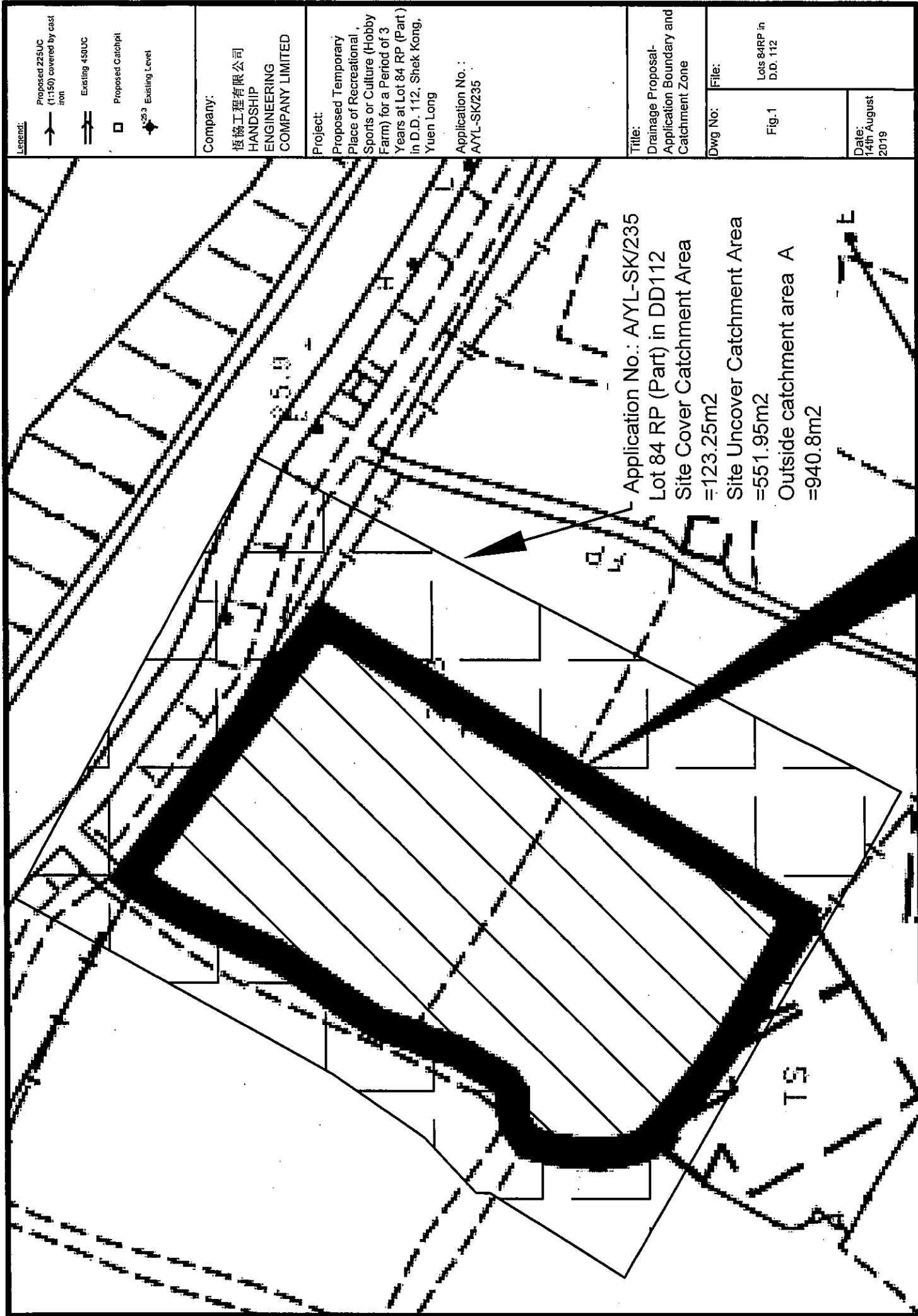
Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should review no parking and loading/unloading provisions considering the commute of staff / visitors and logistics;	The Site involves of a previous approved S.16 planning application No. A/YL-SK/235 for the same use by the same applicant, the applicant will adopt the same logistic arrangement for daily operation of the

		proposed development, i.e. the use of trolley or hand carried by staff for transportation of goods and tools. All staff and visitor are required to make use of public transport provided at Kam Sheung Road (Annex IV and Plan 1), hence, no parking and loading/unloading provision is required.
	The applicant should provide the nearest public transport facilities for the development and the corresponding walking distance;	Plan showing the nearest public transport facilities for the development and the corresponding walking distance is provided for your consideration (Annex IV and Plan 1).
	The applicant should provide management measures in case visitors commute by driving.	Advanced booking is required for visitors to access the Site. This could and prevent excessive number of visitor to the Site. Visitor will be required to take public transport to Kam Sheung Road then walk to the Site (Annex IV). Staff is deployed at the entrance of the Site to monitor the traffic condition at nearby roads. If illegal parking activities were observed in vicinity of the Site, they will be reported to respective departments by staff deployed at the entrance.
2. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. TSANG Yu-man; Tel: 2150 6933)		
(a)	The subject site falls within the "Agriculture" zone and possesses a potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. type of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site. In addition, there are mitigation planting areas for the Kam Tin Main Drainage Channel project along the north boundary of the application site, which are currently maintained by this Department. The applicant should be reminded to avoid	The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Type of crops will be grown at the application site (the Site) include fruit and vegetable and they are free to carry away by visitor. It is noted that mitigation planting areas for the Kam Tin Main Drainage Channel project are along the northern boundary of the Site, the applicant will avoid disturbing the mitigation planting areas. The applicant will also

S.16 Planning Application No. A/YL-SK/299

	disturbing the mitigation planting areas in order to preserve and protect the vegetation therein.	reinstate the Site to an amenity area after the planning approval period.
3. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Andy PANG; Tel: 3168 4048)		
(a)	Based on our recent site visit and with reference to the layout plan, the proposed structures will likely be in conflict with existing trees on-site. The applicant shall update the layout plan to clearly indicate the location of the existing trees and to avoid possible conflict with the existing tree(s). Please confirm whether any felling of tree(s) would be undertaken.	It is noted that 5 nos. of existing trees are found within the Site which are in conflict with the proposed structures B1 and B2. The applicant revised the layout to avoid disturbance to existing trees (Plans 2 and 3).
(b)	It is noted that the farmland area are only accounts for 53% of the application site. The applicant shall explore the possibility of increasing the farmland portion and reduce the area to be taken up by proposed structures.	The applicant revised the layout to increase the farmland area of the Site to 385m ² (57%)(about)(Plan 4). It is similar to the farmland area of previous approved S.16 planning application No. A/YL-SK/235, i.e. 365m ² (about). There is insufficient space to further increase the farmland portion as it is bounded by the existing raw water mains and proposed structures at north and south respectively. Structures without proper site formation would compact the existing soiled ground. The filling of land (concrete) is to provide solid surface for structures so that the ground can withstand the heavy loading of structures. The land filling area has been kept to minimum.
4. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. Kinnis LEE; Tel: 2231 4720)		
(a)	Referring to our site record dated 10.2.2021, the site is vacant and covered with wild grasses. 5 nos. of existing common trees <i>Litchi chinensis</i> (荔枝) in good condition are found within the site. Based on the layout plan in the planning statement, it is apparent that the proposed structures B1, B2 and 3).	It is noted that 5 nos. of existing trees are found within the Site which are in conflict with the proposed structures B1 and B2. The applicant revised the layout to avoid disturbance to existing trees (Plans 2 and 3).

	part of the proposal land filling area are in conflict with two existing trees within the site. However, information on existing trees and proposed tree treatment are not provided in the planning statement. The potential impact on the existing trees arising from proposed structure and land filling within the site cannot be ascertain.	
(b)	It is apparent the proposed structure B1, B2 and part of the proposed land filling area are in conflict with two existing trees. The applicant is advised to review the proposal layout and land filling location to preserve the existing trees as far as possible.	All existing trees within the Site will be preserved during the planning approval period. The applicant submitted a tree preservation proposal to support the application (Plan 3).
(c)	The applicant is reminded that min. 1m clearance from the trees to drainage channels and circulation paths should be maintained.	Noted.
(d)	The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.	Noted.



