

2021年 4月 1 5日

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

This document is received on 15 APR 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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/9L-SK/306
	Date Received 收到日期	15 APR 2021

- 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)

盧成通 LO Shing Tung

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 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long
(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 1,769 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 180 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" Zone
(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
8/4/2021 (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 8/4/2021 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

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途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☒ Filling of land 填土		
	Area of filling 填土面積	700 sq.m 平方米	☒ About 約
	Depth of filling 填土厚度	not more than 0.2 m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	m 米	☐ 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			

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置	
	☐ 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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Place of Recreation, Sports and 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	180 sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.1	☒ About 約
Proposed site coverage 擬議上蓋面積	7 %	☒ About 約
Proposed no. of blocks 擬議座數	2	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2 storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☐ exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上)	☐ About 約
	3.5 - 6 m 米	☒ About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)
☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 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	USE	COVERED AREA GFA		BUILDING HEIGHT
B1	AGRICULTURAL LEARNING CENTRE AND STORAGE OF SEED AND FARM TOOLS	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	RECEPTION, TOILET CHANGING ROOM	60m ² (ABOUT)	120m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		120m ² (ABOUT)	180m ² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA GFA		BUILDING HEIGHT
B1	AGRICULTURAL LEARNING CENTRE AND STORAGE OF SEED AND FARM TOOLS	60m ² (ABOUT)	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	RECEPTION, TOILET CHANGING ROOM	60m ² (ABOUT)	120m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		120m ² (ABOUT)	180m ² (ABOUT)	

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

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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 2022

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	☒ 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 Road West and a local access ☐ 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	☒ (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 3 Motorcycle Parking Spaces 電單車車位 / Light Goods Vehicle Parking Spaces 輕型貨車泊車位 / Medium Goods Vehicle Parking Spaces 中型貨車泊車位 / Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 / Others (Please Specify) 其他 (請列明) / _____ _____
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	☒ (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 1 Medium Goods Vehicle Spaces 中型貨車車位 / Heavy Goods Vehicle Spaces 重型貨車車位 / Others (Please Specify) 其他 (請列明) / _____ _____

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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 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling (**Plan P01**). As demand for recreational farming is growing recently, the applicant seeks to continue operate their hobby farm business to promote sustainable and organic farming in Kam Tin area.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-SK/9 (**Plan P02**). According to the Notes of the OZP, 'Place of Recreation, Sports or Culture' is a column two within "AGR" zone, which require planning permission from the Town Planning Board (the Board). As the application is only on a temporary basis, it will not frustrate the long term intentions of these zones. Upon the expiry of the planning permission, the Site will be reinstated to an area suitable for agricultural use by the applicant.

The Site occupied an area of 1,769 sq.m (about) of private land (**Plan P03**). A total of 2 structures are proposed at the Site for agricultural learning centre, storage of seed and farm tools, reception, toilet and changing room with total GFA of 180 sq.m (about) and building height of 3.5m to 6m (about)(1 to 2-storey)(**Plan P04**). The operation hours of the proposed development are 09:00 - 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 15 (about). The estimated number of staff working at the Site is 5.

The Site is accessible from Kam Sheung Road via Nam Hing West Road and a local access (**Plan P01**). Visitor is required to make appointment in advance to access the Site and for the use of parking spaces. Three private car parking spaces are provided for visitor. One loading/unloading space for light goods vehicle are provided for staff to transport goods to support the operation (**Plan P04**). Sufficient space is provided for maneuvering of vehicle within the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

Large amount of space is reserved as farmland area for the use of visitor (**Plan P05**). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

As heavy loading of structures and vehicle would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. The land filling (of concrete) area (699 sq.m) is therefore required for the site operation and it has been kept to minimal.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. 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.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

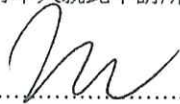
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling'.

11. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

9/4/2021

(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[@]

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

[@] 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.
在該靈灰安置所內，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 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long		
Site area 地盤面積	1,769	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports and Culture (Hobby Farm) for a Period of 5 Years and Land Filling		
(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	/	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	180	☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3.5 - 6 (about)	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 - 2	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	/	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	7 % ☒ 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 ☐ Not less than 不少於
	Public 公眾	/	sq.m 平方米 ☐ Not less than 不少於

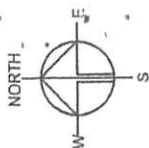
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	3 3 (PC)
	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) _____	1 1 (LGV)

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location plan, Plan showing the zoning of the application site, Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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。

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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,769m² (ABOUT)

ACCESSIBLE FROM KAM SHEUNG ROAD VIA NAM HING WEST ROAD AND A LOCAL ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD
VIA NAM HING WEST ROAD AND A LOCAL
ACCESS



APPLICATION SITE

KAM SHEUNG ROAD

Nam Hing Lei

Chung Sum

Drawing No.
P01

Ver.
01

Project

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

VARIOUS LOTS IN D.D. 112,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

Drawing Title
LOCATION PLAN

Scale of A4

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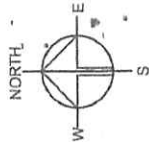
Drawn

8.4.2021

Revised

LEGEND

APPLICATION SITE



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,769m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : SYL-SK19
AREA ZONED AS "AGR" : 1,769m² (100%)(ABOUT)
AREA ZONED AS "V" : NOT APPLICABLE

Chung Sun

Nam Hing Lei

AGR

APPLICATION SITE

NAM SHEUNG ROAD

Drawing No.
P02

Ver.
01

Project

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

VARIOUS LOTS IN D.D. 112,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

Drawing Title

ZONING OF THE SITE

Scale of A4

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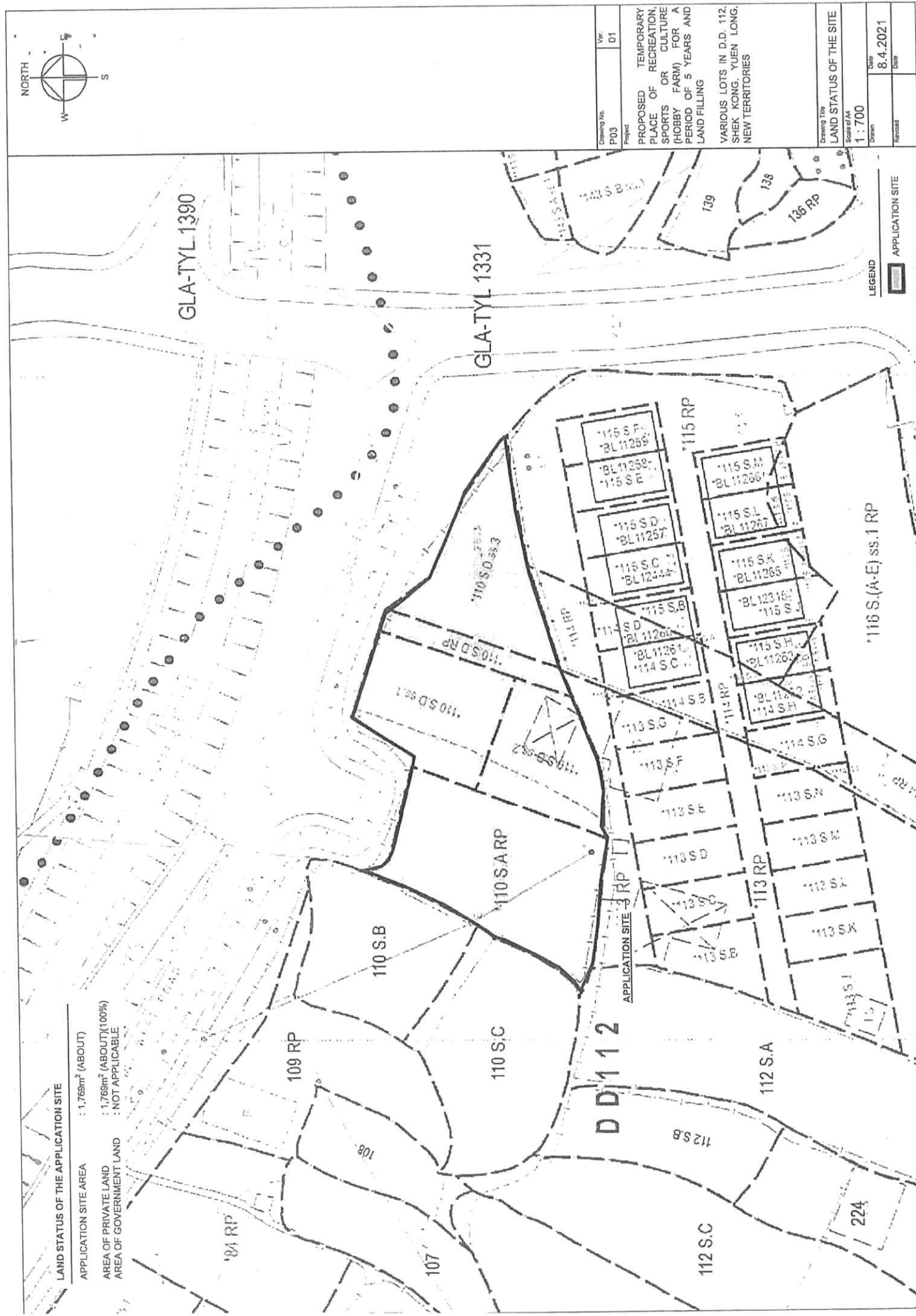
Drawn

8.4.2021

Revised

LEGEND

APPLICATION SITE

APPLICATION SITE AREA
: 1,769m² (ABOUT)

AREA OF PRIVATE LAND : 1,769m² (ABOUT)(100%)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

 1.769m^2 (ABOUT)(100%)

: NOT APPLICABLE
AREA OF GOVERNMENT LAND
AREA OF PRIVATE LAND

DD-112

APPLICATION SITE $\rightarrow$ RP

Drawing No.	Ver.
P03	01

Project	1.00
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PROPOSED TEMPORARY
PLACE OF RECREATION,
SPORTS OR CULTURE
(HOBBY FARM) FOR A
PERIOD OF 5 YEARS AND
LAND FILLING

VARIOUS LOTS IN D.D. 112,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

Drawing Title
LAND STATUS OF THE SITE

Scale of A4

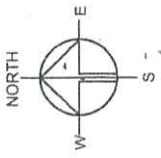
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8.4.2021	
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LEGEND