Company: 恆協工程有限公司 HANDSHIP ENGINEERING COMPANY LIMITED
Project : Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lot 84RP (Part) in D.D. 112
Date: 2019/8/14

Calculation for channels:

Catchment Area of site

Site Cover Catchment Area	=	123.25	m^2
	=	0.000123	km^2

Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.000123	km ²
	=	0.008138	m ³ /s							
	=	488	liter/min							

Site Uncover Catchment Area	=	551.95	m^2
	=	0.000552	km^2

	=	0.278	x	0.25	x	250	mm/hr	x	0.000552	km ^{^2}
Peak runoff in m ^{^3} /s	=	0.00959	m ^{^3} /s							
	=	575	liter/min							

Outside Catchment Area	=	940.8	m ²
	=	0.000941	km ²

Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.000941	km ²
	=	0.016346	m ³ /s							
	=	981	liter/min							

Total peak ruboff in m ³ /s	=	0.025937	m ³ /s
	=	2044	liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:150, 225UC will be suitable for site

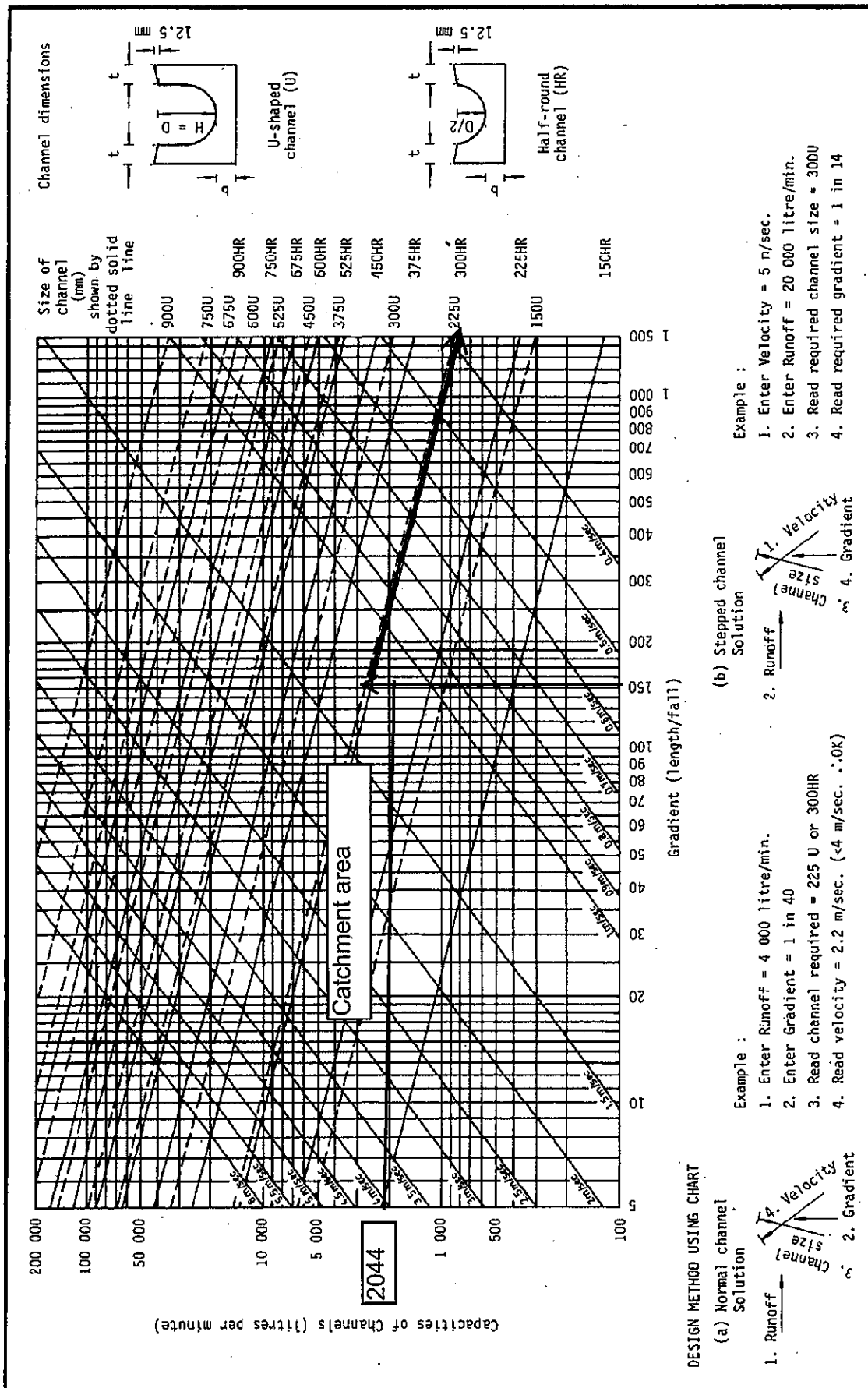
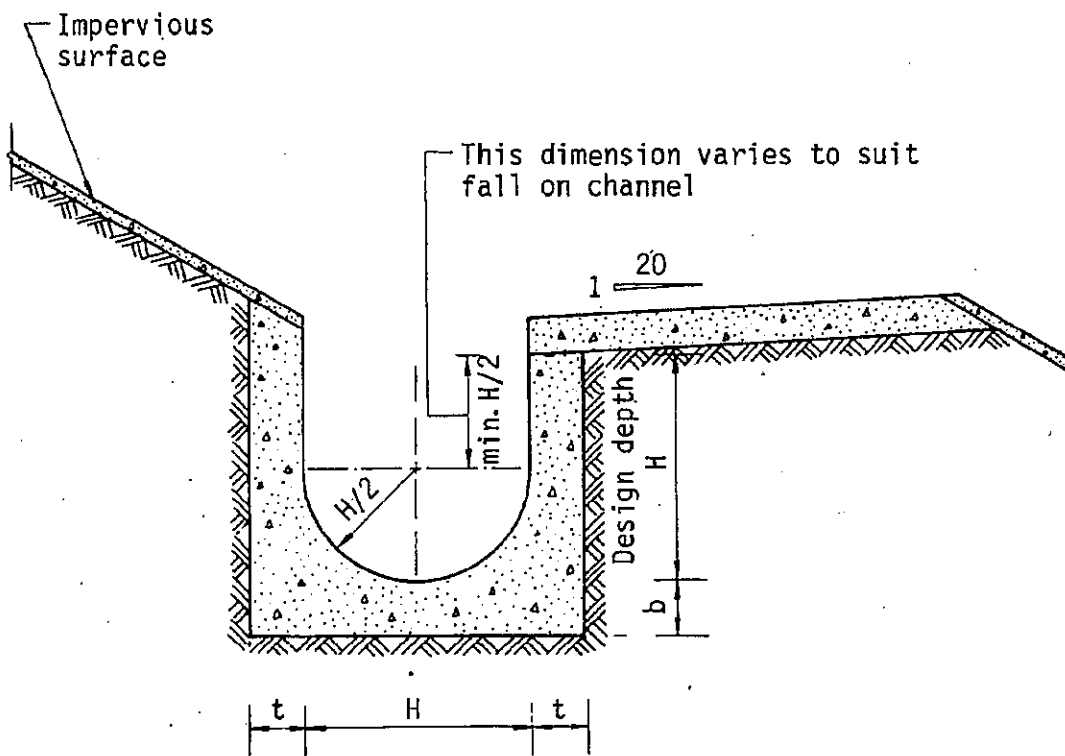


Figure 8.7 - Chart for the Rapid Design of Channels



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details

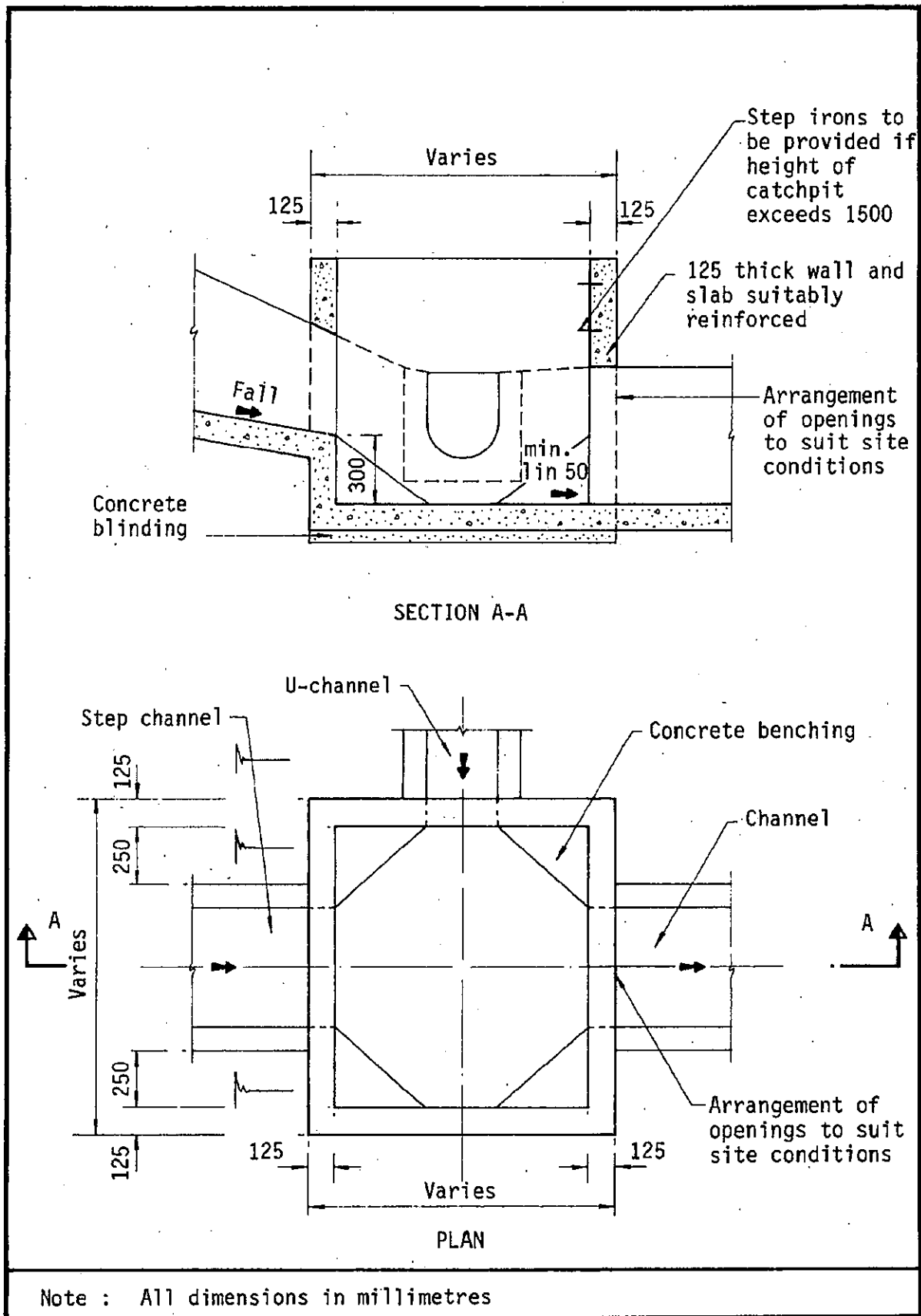
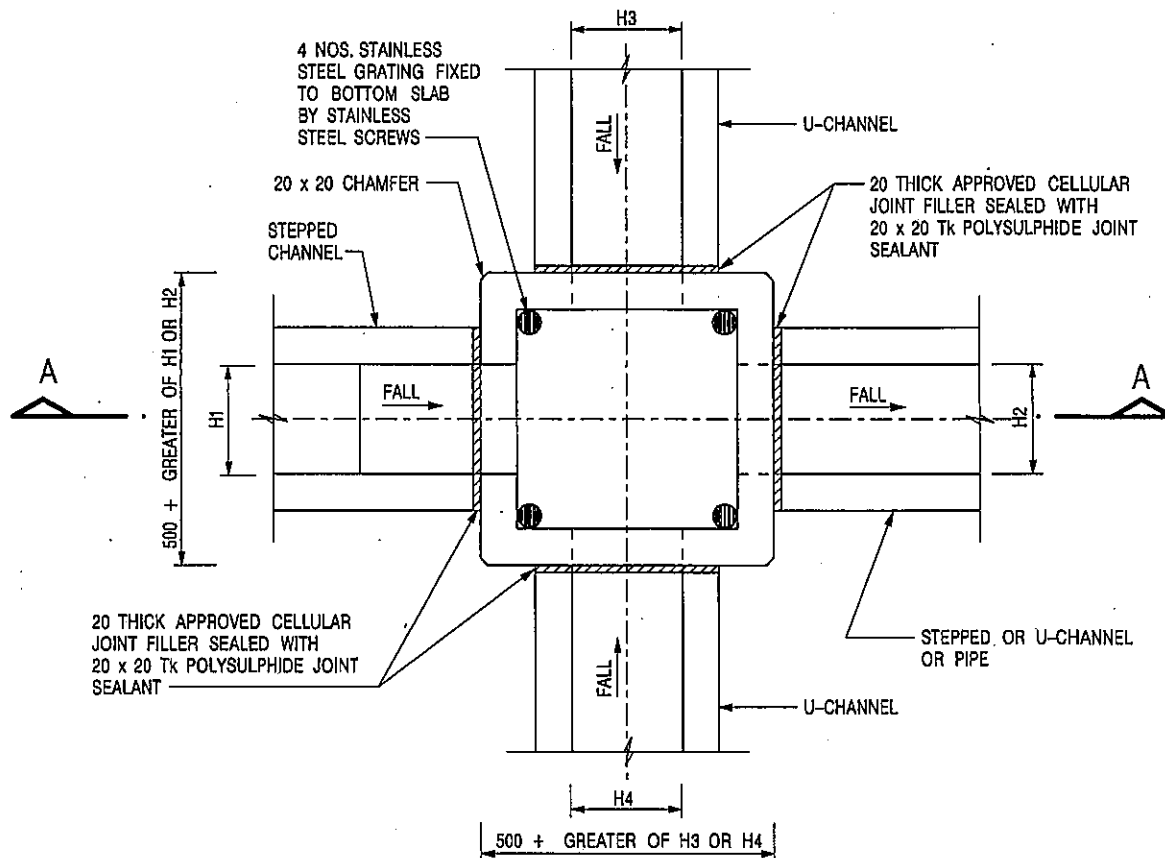
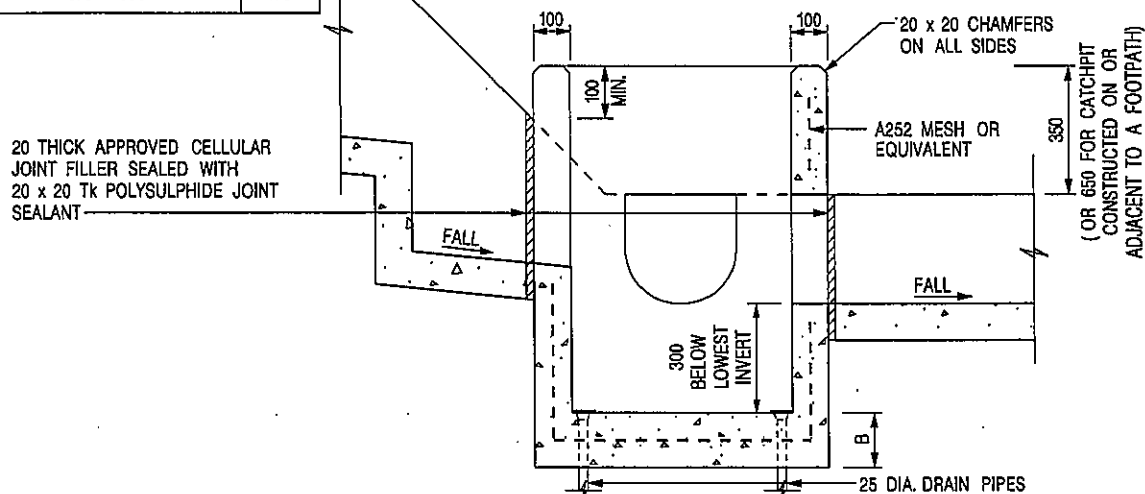