APPLICATION SITE

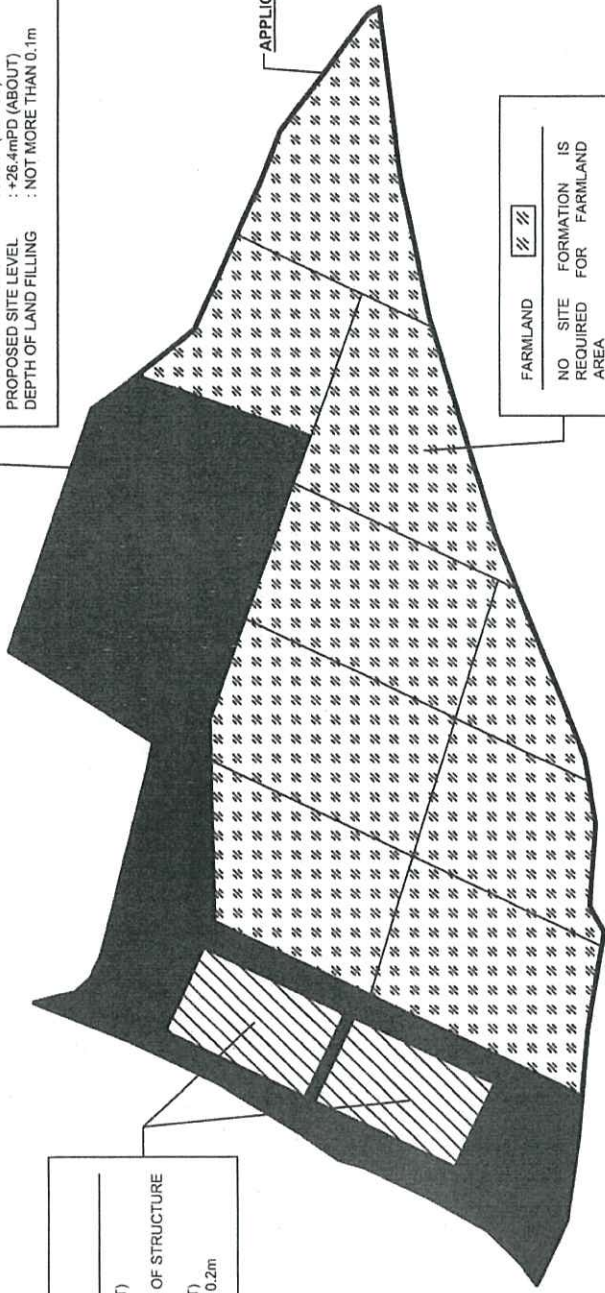


PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,769m ² (ABOUT)
AREA OF FARMLAND	: 1,070m ² (60%)(ABOUT)
LAND FILLING AREA	: 700m ² (40%)(ABOUT)
CIRCULATION SPACE	: 560m ² (ABOUT)
SITE FORMATION	: 120m ² (ABOUT)

LAND FILLING AREA	
EXISTING SITE LEVEL	: +26.3mPD (ABOUT)
PURPOSE	: CIRCULATION, PARKING AND LUL SPACES
LAND FILLING AREA	: 500m ² (ABOUT)
PROPOSED SITE LEVEL	: +26.4mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1m

LAND FILLING AREA	
EXISTING SITE LEVEL	: +26.3mPD (ABOUT)
PURPOSE	: SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 120m ² (ABOUT)
PROPOSED SITE LEVEL	: +26.5mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m

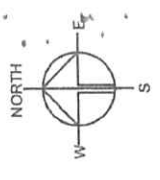
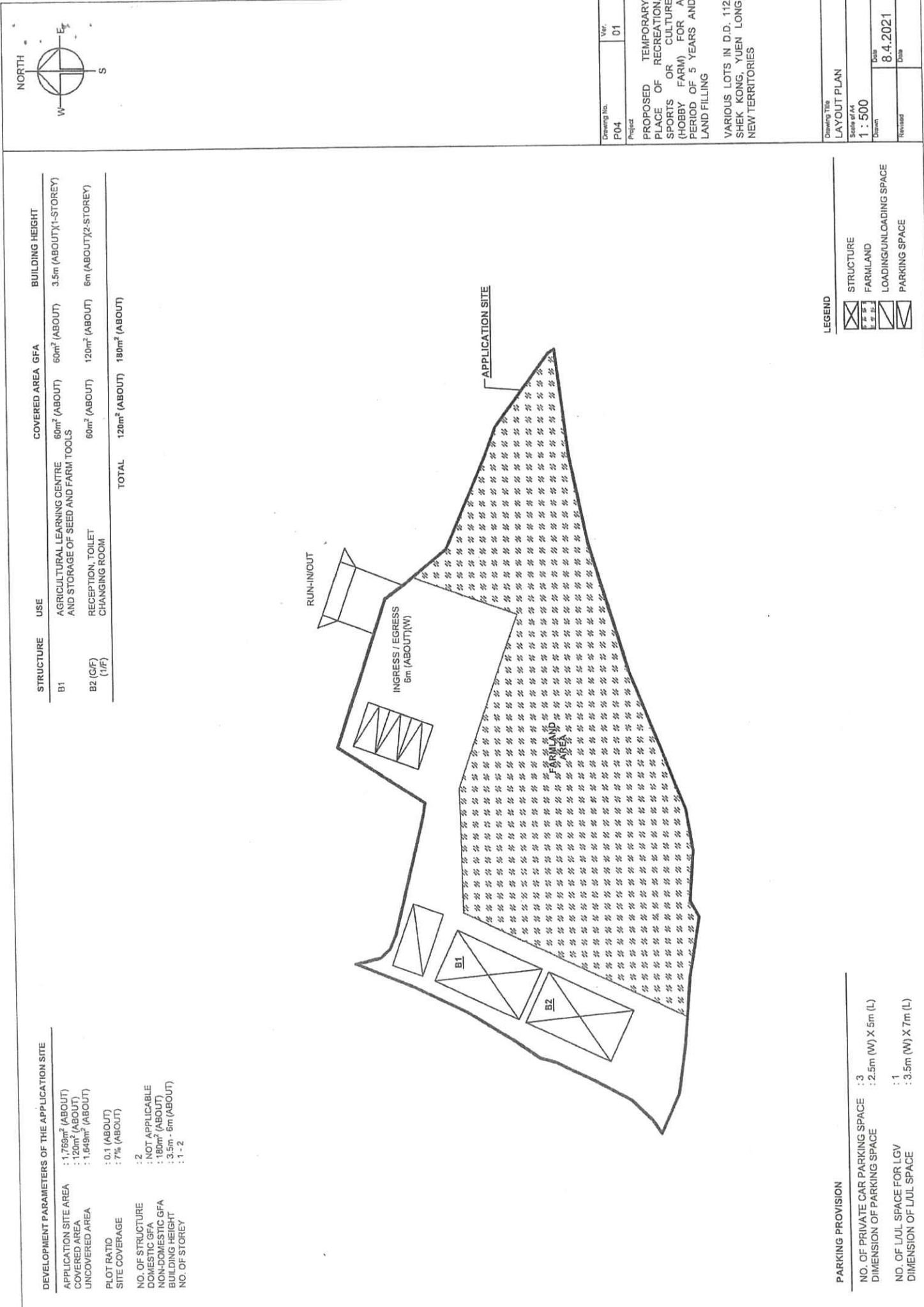


FARMLAND	
NO SITE FORMATION IS REQUIRED FOR FARMLAND AREA	

Drawing No.	Ver.
P05	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION OR CULTURE (HOBBY FARM) FOR PERIOD OF 5 YEARS A LAND FILLING	
VARIOUS LOTS IN D.D. 1 SHEK KONG, YUEN LOI NEW TERRITORIES	

Drawing Title	
PAVED RATIO	
Scale of A4	
1 : 500	
Drawn	Date
	14.4.202
Revised	Date

LEGEND	
	APPLICATION SITE



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			
VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES			
Drawing Title			
LAYOUT PLAN			
Scale of A4			
1 : 500			
Drawn		Date	
		8.4.2021	
Revised		Date	

STRUCTURE	USE	COVERED AREA GFA	BUILDING HEIGHT
B1	AGRICULTURAL LEARNING CENTRE AND STORAGE OF SEED AND FARM TOOLS	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	RECEPTION, TOILET CHANGING ROOM	60m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		120m ² (ABOUT)	180m ² (ABOUT)

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 1,769m ² (ABOUT)
COVERED AREA	: 120m ² (ABOUT)
UNCOVERED AREA	: 1,649m ² (ABOUT)
PLOT RATIO	: 0.1 (ABOUT)
SITE COVERAGE	: 7% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 180m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 6m (ABOUT)
NO. OF STOREY	: 1 - 2

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

LEGEND	
	STRUCTURE
	FARMLAND
	LOADING/UNLOADING SPACE
	PARKING SPACE



盈卓物業
顧問有限公司

Our Ref.: DD112 Lot 110 S.A RP & VL
Your Ref.: TPB/A/YL-SK/306

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

By Email

7 June 2021

Dear Sir,

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 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2,
110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/306)

We are writing to submit further information 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
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. Louis CHEUNG
(Attn.: Mr. Boris LAI

email: lhwcheung@pland.gov.hk)
email: jtblai@pland.gov.hk)



K



12

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 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/306)

- (i) The application site (the Site) involves a previous S.16 planning application (No. A/YL-SK/244) 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 7.12.2018. However, the applicant failed to comply with approval conditions (f), (h), (j) and (m) by the designated time period which led to revocation of the application, i.e. 7.5.2021, details are as follows:

Run-in/out of the Site

- (a) Regarding planning approval condition (e) of the previous approved application No. A/YL-SK/244, i.e. the submission of a modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the site, the applicant made submissions on 15.7.2019, 6.11.2019 and 25.3.2020, the latest submission was accepted by Commissioner for Transport (C for T) and the Director of Highways (D of H) on 31.3.2020, hence, complied with.
- (b) Regarding planning approval condition (f) of the previous approved application No. A/YL-SK/244, i.e. the implementation of the modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the site, the applicant made submissions on 9.4.2021 and 30.4.2021, both submissions were not accepted by C for T and D of H, hence, not complied with within the designated time period.
- (c) The applicant is currently modifying the implemented run-in/out in accordance to comments of D of H. The applicant will submit photographic records for compliance with approval condition after planning approval has been granted by the Board.

Landscape planting at the Site

- (a) Regarding planning approval condition (g) of the previous approved application No. A/YL-SK/244, i.e. the submission of landscape proposal, the

applicant made submission on 28.11.2019 and 17.2.2021, the latest submission was accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) on 1.3.2021, hence, complied with.

- (b) Regarding planning approval condition (h) of the previous approved application No. A/YL-SK/244, i.e. the implementation of the landscape proposal, the applicant did not have sufficient manpower to complete works for the proposed landscape planting due to the outbreak of coronavirus, hence, not complied with within the designated time period.

Drainage facilities at the Site

- (a) Regarding planning approval condition (i) of the previous approved application No. A/YL-SK/244, i.e. the submission of drainage proposal, the applicant made submissions on 15.7.2019, 14.4.2020, 3.6.2020 and 5.3.2021, the latest submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 5.3.2021, hence, complied with.
- (b) Regarding planning approval condition (j) of the previous approved application No. A/YL-SK/244, i.e. the implementation of drainage proposal, the applicant did not have sufficient manpower and construction materials to complete works proposed drainage facilities due to the outbreak of coronavirus, hence, not complied with within the designated time period.
- (c) The construction works for the proposed drainage facilities will be completed in one-month time. The applicant will submit photographic records for compliance with approval condition after planning approval has been granted by the Board.

Fire service installations at the Site

- (a) Regarding planning approval condition (l) of the previous approved application No. A/YL-SK/244, i.e. submission of fire service installations (FSis) proposal, the applicant made submissions on 28.11.2019, the submission was accepted by Director of Fire Service (D of FS), hence, complied with on 19.12.2019.
- (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 in February 2019 and approval was granted by LandsD in October

2020.

- (c) Regarding planning approval condition (m) of the previous approved application No. A/YL-SK/244, i.e. the provisions of FSIs, the applicant did not have sufficient manpower and construction materials to complete works for structures and FSIs due to the outbreak of coronavirus.
- (d) In addition, to gain full functionality of the FSIs, the connections of government mains for separate water and electricity supplies to FSIs are required. As such connections were not available at the time, the applicant did not have sufficient time to obtain approval from governmental departments and to prepare a valid certificate of fire service installations and equipment (F.S. 251), hence, not complied with within the designated time period.
- (ii) The applicant submitted the accepted landscape, drainage, run-in/out and fire service installations proposals under the previous approved S.16 planning application No. A/YL-SK/244 to support the application (**Annexes I to IV**). The applicant will make effort to comply with approval conditions after planning approval has been obtained from the Board.

(iii) 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 justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	Three private car parking spaces are provided at the application site (the Site) for staff and visitor. The maximum number of visitors to the Site per day is <u>15</u> . Advanced booking is required for visitors to access the Site and the use of parking space, which could help to prevent excessive number of visitors and vehicles to the Site and affect the public. Majority of staff and visitor are required to make good use of public transport at Kam Sheung Road then walk to the Site (Annex V and Plan 1). Goods to support the operation of the proposed development are transported the Site by light goods vehicle (LGV),

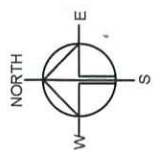
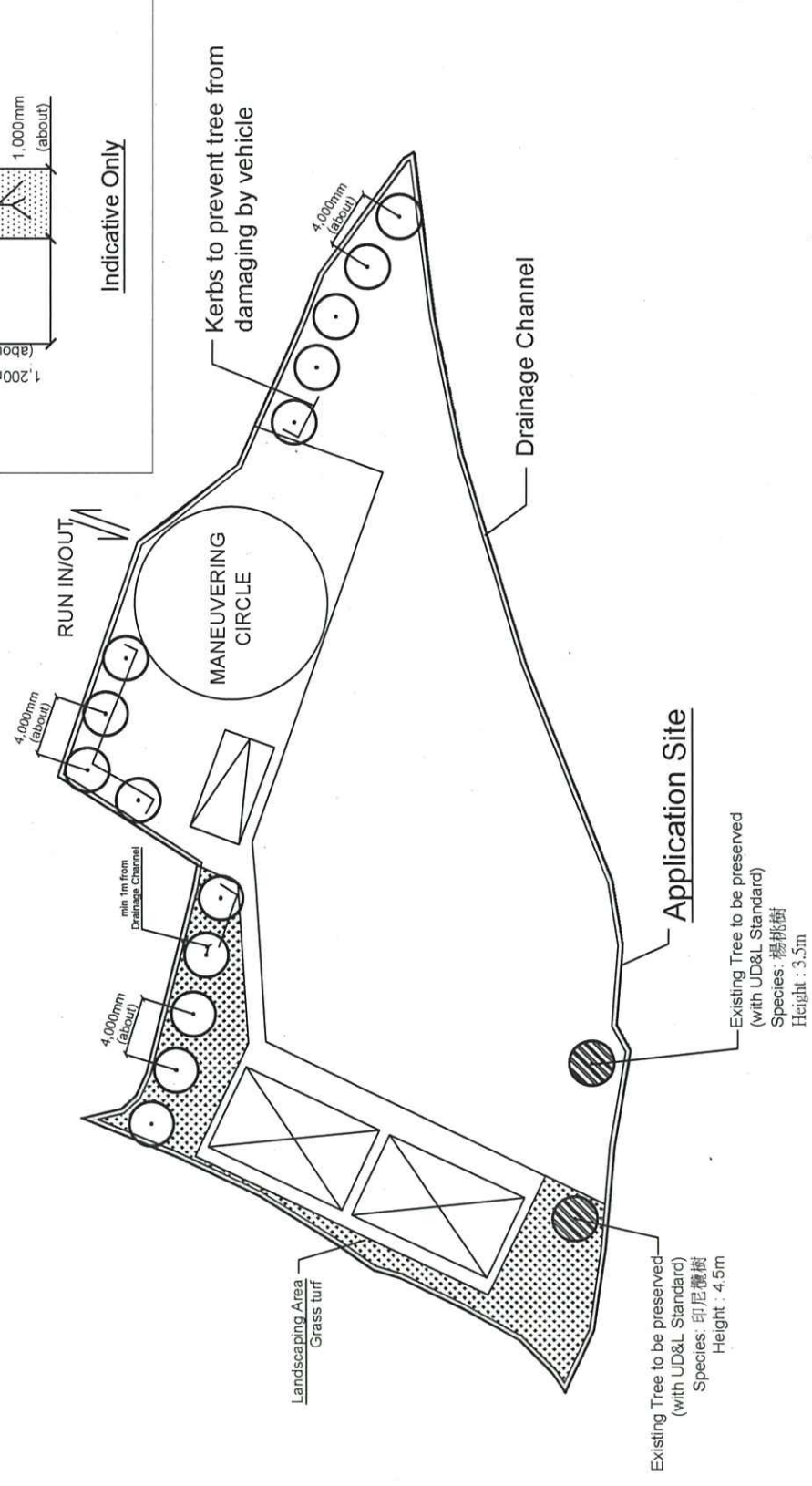
		hence, one loading/unloading space (L/UL) space is provided at the Site. In view of the above, the provision of three private car parking spaces and one L/UL space for LGV are considered <u>adequate</u> for the Site operation.
(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Nam Hing Road West and the local access;	The operation hours of the proposed development are 09:00 to 18:00 daily including public holiday. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road and Nam Hing West Road should not be anticipated (Annex VI).
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Nam Hing Road West, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Nam Hing Road West, along the local access and within the Site (Annex VII and Plan 2).
(d)	The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan; and	The clear width of the vehicular ingress/egress is 6m (about)(Plan 3).
(e)	The applicant should provide nearest public transport services and indicate on the layout plan.	Plan showing the nearest public transport services is provided for your consideration (Plan 1).
2. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Boris LAI; Tel: 3168 4045)		
	Please clarify on the following:	
(a)	it is observed from recent site visit that an electricity pole traverses the southwestern portion of the Site, which is likely to be conflict with the proposed structure B2 (of 2 storeys and 6m high). Please clarify; and	The electricity pole located at the west of the application site (the Site) will be relocated to the south of the Site by the applicant (Plan 3).

S.16 Planning Application No. A/YL-SK/306

(b)	whether the two existing trees on-site (as shown on the landscape plan for the previous application A/YL-SK/244) would be preserved.	The two existing trees on-site as shown on the landscape proposals will be preserved by the applicant (Annex I).
-----	--	---

No. of Proposed Tree: 14
Species of Tree: Lagerstroemia speciosa
Spacing of Tree: not more than 4m (about)
Height of Tree: not less than 2.75m (about)
Size of Tree Pit: 1m (W) x 1m (L) x 1.2m (D)

**All trees are 600mm off the boundary fencing*



Indicative Only

Annex I

Drawing No	Ver
P03	01
Project	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS	
LOTS 110 S.A RP AND 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112	
Drawing Title	
LANDSCAPE PLAN	
Scale of A4	
1 : 450	
Drawn	Check
MIN	17.02.2021
Revised	Date
N/A	N/A

Legend

○ Proposed Tree

申請地點 Application Site

WIP May 2018

渠
Romp 斜路
南慶西路

NAM HING WEST
Nullah

Proposed Temporary Place of
Recreation, Sports or Culture
(Hobby Farm for a Period of 3
Years at Lot 110 S.A RP, 110 S.D
ss.1, 110 S.D ss.2, 110 S.D ss.3
and 110 S.D RP in D.D. 112,
Yuen Long

Application No. :
AYL-SK/244

Legend:

Proposed 300LUC(1:100)
Cover to be provided by
cast iron



Existing Nullah



Proposed Catchpit



Existing Level



Company:

恆協工程有限公司
**HANDSHIP
ENGINEERING
COMPANY LIMITED**

Project:

Proposed Temporary
Place of Recreation,
Sports or Culture (Hobby
Farm for a Period of 3
Years at Lot 110 S.A RP
110 S.D ss.1, 110 S.D
ss.2, 110 S.D ss.3 and
110 S.D RP in D.D. 112,
Yuen Long

Application No. :
AYL-SK/244

Annex II

Title:

Site Boundary

Dwg No:

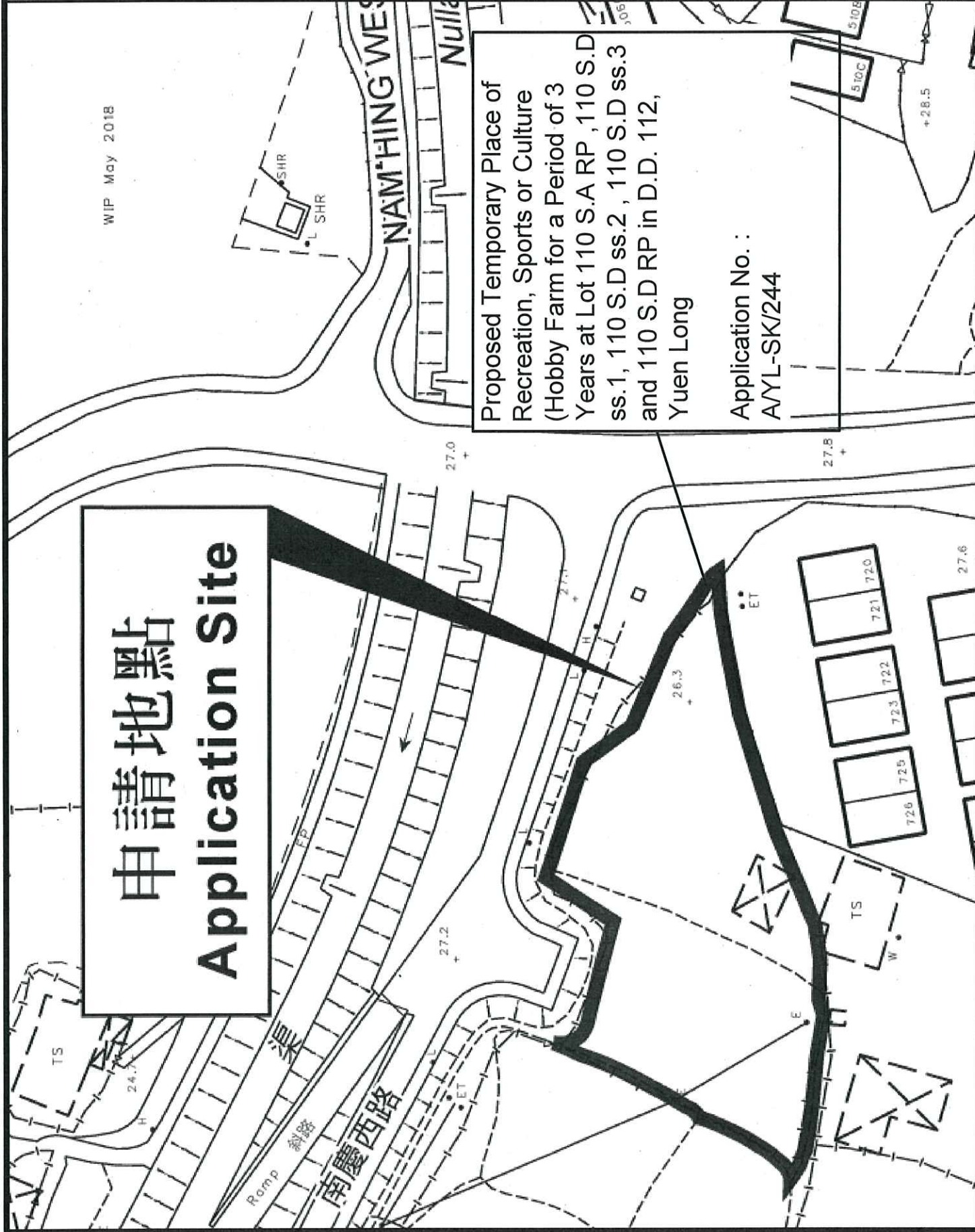
File:

Fig.1

Lots 110 in
D.D. 112

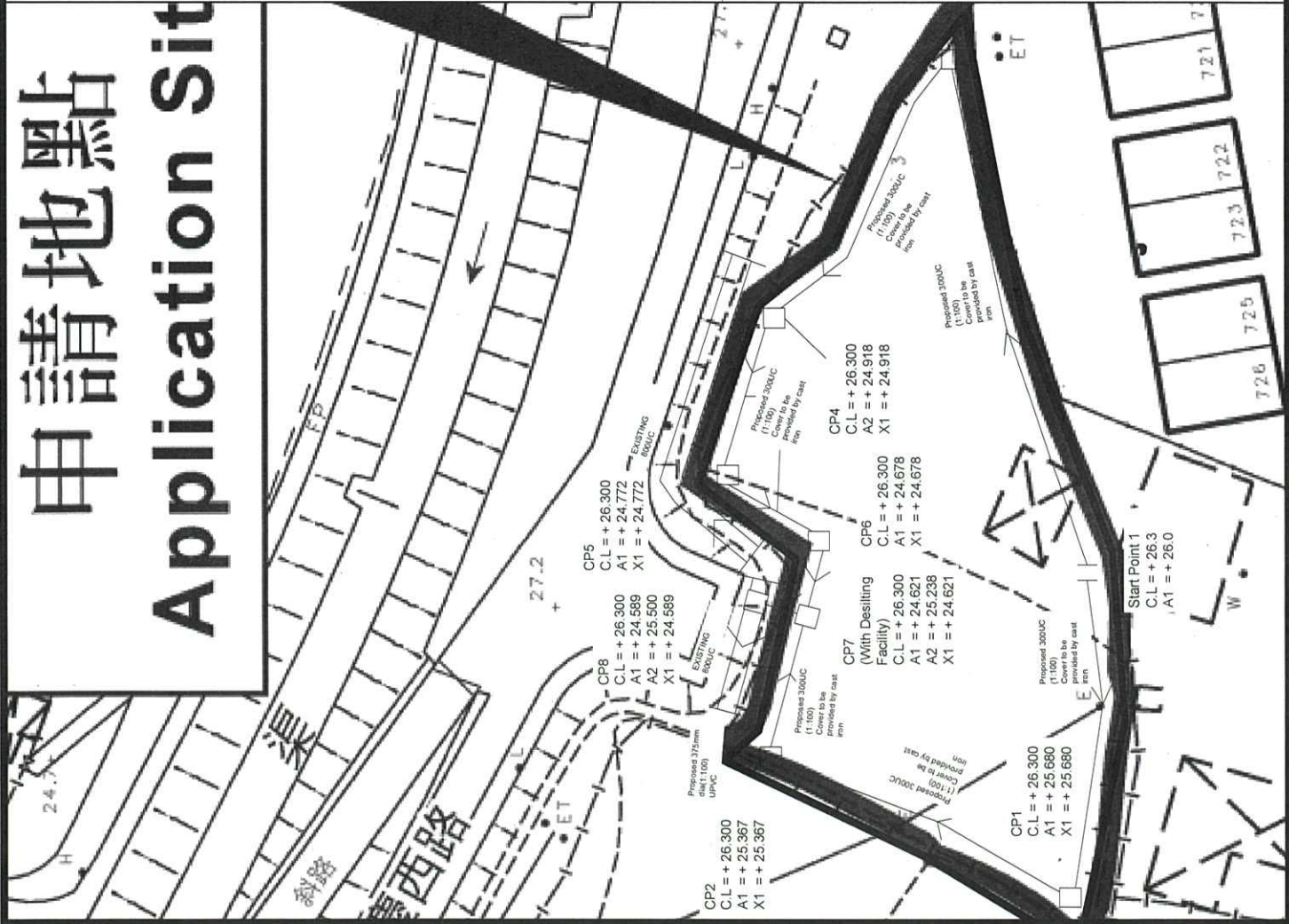
Date:

6th July
2019



申請地點

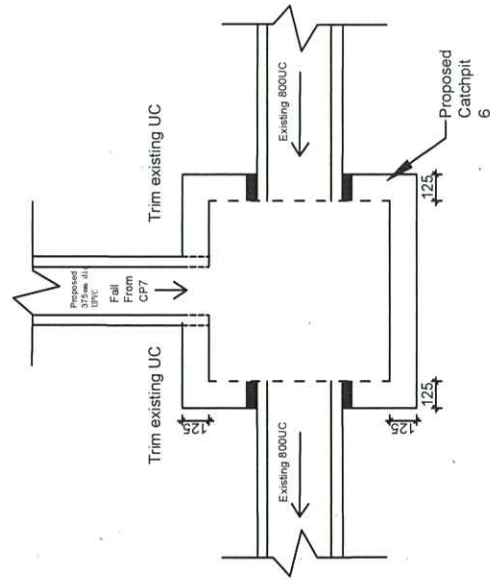
Application Site



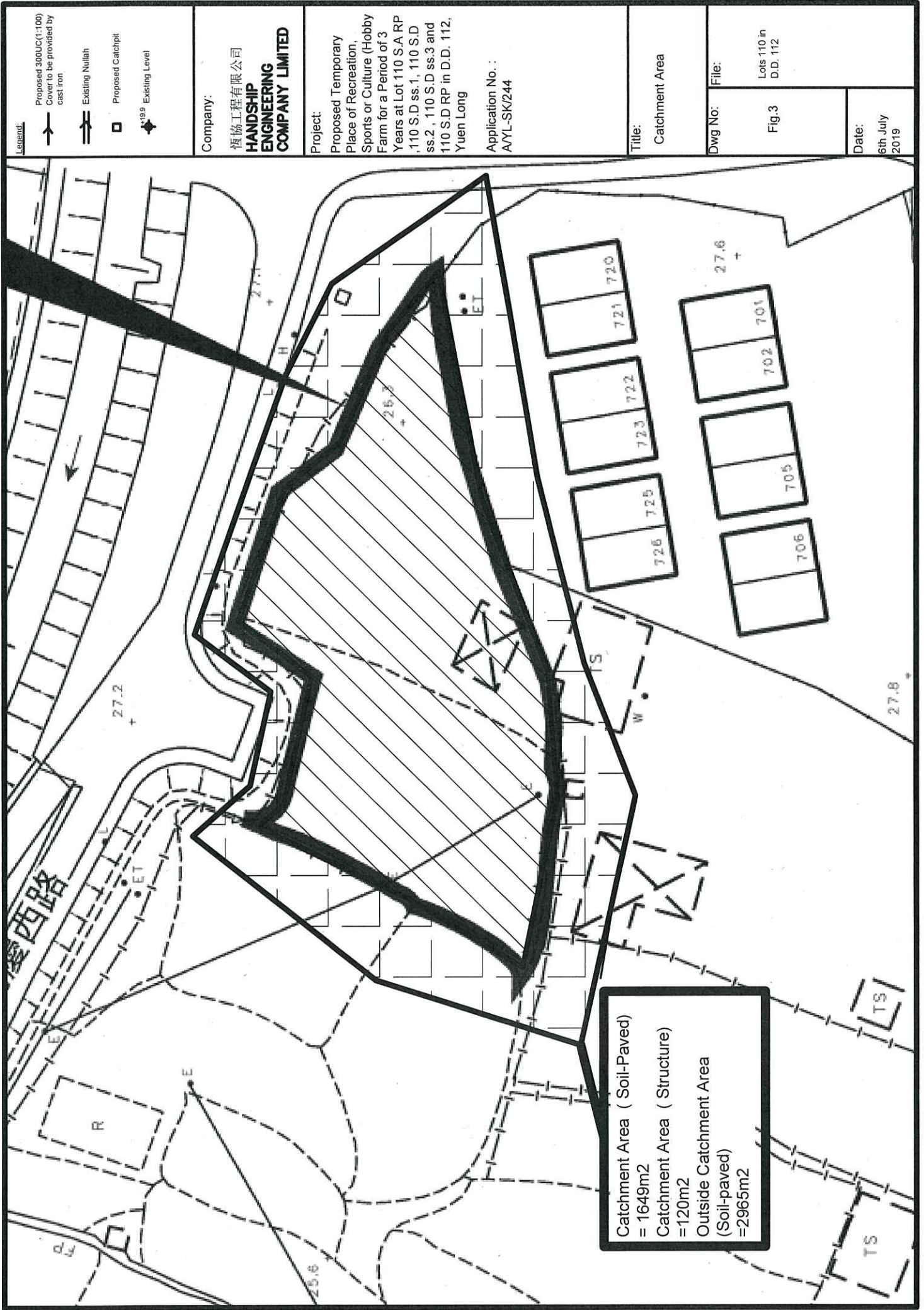
Note:

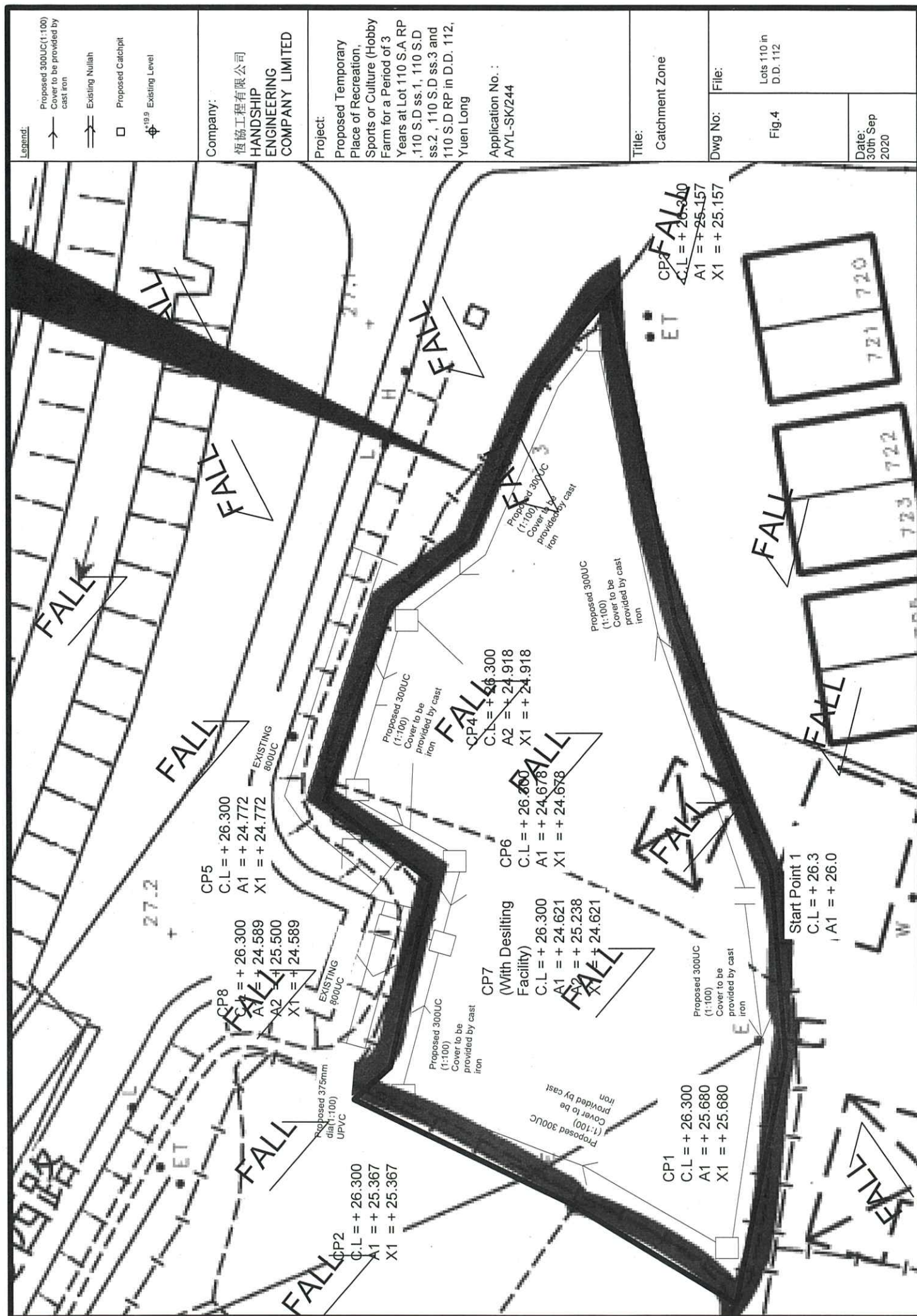
1. Catchpit CP7 with desilting facility shall follow CEDD standard drawing No. C24061.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. Cast Iron Cover shall be provided for all proposed UCs
4. The inverted level of the connection point shall be verified on site prior the commencement of work

Legend: Proposed 300UC(1:100) Cover to be provided by cast iron Existing Nullah Proposed Catchpit Existing Level	Company: 恆協工程有限公司 HANDSHIP ENGINEERING COMPANY LIMITED		Project: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm for a Period of 3 Years at Lot 110 S.A RP , 110 S.D ss.1, 110 S.D ss.2 , 110 S.D ss.3 and 110 S.D RP in D.D. 112, Yuen Long Application No. : A/YL-SK/244	Title: Drainage Layout	Dwg No:	File: Lots 110 in D.D. 112	Date: 30th Sep 2020
					Fig.2		



Connection Details-CP8





Company: 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED
Project : Proposed Temporary Place of Recreat ional , Sports or Cul ture
 at Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and
Date: 2019/7/6

Calculation for channels:

Catchment Area of site

Site Catchment Area (Soil-Paved)	=	1649	m ²
	=	0.001649	km ²

Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.001649	km ²
	=	0.028651	m ³ /s							
	=	1719	liter/min							

Site Catchment Area (Structure)	=	120	m ²
	=	0.00012	km ²

Peak runoff in m ³ /s	=	0.278	x	0.95	x	250	mm/hr	x	0.00012	km ²
	=	0.007923	m ³ /s							
	=	475	liter/min							

Outside Catchment Area

Area	=	2965	m ²
	=	0.002965	km ²

Peak runoff in m ³ /s	=	0.278	x	0.25	x	250	mm/hr	x	0.002965	km ²
	=	0.051517	m ³ /s							
	=	3091	liter/min							

Total Peak Runoff for site	=	0.088091	m ³ /s
	=	5285	liter/min

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

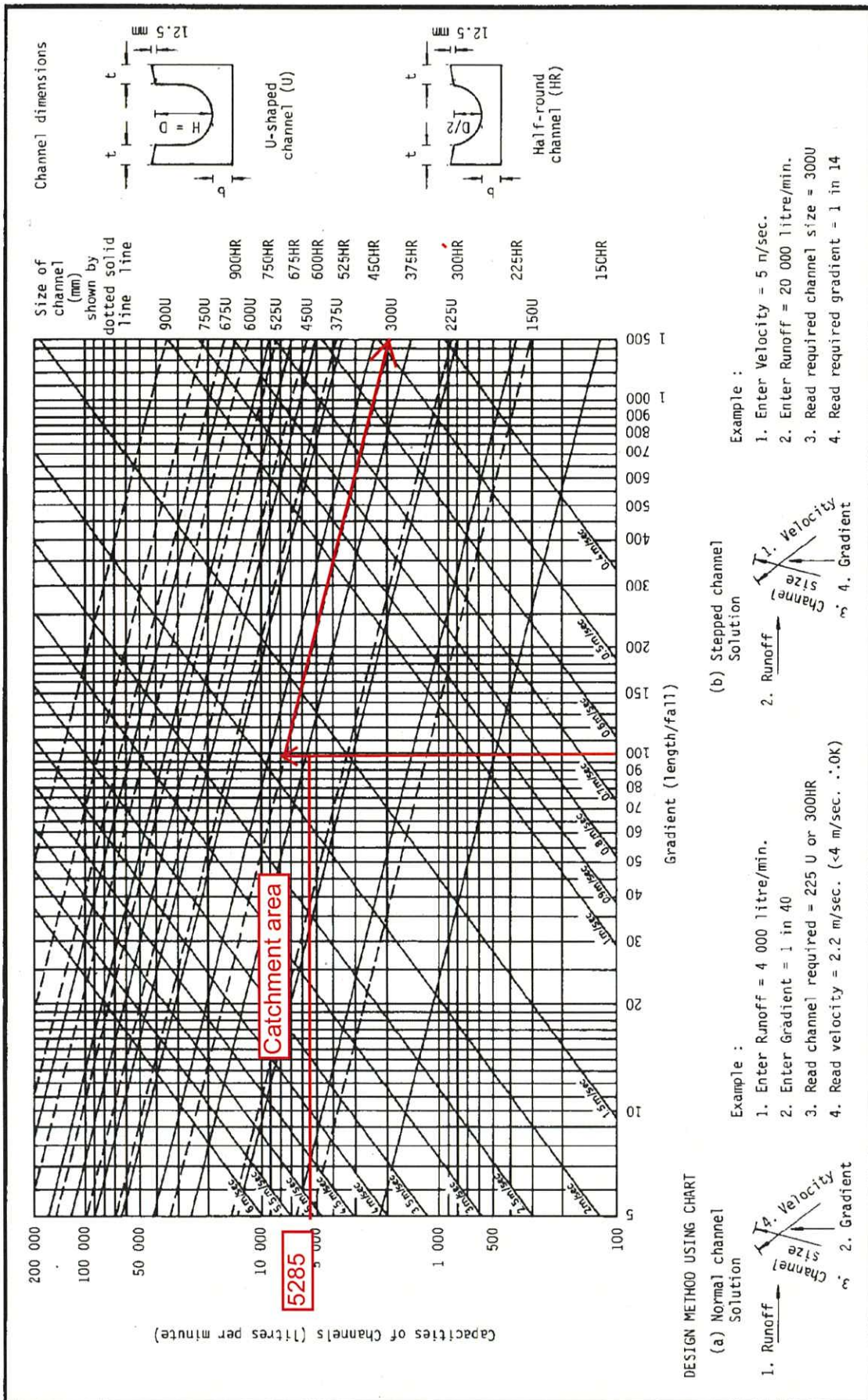
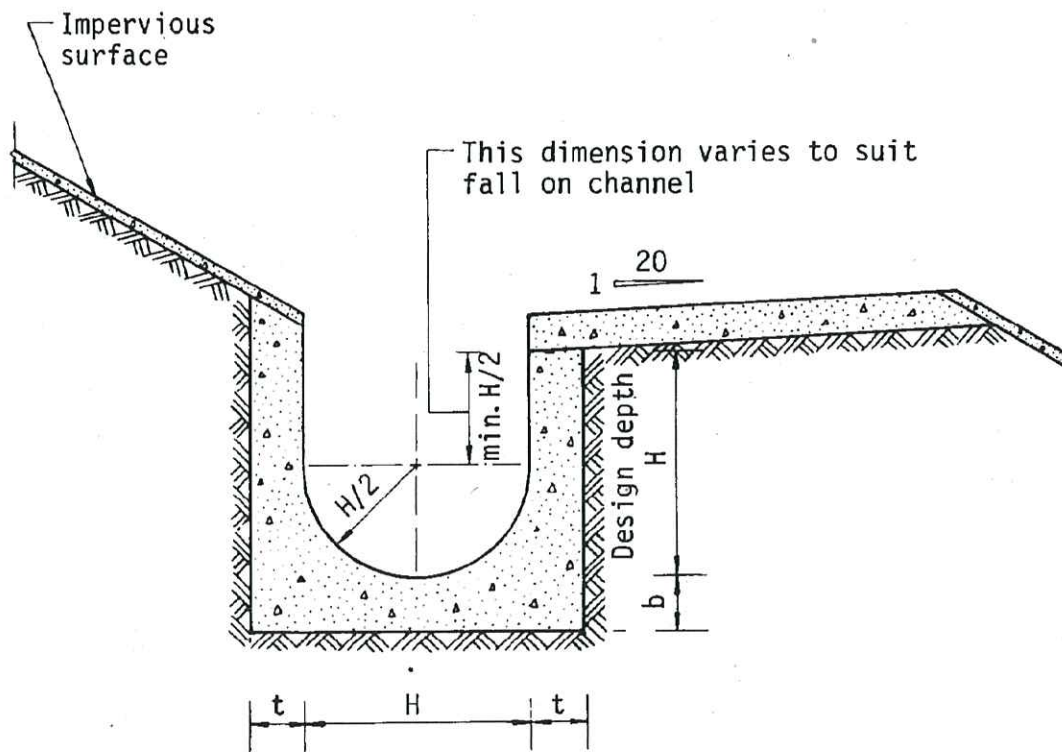