Figure 8.10 - Typical Details of Catchpits



PLAN

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



SECTION A - A

NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



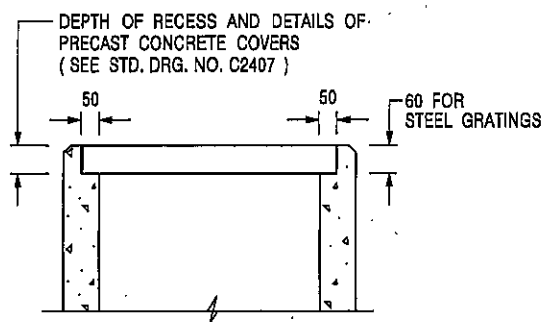
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



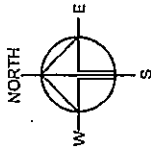
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2



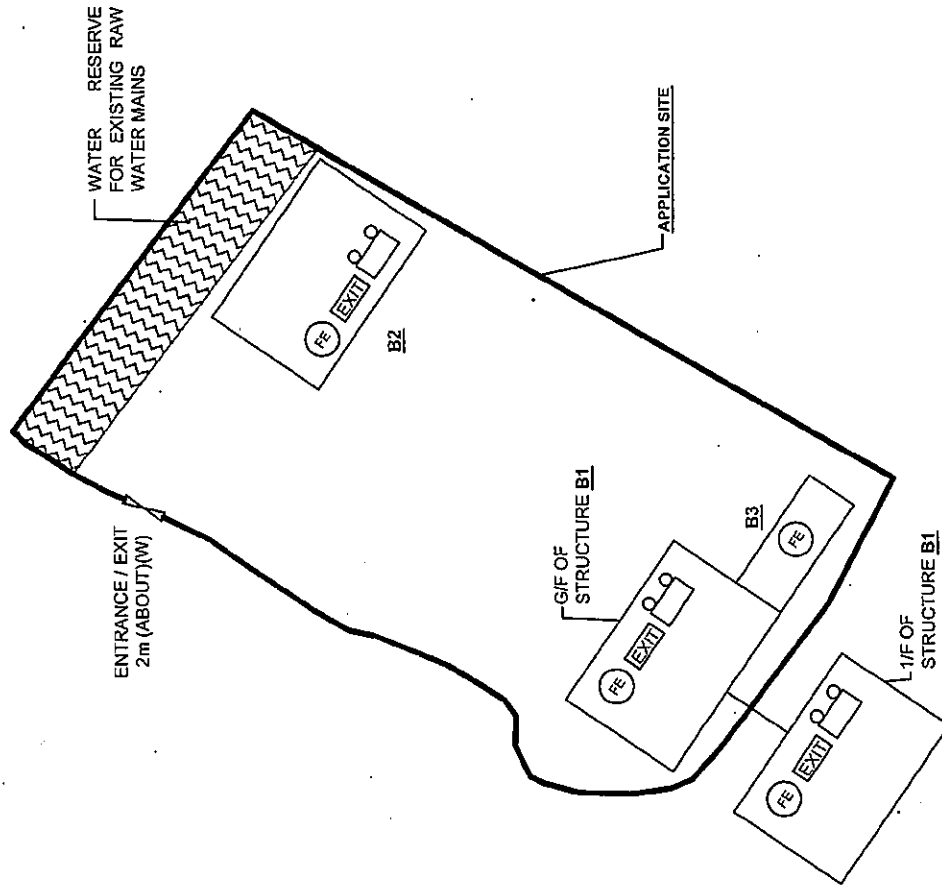
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 675m ² (ABOUT)
COVERED AREA	: 123.3m ² (ABOUT)
UNCOVERED AREA	: 551.7m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 18% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 177.3m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 7m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL LEARNING ROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	ANCILLARY SITE OFFICE STORAGE OF FARM TOOLS WASHROOM	54m ² (ABOUT)	54m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3*	FIRE SERVICE WATER TANK CONTROL PANEL	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)

TOTAL 123.3m²(ABOUT) 177.3m²(ABOUT)

*STRUCTURE B3 - CONTAINER-CONVERTED STRUCTURE



FIRE SERVICE INSTALLATIONS

- EXIT 4 x EXIT SIGN
- 3 x EMERGENCY LIGHTING
- FE 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

Drawing No.

Ver

01

Project

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

LOTS 84 S.A. SS.1 (PART)
AND 84 S.A. RP (PART) IN D.D.
112, NAM HING WEST ROAD,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

Drawing Title

FSS PROPOSAL

Scale of A4

1 : 350

Drawn

Date

3.3.2021

Revised

Date

LEGEND

- STRUCTURE
- ENTRANCE / EXIT

10. Justifications 理由

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

The applicant seek to use Lots 84 S.A ss.1 (Part) and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long (the Site) for Temporary place of recreation, sports or culture (hobby farm) for a Period of 5 Years and Land Filling (**Plan P01**). The applied development is intended to provide space for recreational farming for local in Shek Kong area.

The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (**Plan P02**). According to the Notes of the OZP, place of recreation, sports or culture is a column two use, which required planning permission from the Town Planning Board (the Board).

The Site involves of one previous approved S.16 planning application No. A/YL-SK/235 for the same use submitted by the same applicant. The subject application was approved with condition for a period of 3 Years on 4.5.2018. As the Site falls wholly on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant previously submitted short term waiver (STW) application for erection of structure at the Site and is still awaiting for approval of STW. Since FSIs are proposed at structures, the applicant could not commence the construction works for FSIs until approval of STW has been granted from LandsD, which led to non-compliance with relevant approval conditions. The application was consequently revoked on 4/8/2020.

The Site occupied an area of 675sqm (about) private land (**Plan P03**). A total of three structures are proposed at the Site for agricultural learning room with ancillary site office, storage of farm tools, washroom, fire service water tank and control panel with total GFA of 177.3sqm (about)(**Plan P04**). The operation hours of the Site are 09:00 to 18:00 daily including public holiday. The estimated number of staff working at the Site is 4. The estimated maximum number of visitor are 12 (about) daily. Visitor is required make appointment in advance to access the Site.

The Site is accessible from Kam Sheung Road via Nam Hing West Road (**Plan P04**). The Site is not directly connected to any vehicular access. Staff and visitor are required to access the Site by taking public transport to Kam Sheung Road then walk to the Site. No parking and loading/unloading space is provided at the Site (**Plan P04**). No vehicle will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

The hobby farming activity is similar to the always permitted agricultural use, therefore, the proposed development would not frustrating the planning intention of "AGR" zone. The proposed use is also consider not incompatible with the surrounding land use and adverse impact should not be anticipated. The proposed development could optimize the development potential of precious land resource falling at "AGR" zone.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

The Site involves of one previous approved S.16 planning application (No. A/YL-SK/235) for the same use submitted by the same applicant, approval of the current application would not set undesirable precedent. Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "AGR" zone.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary place of recreation, sports or culture (hobby farm) for a Period of 5 Years'.