Figure 8.7 - Chart for the Rapid Design of Channels



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

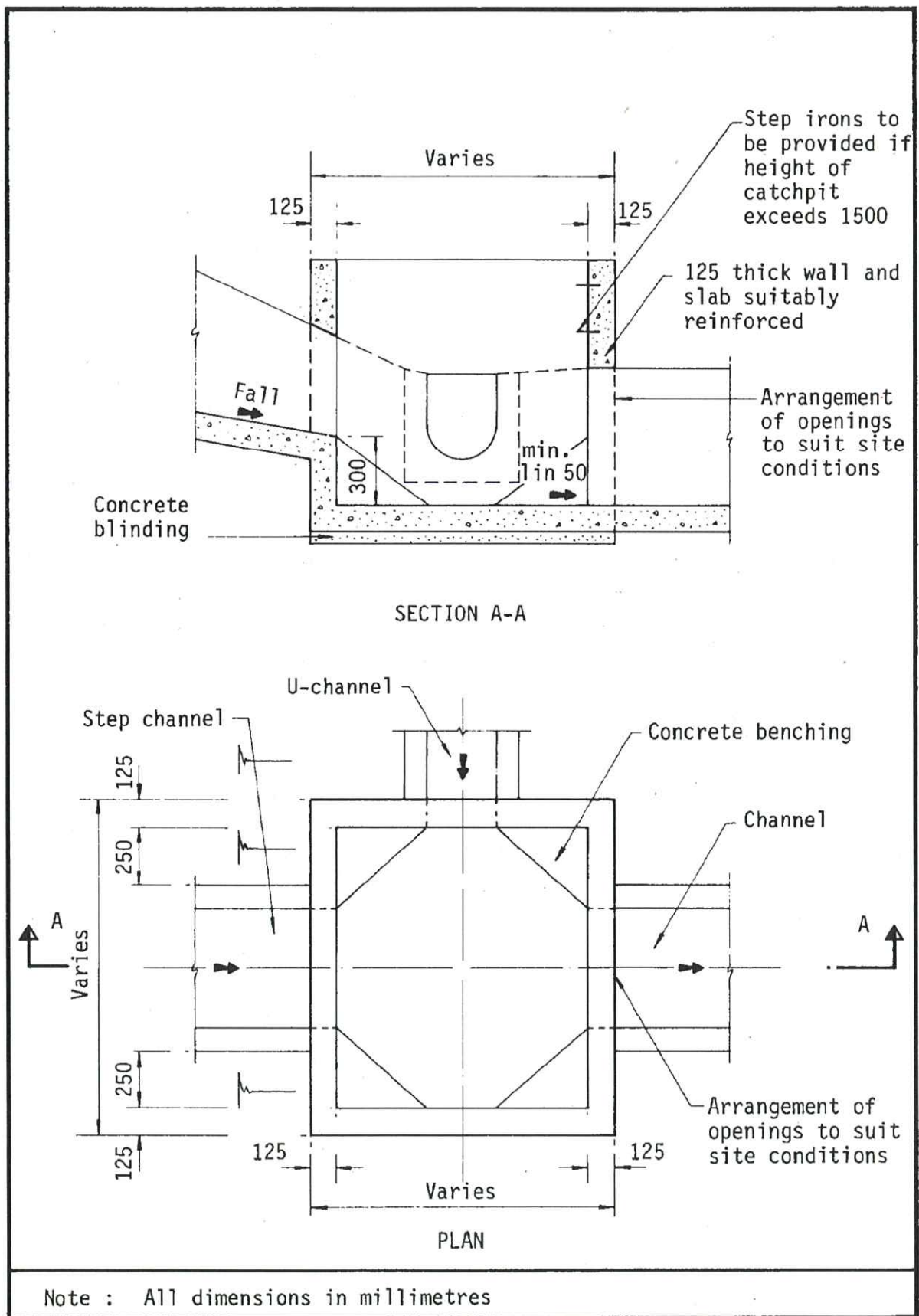
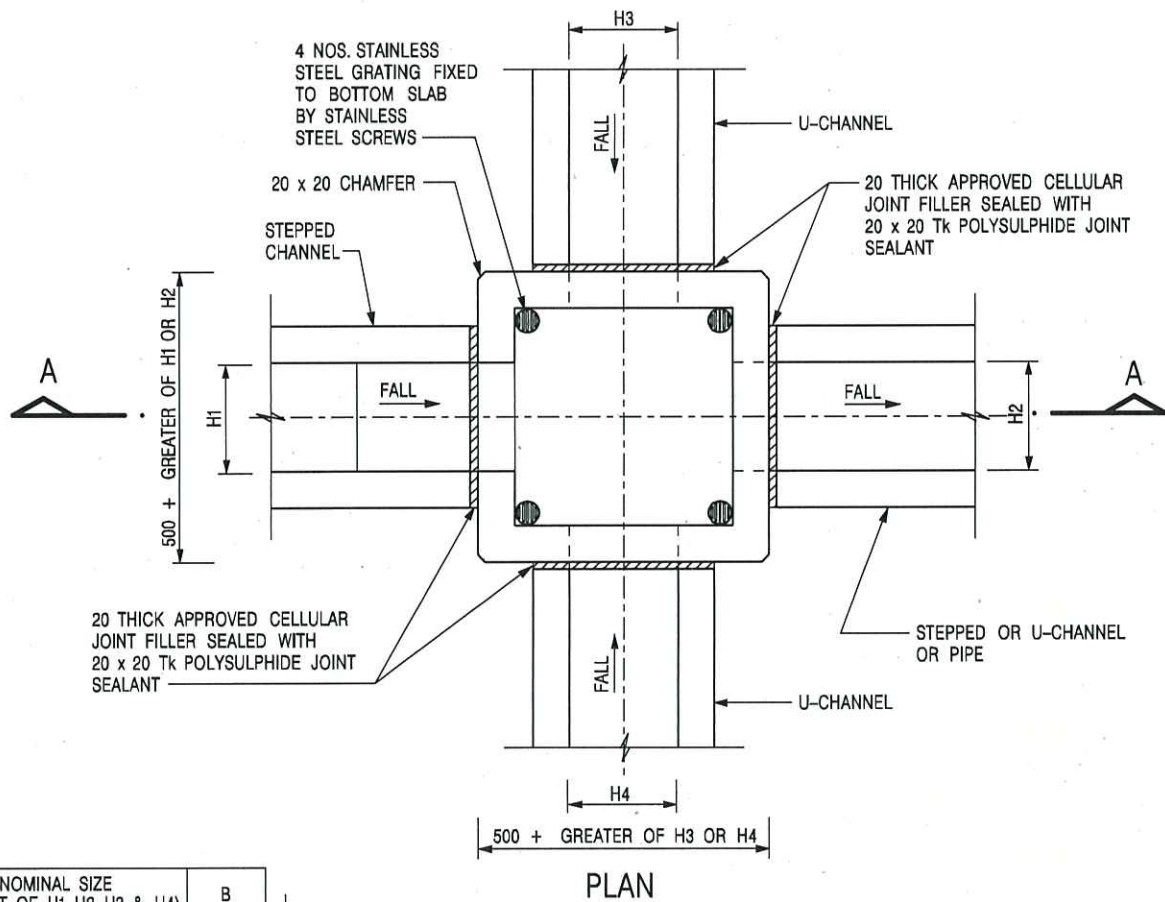
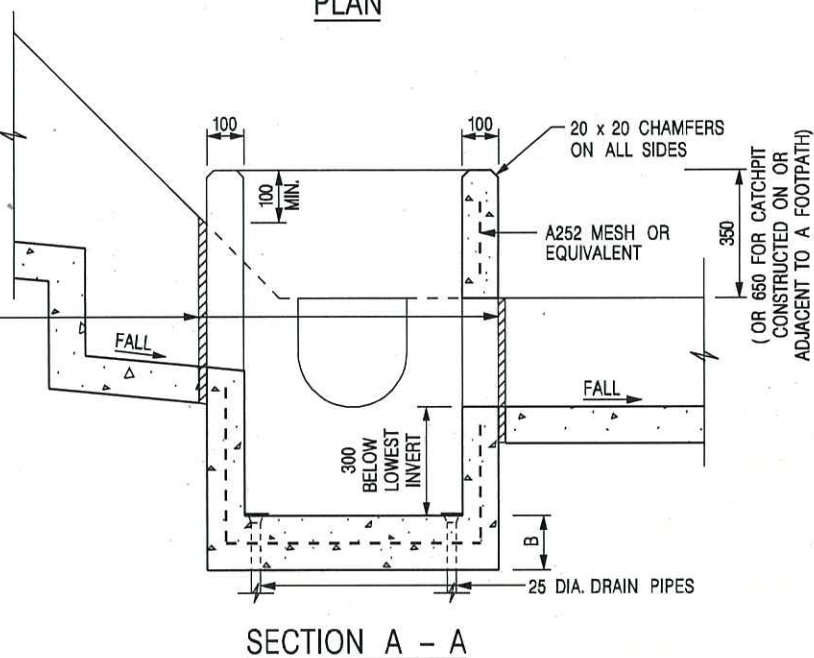


Figure 8.10 - Typical Details of Catchpits



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

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



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

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



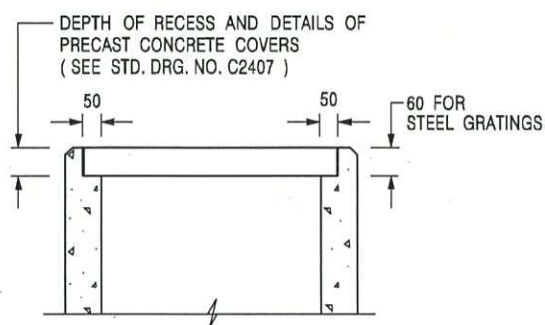
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2406 /1

We Engineer Hong Kong's Development



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

**Compliance with Approval Condition (e) -
Submission of a Run-in/out Proposal
Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) for a Period of 3 years
At Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D
ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long
(Application No. A/YL-SK/244)**

Date: 23rd January 2020

1. Introduction

Planning Application (No. A/YL-SK/244) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 years at Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long was approved by the Town Planning Board on 05.06.2019. The purpose of this submission of a run-in/out proposal is to comply with approval condition (e): "Submission of a modification work proposal if the existing public footpath and associated street furniture at the proposed entrance of the Site".