Public Transport Services

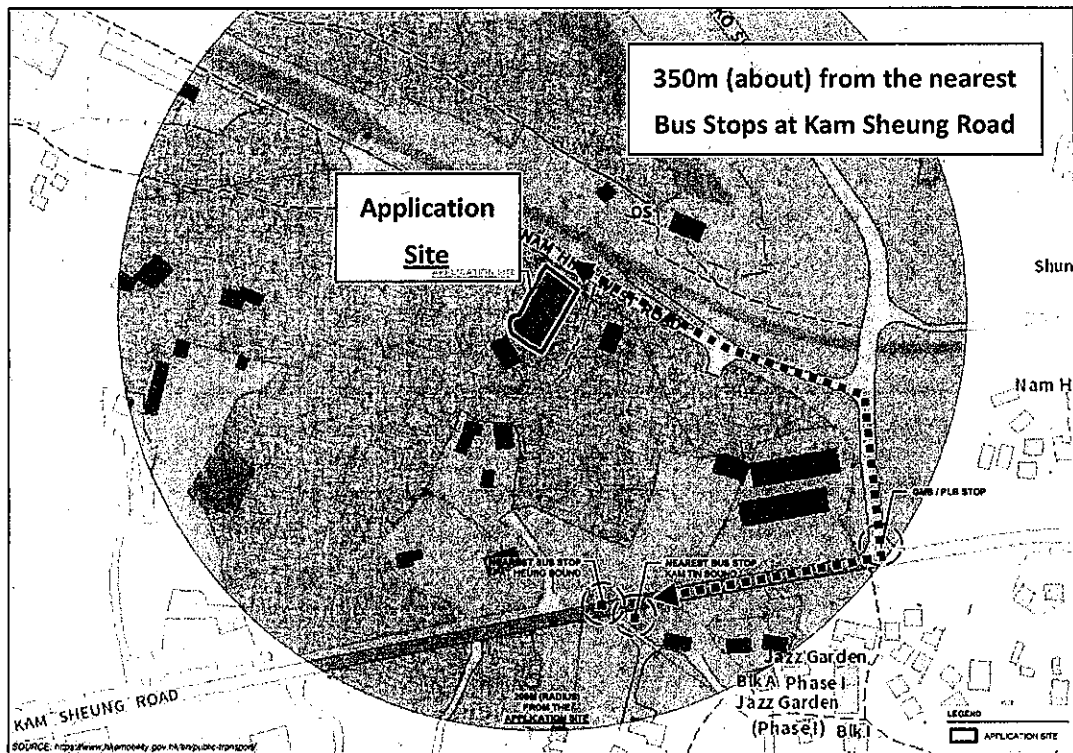
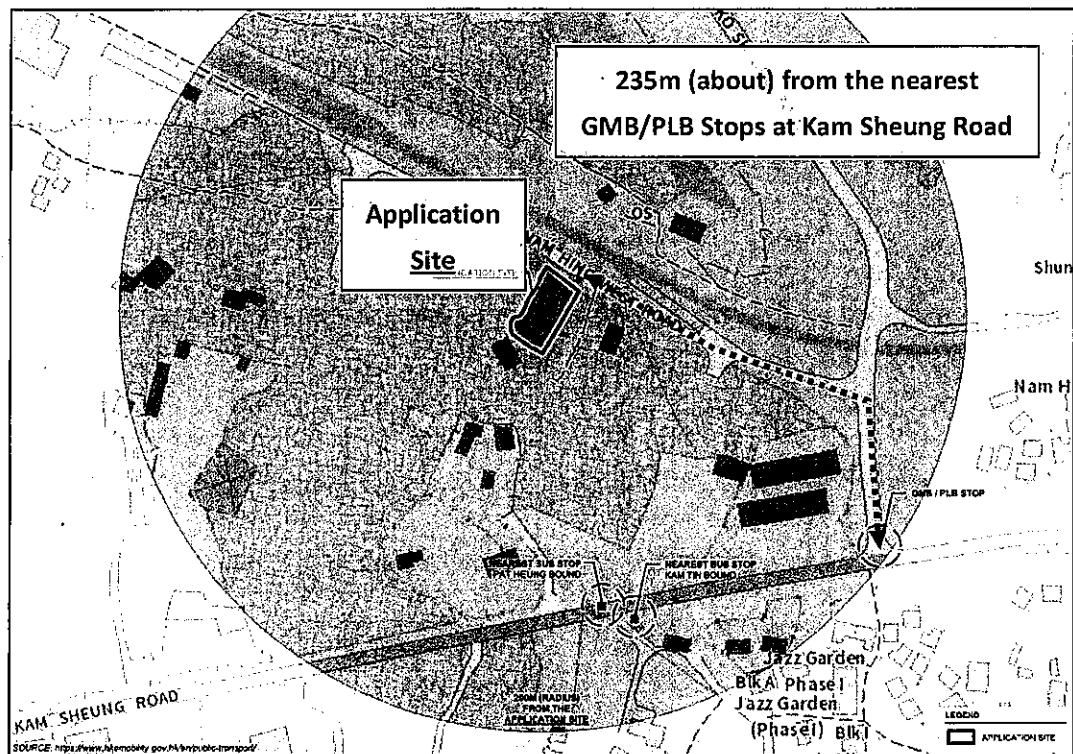
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years
and Filling of Land in "Agriculture" Zone, Lots 84 S.A ss.1 (Part)
and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long

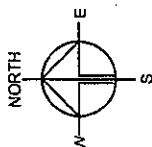
(Application No. A/YL-SK/299)

- (i) The application site (the Site) is located approximately 250m northwest of Kam Sheung Road, which is served with public transport services.
- (ii) All staff and visitor are required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (iii) The nearest public transport services provided at Kam Sheung Road, details are as follows:

Route No.	Termination Points	
Franchised Bus		
64K	Tai Po Market MTR Station	Yuen Long (West)
64S	Sheung Tsuen Playground	Kam Sheung Road MTR Station
251A	Sheung Tsuen (Circular)	Kam Sheung Road MTR Station
Green Minibus		
72	Lui Kung Tin	Kam Sheung Road MTR Station
Public Light Bus		
23	Sheung Tsuen	Yuen Long