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the western side of NAM HING WEST Road and southern side of KAM SHEUNG ROAD, Yuen Long. It is situated approximately 80m to the southern of the KAM SHEUNG ROAD and 4km to the east of MTR KAM SHEUNG ROAD STATION (**Appendix 1** shows the location of the Application Site).

2.2 The existing situation of the location of the proposed run-in/out is located at the eastern side of the Application Site, about 13 metres wide and is hard paved with concrete. It is approximately 900mm higher than the level of NAM HING WEST ROAD (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

3. The Proposal

3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered

Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that *"where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete"*). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113B and 1114A (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.

- 3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.
- 3.3 Before construction, hand-rail, railing, type 2 railings and grass shall be removed (extend of removed part shall be mentioned in Appendix 3) and concrete cover of UC shall be used by Heavy Duty cast-iron cover. All works shall be carried out, which should ensure pedestrian safety.

4. Construction Procedures

The following construction procedures will be adopted:



- (1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.



- (2) Excavation of the run-in/out after making arrangements for any utilities division.



(3) Laying of Spare PVC Duck



(4) Concrete paving



(5) Concrete paving



(6) Spare PVC ducts marked on the footway thus C↑D

5. Conclusion

To comply with approval condition (f) of the Planning Application (No. A/YL-SK/244), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