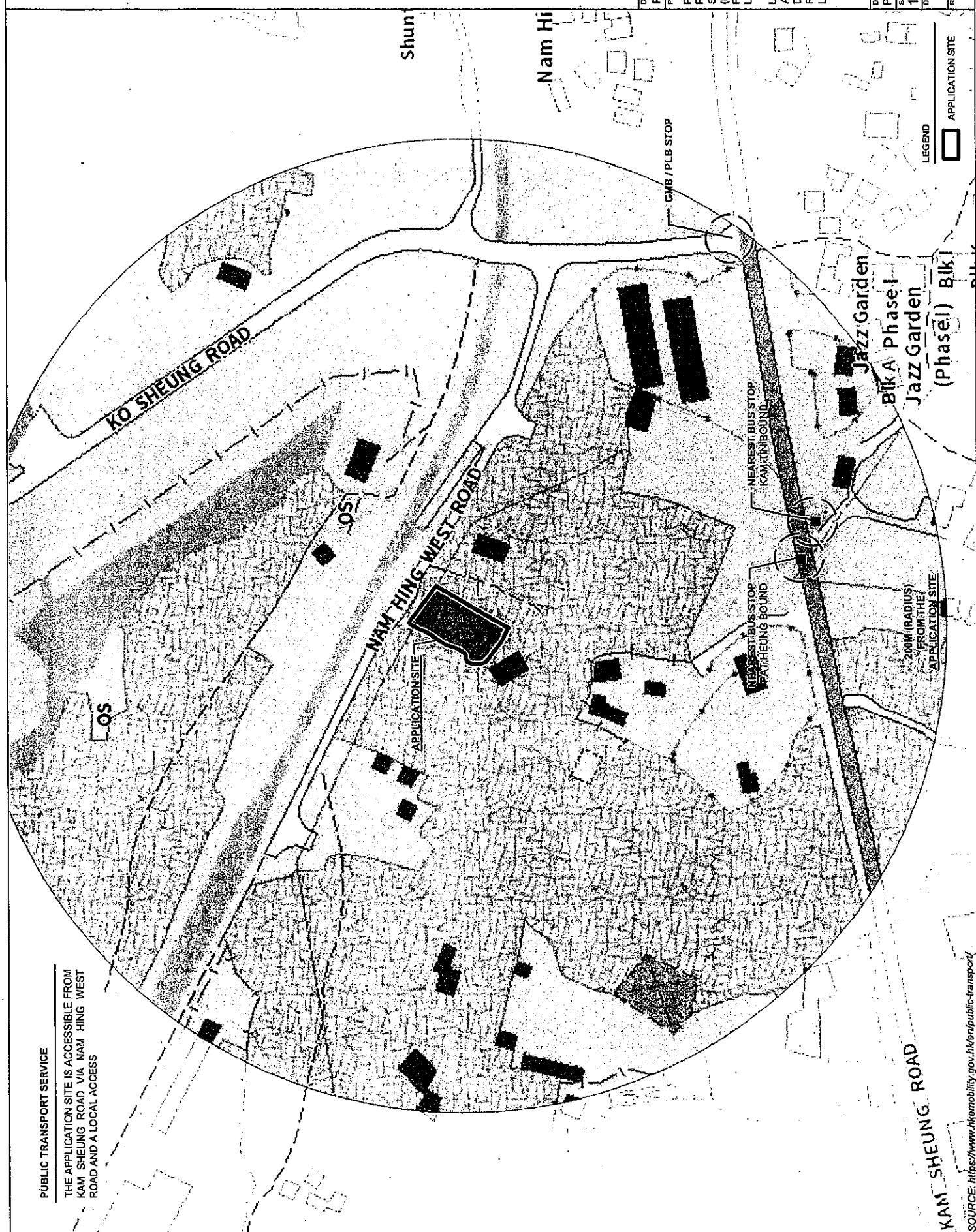
- (iv) The nearest green minibuses and public light bus stop is located (at Kam Sheung Road) approximately 235m southeast of the Site. The nearest bus stop is located (at Kam Sheung Road) approximately 350m south of the Site, details are as follows:





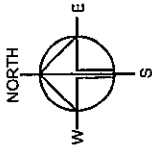
PUBLIC TRANSPORT SERVICE

THE APPLICATION SITE IS ACCESSIBLE FROM
KAM SHEUNG ROAD VIA NAM HING WEST
ROAD AND A LOCAL ACCESS



Drawing No.	PLAN 1	Ver	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING		
	LOTS 84 S.A. SS.1 (PART) AND 84 S.A. RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES		
Drawing Title	PUBLIC TRANSPORT		
Scale of Map	1:2000		
Drawn	Date	3.3.2021	
Revised	Date		

LEGEND
☐ APPLICATION SITE



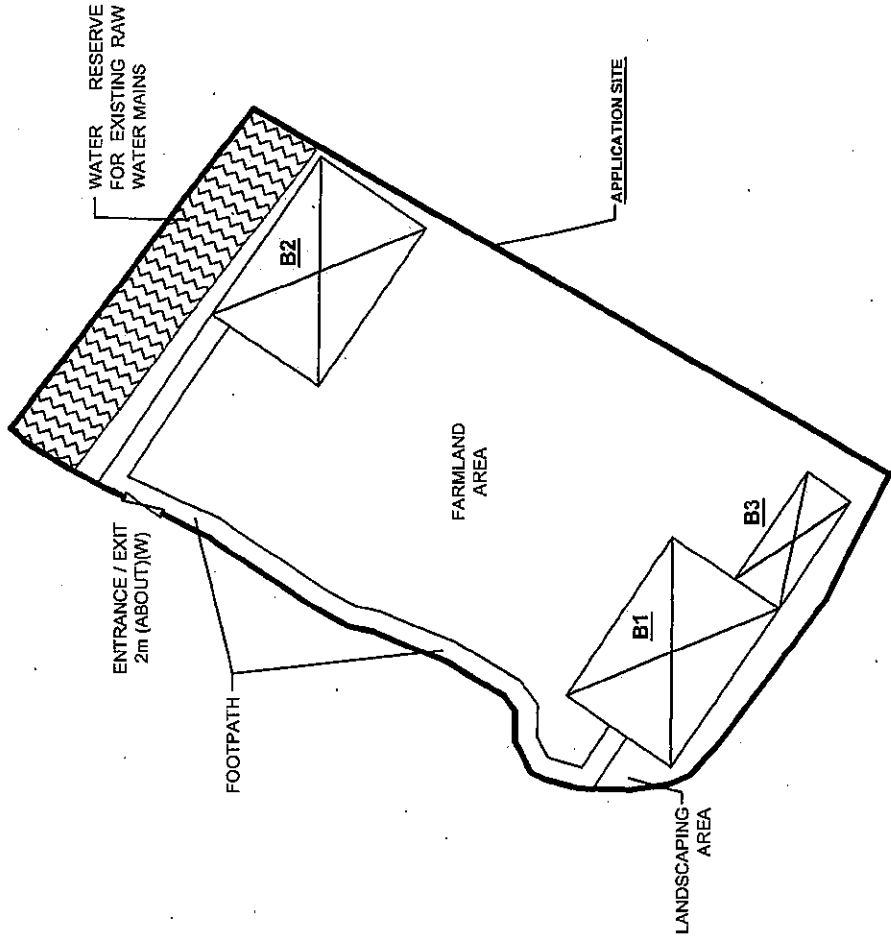
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 675m ² (ABOUT)
COVERED AREA	: 123.3m ² (ABOUT)
UNCOVERED AREA	: 551.7m ² (ABOUT)
PLOT RATIO	: 0.3 (ABOUT)
SITE COVERAGE	: 18% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 177.3m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL LEARNING ROOM	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	ANCILLARY SITE OFFICE STORAGE OF FARM TOOLS WASHROOM	54m ² (ABOUT)	54m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3*	FIRE SERVICE WATER TANK CONTROL PANEL	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)

TOTAL 123.3m²(ABOUT) 177.3m²(ABOUT)

*STRUCTURE B3 - CONTAINER-CONVERTED STRUCTURE



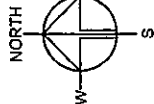
PARKING PROVISIONS

NO PARKING / LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE AS IT IS NOT DIRECTLY CONNECTED TO ANY VEHICULAR ACCESS

LEGEND

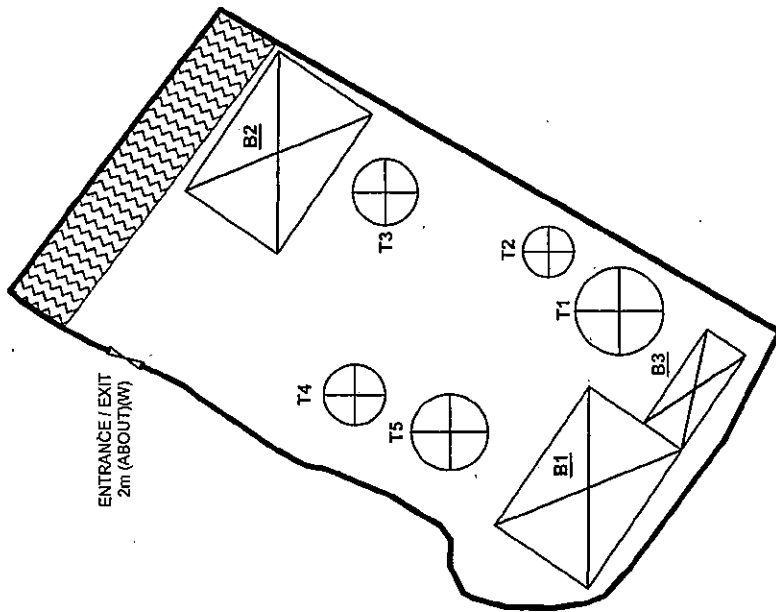
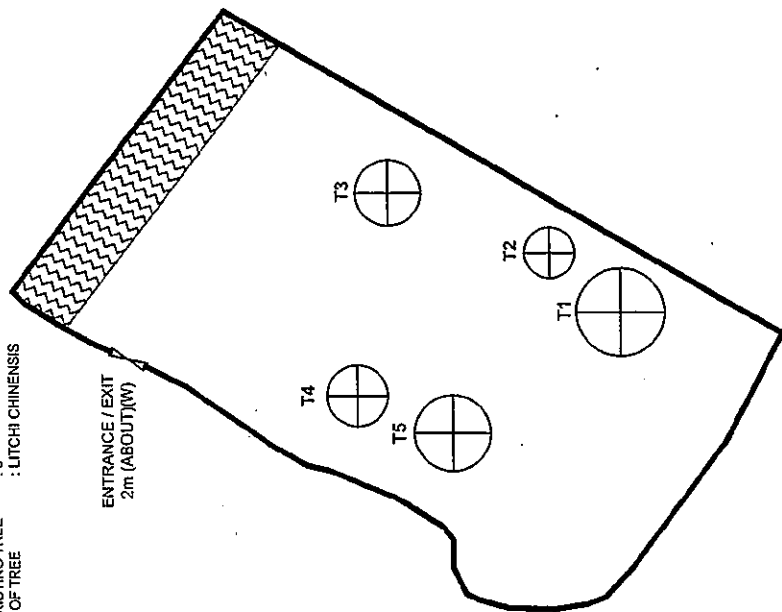
	STRUCTURE
	ENTRANCE / EXIT

Drawing No.	Ver
P04	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING
Drawn	LOTS 84 S.A. SS.1 (PART) AND 84 S.A. 9P (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES
Drawn	3.12.2020
Revised	3.3.2021
Drawing Title	LAYOUT PLAN
Scale of A4	1 : 350



TREE PRESERVATION PROPOSAL

APPLICATION SITE AREA : 675m² (ABOUT)
 NO. OF EXISTING TREE : 5
 SPECIES OF TREE : LITCHI CHINENSIS
 ALL TREES WILL BE PRESERVED DURING THE PLANNING APPROVAL PERIOD



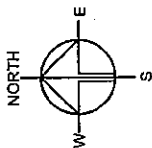
THE APPLICANT WILL:

- AVOID CHANGING SOIL/GROUND LEVEL AROUND EXISTING TREES;
- AVOID CUTTING OR DAMAGING THE TREE ROOTS, STEMS OR BRANCHES;
- PREVENT CONTAMINATED RUNOFF INTO SOIL GROUND AROUND TREES;
- AVOID LAYING HARD IMPERMEABLE SURFACE AROUND THE TREES; ENSURE PLACING OF MATERIALS OR PARKING OF VEHICLES WILL NOT CAUSE ANY DAMAGE TO TREES; AND
- AVOID ATTACHING FENCING OR SIGNS TO TREES.

LEGEND

- ⊗ LAND FILLING AREA
- ⊕ EXISTING TREE

Drawing No.	P05	Ver	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING		
Location	LOTS 84 S.A. SS.1 (PART) AND 84 S.A. RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES		
Drawing Title	LANDSCAPE PROPOSAL		
Scale of A4	1 : 400		
Drawn	19.2.2021		
Revised	3.3.2021		

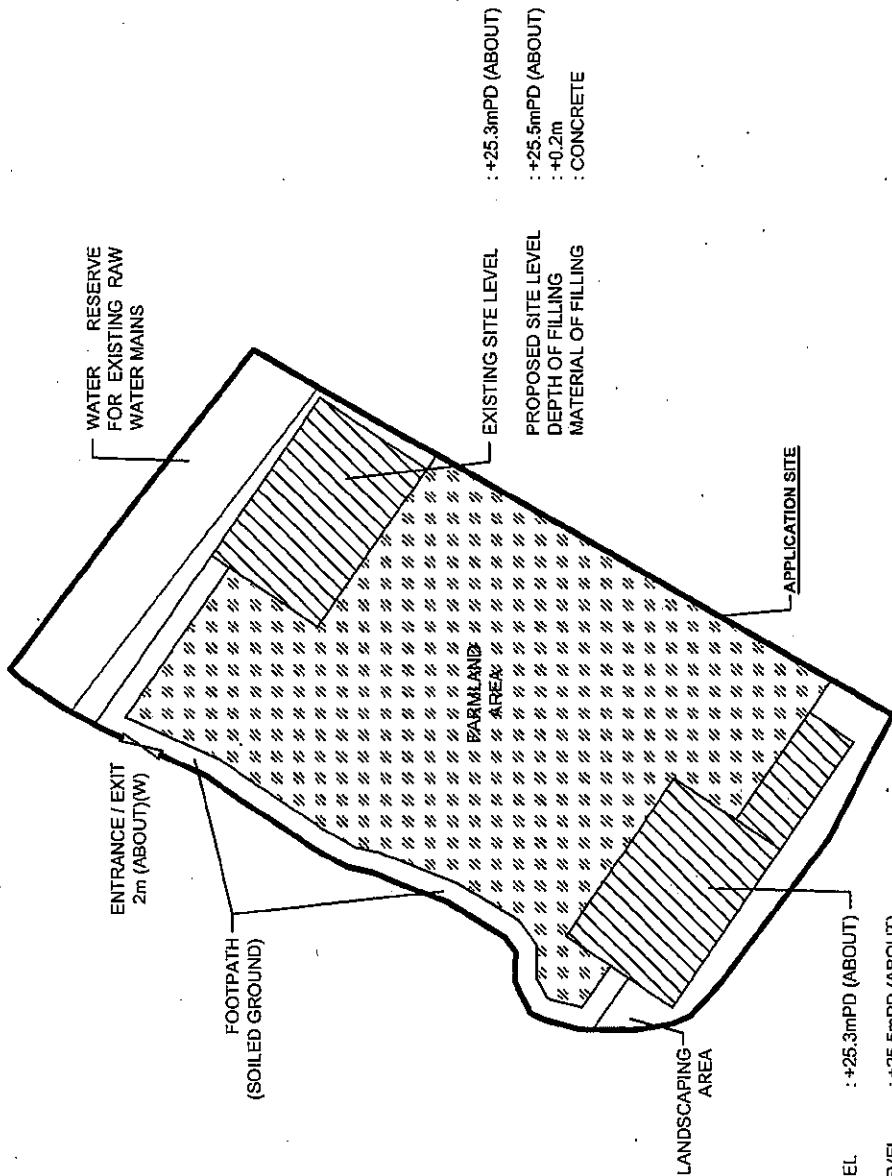


PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 675m ² (ABOUT)
COVERED BY STRUCTURE	: 123.3m ² (18%)(ABOUT)
FARMLAND AREA	: 385m ² (57%)(ABOUT)
SOILED GROUND AREA	: 166.7m ² (25%)(ABOUT)
LAND FILLING AREA	: 123.3m ² (18%)(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES

REASON OF LAND FILLING

- CONCRETE IS PROPOSED TO BE LAID AT BOTTOM OF STRUCTURES AS SITE FORMATION.
- LOADING OF STRUCTURES COULD COMPACT THE EXISTING SOILED GROUND, WHICH SUBSEQUENTLY WEAKENS THE GROUND SURFACE.
- THE CONCRETE SITE FORMATION COULD STABILISE THE EXISTING SOILED GROUND AND PREVENT EROSION FROM SURFACE RUN-OFF.
- IT PROVIDES GROUND REINFORCEMENT SO THAT IT CAN WITHSTAND THE HEAVY LOADING OF STRUCTURES.



EXISTING SITE LEVEL : +25.3mPD (ABOUT)

PROPOSED SITE LEVEL : +25.5mPD (ABOUT)

DEPTH OF FILLING : +0.2m

MATERIAL OF FILLING : CONCRETE

LEGEND

	LAND FILLING AREA
	FARMLAND
	SOILED GROUND

Drawing No.	P05	Ver	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING		
	LOTS 84 S.A. SS.1 (PART) AND 84 S.A. RP (PART) IN D.D. 112, NAM HING WEST ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES		
Drawing Title	PAVED RATIO OF THE SITE		
Scale of A4	1 : 350		
Drawn	Date	14.12.2020	
Revised	Date	3.3.2021	

Previous Application

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/YL-SK/235	Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.5.2018	(1) to (9)

Approval Conditions

- (1) No operation between 6:00 p.m. to 9:00 a.m.
- (2) No public announcement system, portable loudspeaker or any form of audio amplification system is allowed.
- (3) The submission of tree preservation and landscape proposal.
- (4) The implementation of tree preservation and landscape proposal.
- (5) The submission of drainage proposal.
- (6) The implementation of drainage proposal.
- (7) The implemented drainage facilities on the site shall be maintained at all times.
- (8) The submission of fire service installation proposal.
- (9) The provision of fire service installations.

**Similar Applications within the same “AGR” Zone
on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9**

Approved s.16 Applications

No.	Application No.	Uses/Developments	Date of Consideration (RNTPC/TPB)	Approval Conditions
1	A/YL-SK/241	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21/12/2018 Approved by RNTPC (3 years)	(1) to (5), (8)
2	A/YL-SK/244	Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years	7/12/2018 Approved by RNTPC (3 years)	(1) to (9)

Approval Conditions

- (1) Submission and implementation of landscape proposal(s)/ maintenance of landscape planting on the Site.
- (2) Submission and implementation of drainage proposals/ submission of record of existing drainage facilities/ as-built drainage plan and maintenance of drainage facilities on the Site.
- (3) Reinstatement clause.
- (4) Submission and implementation of fire service installations (FSIs) proposal/ provision of a 9-litre water type/ 3kg dry powder fire extinguisher for each of the sales offices/ in the site office.
- (5) Restriction on operation hours.
- (6) No medium and heavy goods vehicles exceeding 5.5 tonnes or container trailers/ tractors as defined in the Road Traffic Ordinance are allowed to park/stored on or enter/exit the Site.
- (7) No vehicle allowed to queue back to or reverse onto/from the Site.
- (8) No public announcement system, portable loudspeaker or audio amplification system
- (9) Submission and implementation of modification work proposal of existing public footpath and associated street furniture at the proposal entrance of the Site

Rejected s.16 Applications

No.	Application No.	Uses/Developments	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1	A/YL-SK/291	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Animal Hospice Services Establishment for a Period of 3 Years	20/11/2020	(1) to (3)

Reasons for Rejection

- (1) The applied animal hospice services establishment use is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is primarily intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There are no strong planning justifications in the submission to merit a departure from the planning intention of “AGR” zone, even on a temporary basis
- (2) The applied animal hospice services establishment use with cremation of animal bodies is incompatible with the surrounding areas which are rural in character with clusters of residential structures/dwellings and active/fallow agricultural land
- (3) Approval of the application would set an undesirable precedent for similar applications in the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment of the area

黎永添區議員辦事處

OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址：新界元朗壽富街 55 號元朗中心 805 室
電話：2478 0670 傳真：2478 9309

Add.: Room 805, Yuen Long Centre, 55 Sau Fu Street, Yuen Long, N.T.
Tel.: 2478 0670 Fax.: 2478 9309

致：城市規劃委員會秘書
傳真：2877 0245 / 2522 8426
電郵：tpbpd@pland.gov.hk

本處檔號：LWT21-02-29

送遞方式：傳真及電郵

強烈反對元朗八鄉上村擬議臨時康體文娛場所（休閒農場）連填土工程
申請編號：A/YL-SK/299

執事先生/女士：

本人接獲八鄉上村村代表及多位上村村民的投訴，就上標申請作強烈反對。

他們指上述申請位於八鄉上村，由錦上路經高上路及南慶西路進入，附近一帶甚少有車輛出入，是上村居民晨運和黃昏散步的熱門地點，居民享受寧靜翠綠的環境，呼吸清新的空氣，舒展身心。有關申請肯定會增加車輛出入，對晨運和黃昏散步的居民造成不便及危險。

此外，申請項目是純粹商業投資，在「農業」用途地帶進行填土工程，地盤面積達 675 平方米，興建樓高 3.5 米至 7 米的建築物，總樓面面積有 177 平方米，與周邊翠綠環境造成不和諧及不協調的景觀；而且申請者為了商業利益，定必用盡一切辦法吸引「顧客」，大量人流亦會嚴重破壞當地幽靜的環境。這種以商業利益為本而進行改變規劃的發展，並對附近居民造成滋擾，是市民對政府不滿的一個主要原因！

本人懇請城市規劃委員會以社會的整體利益為本，重視上村居民的訴求，否決上述申請，以免深化地區人士對政府的不滿和反感，製造社會的矛盾和撕裂。



元朗區議員黎永添 謹啓

2021 年 2 月 16 日

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年02月16日星期二 4:07
收件者: tpbpd
主旨: A/YL-SK/299 DD.112, Nam Hing West Road, Shek Kong

A/YL-SK/299

Lots 84 S.A ss.1 (Part) and 84 S.A RP (Part) in D.D. 112, Nam Hing West Road, Shek Kong, Yuen Long

Site area : About 675sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / ? Vehicle Parking

Dear TPB Members,

What about some real farming? There is substantial agricultural activity along this road. Recent experience with closed borders and disruption to supply changes should be the catalyst for a change in policy here in Hong Kong with regard to the use of scarce agricultural land.

Many areas in China are suffering from severe drought. President Xi has made the restoration of farming on arable land a priority in order to secure food supplies. But here in HK farm land is used for brownfield, to operate puppy mills and for the fickle demands of weekend farmers who will find new diversions as soon as travel is permitted again..

Members have a duty to question Ag and Fish with regard to its vision going forward to address climate change, drought, the impact on local food supplies and the need to be prepared.

Singapore, as usual, is way ahead of HK in this respect:

<https://www.sfa.gov.sg/food-farming>

To effectively buffer from **supply** disruptions, **Singapore** aims to produce **30%** of its nutritional needs by **2030**. Through funding and technology transfers, SFA helps **local** farmers transform and adopt technology to intensify output

<https://earth.org/singapore-30-by-30-plan/>

Experts say could help countries secure food supplies and reduce the impacts of climate change by boosting locally sourced produce.

Some hard questions please.

Mary Mulvihill

Advisory Clauses

- (a) shorter compliance period for close monitoring of progress on compliance with the approval conditions are recommended. Should the applicant fail to comply with approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fees, as may be imposed by LandsD.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance for any access (including the bridge structure) connecting the Site and Nam Hing West Road. Adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicants should:
 - (i) follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance;
 - (ii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of his department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test;
 - (iii) no use of construction materials for filling of land; and

- (iv) note that it is the obligation of the applicants to meet the statutory requirements under relevant pollution control ordinances.
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) minimum 1m clearance from the trees to drainage channels and circulation paths should be maintained; and
 - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that there are mitigation planting areas for the Kam Tin Main Drainage Channel project (Plan A-2) along the north boundary of the Site which are currently maintained by his department. The applicant shall avoid disturbing the mitigation planting areas in order to preserve and protect the vegetation therein.
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is also advised that (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location 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 Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any applied use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iii) before any new building 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 BD should be obtained, otherwise they are UBW. An

Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;

- (iv) 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 Building (Planning) Regulations respectively;
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations; and
 - (vii) detailed checking under BO will be carried out at the building plan submission stage.
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal;
 - (ii) the applicant should rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant should be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and
 - (iv) the applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected. A waterworks reserve within 1.5 metres from the centerline of the water mains shall be provided to WSD;
 - (ii) no structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and

- (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.