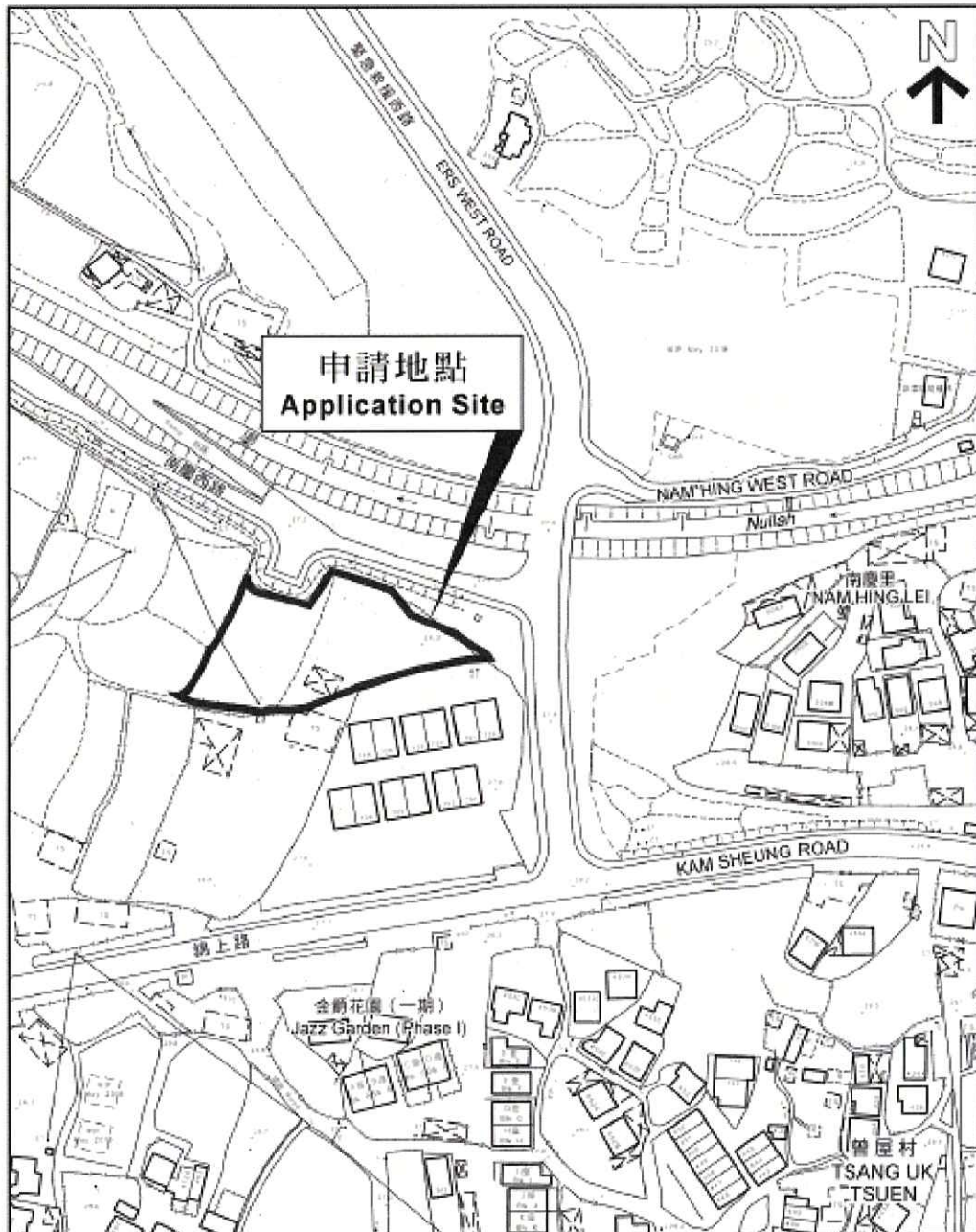
23.01.2020

Location Plan



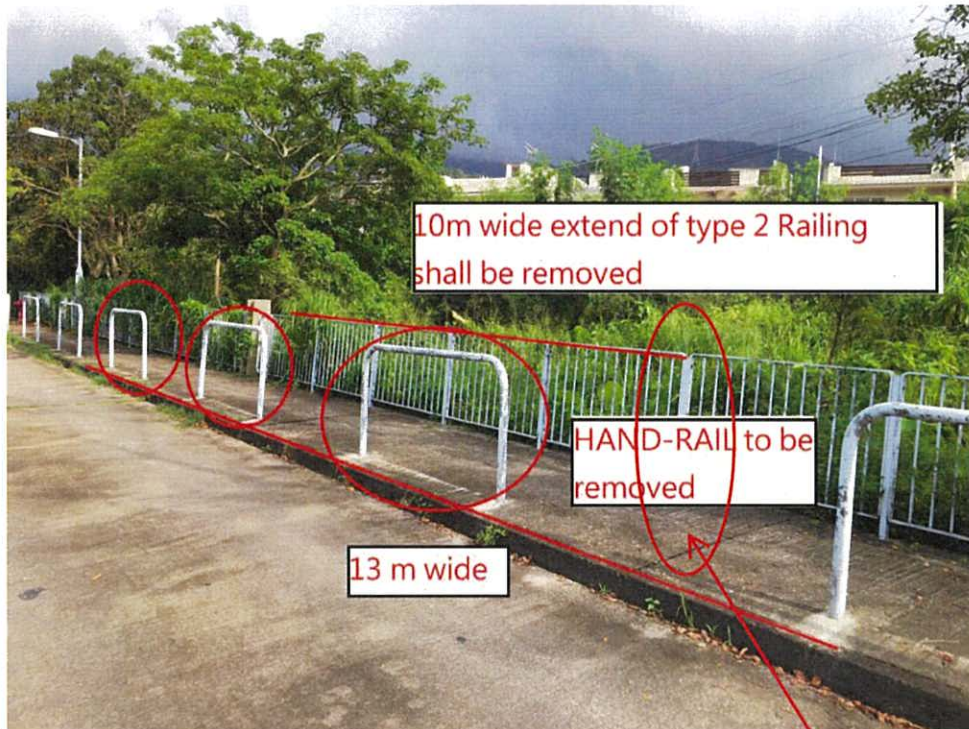
Appendix 2

A/YL-SK/244



Site Plan

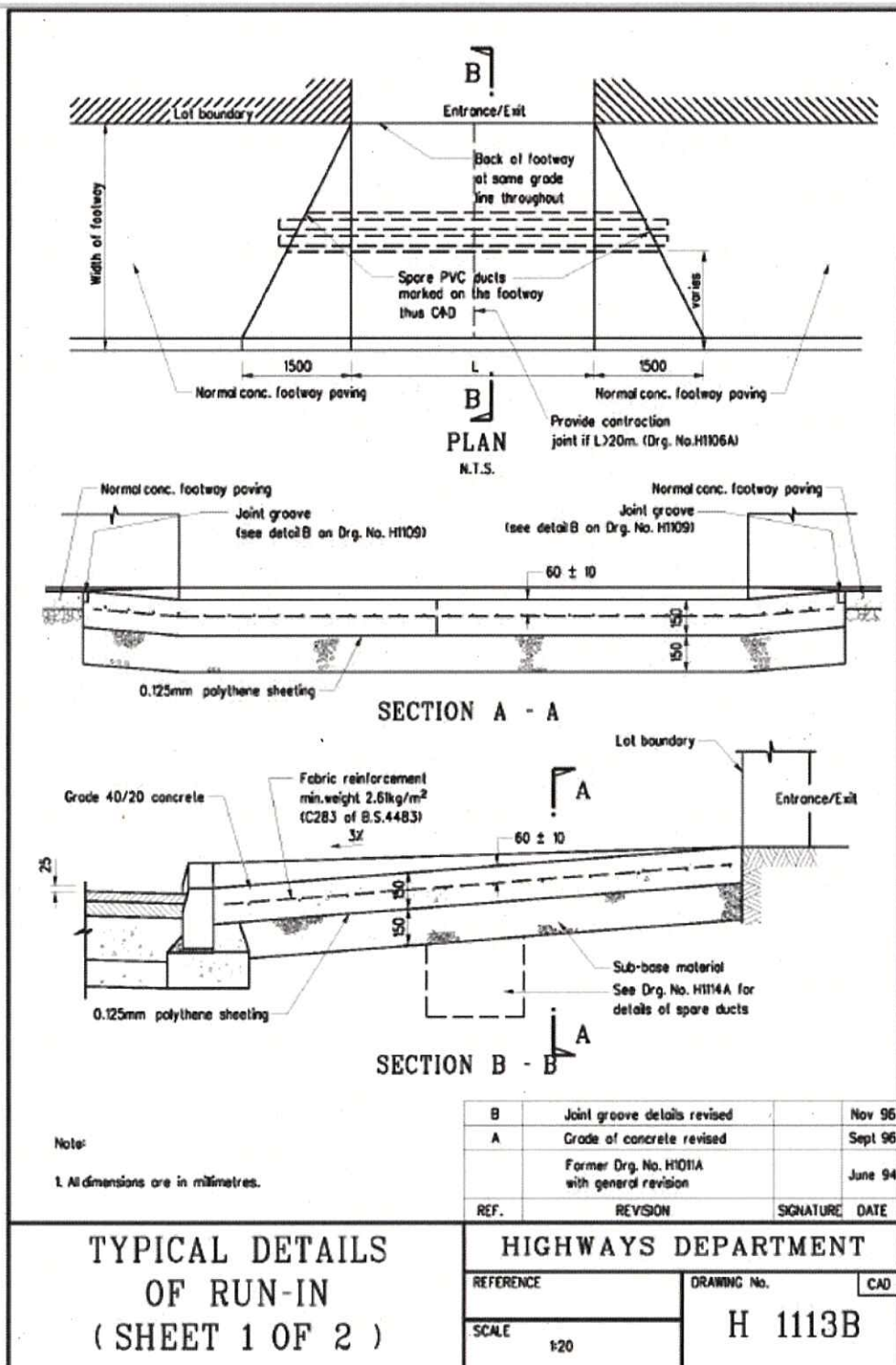
Appendix 3



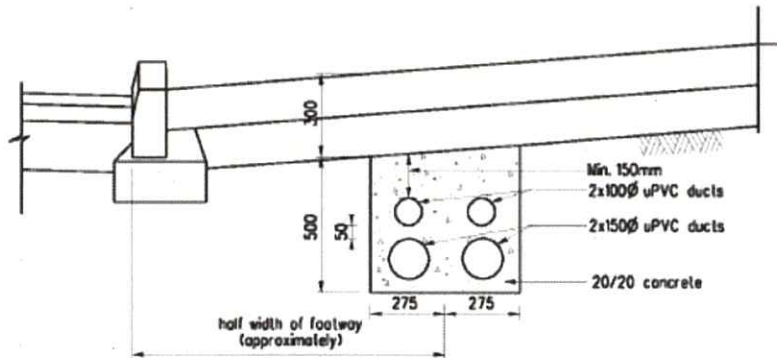
Photos of Existing Run-in/Out

Modification works of end details of existing railings location (Referred to Appendix 5)

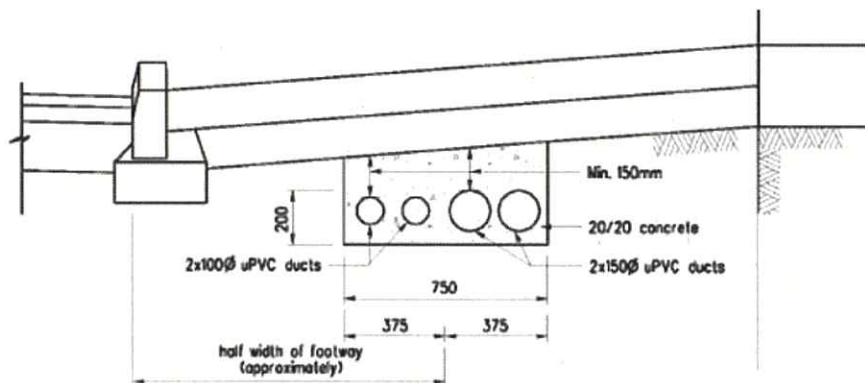
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

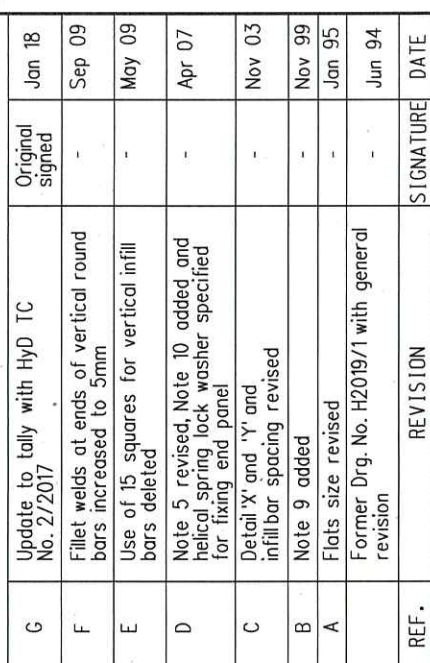
CAD

SCALE

1:20

H 1114A

Referred to modification works of end details of railing after removal of existing railing



ELEVATION

Notes:

1. Dimensions are in millimetres.
2. Steel to be grade 43 B.S. 4360.
3. Welds to be sound and continuous avoiding locked-in slag.
4. Welding slag to be removed immediately after welding.
5. Railing panels after fabrication and welding, posts, nuts, bolts and washers are to be hot dip galvanized to BS EN ISO 1461:1999.
6. Standard railings to be installed either with the top rail 1000mm above the level of the adjacent ground/paved surface or to match the height of existing railings.
7. Expansion joint details see Drg. No. H2134.
8. In particular circumstances where agreed by Highways Department and Transport Department, the overall height of the railing may be increased to 1300mm.
9. Where the concrete footing is located in block paved footpath, the footing should be lowered to allow for the paving blocks and the sand course.
10. In fabricating the perimeter of the railing panel, a max. of one welded joint is allowed on each vertical side adjoining the post. The weld shall be single-V butt weld, and be located in between two connection bolts, at distance not less than 125mm from either bolt. No jointing for the perimeter is allowed on the top or bottom side.

REF.	REVISION	SIGNATURE	DATE
G	Update to tally with HyD TC No. 2/2017	Original signed	Jan 18
F	Fillet welds at ends of vertical round bars increased to 5mm	-	Sep 09
E	Use of 15 squares for vertical infill bars deleted	-	May 09
D	Note 5 revised, Note 10 added and helical spring lock washer specified for fixing end panel	-	Apr 07
C	Detail 'X' and 'Y' and infill bar spacing revised	-	Nov 03
B	Note 9 added	-	Nov 99
A	Flats size revised Former Drg. No. H2019/1 with general revision	-	Jan 95 Jun 94

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING NO.

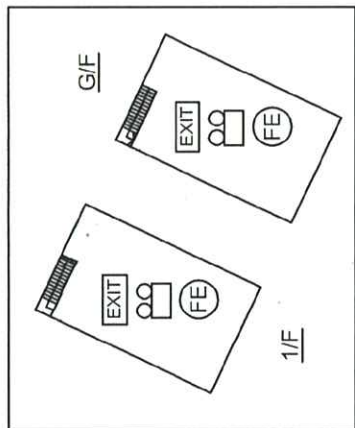
H 2130G

SCALE
1 : 20

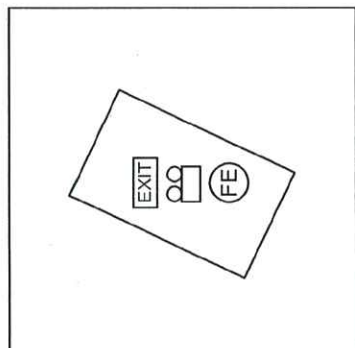
TYPE 2 RAILINGS - FOR CONTROL PURPOSE



Drawing No	Year
	01
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS LOTS 110 SA RP AND 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112	
Drawing Title FSI'S PLAN	
Scale of A/c 1 : 450	
Date	28.11.2019
Drawn	
Revised	



Structure B



Structure A

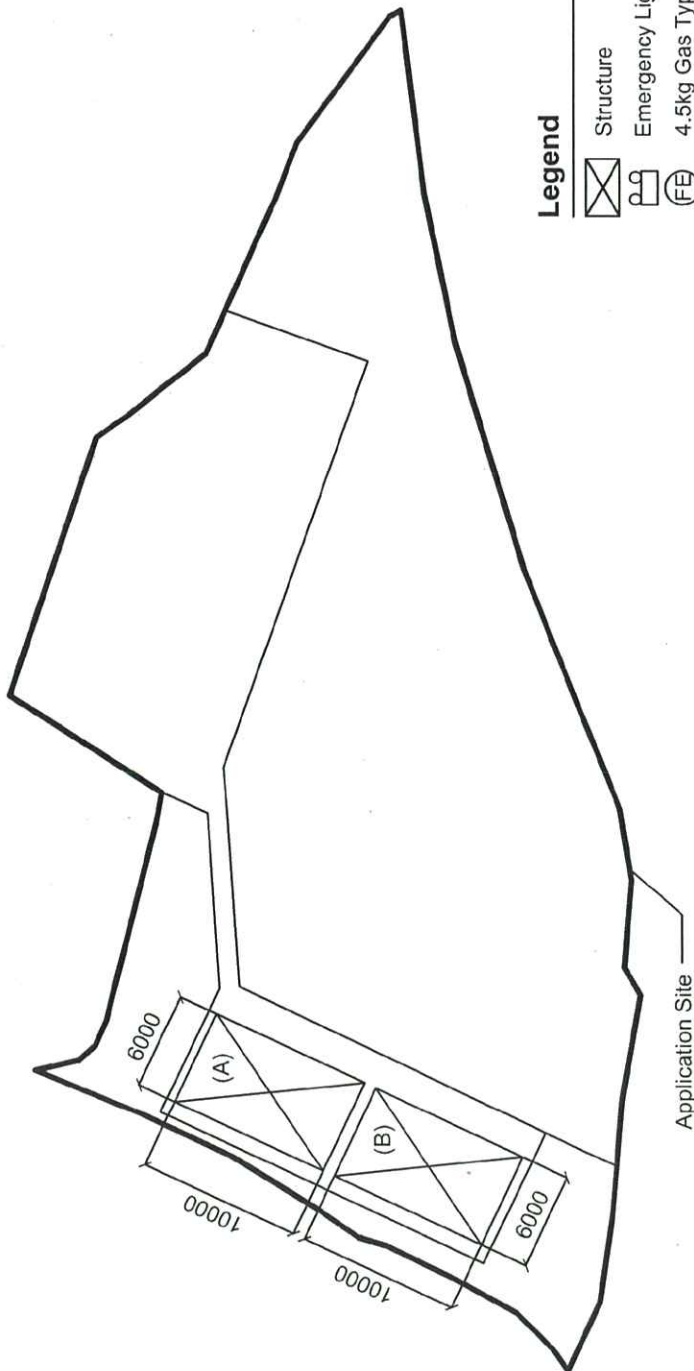
Structure:	Use:	Covered Area:	Non-dom. GFA:	Building Height:
Structure A	Agricultural Learning Center	60m ² (about)	60m ² (about)	3.5m (about) (1-storey)
Structure B	Seed and Tool Storage (G/F)	60m ² (about)	120m ² (about)	6m (about) (2-storey)
	Farmer Resting Room (1/F)			
Total		120m ² (about)	180m ² (about)	

Application Site Area: 1,769m² (about)
Covered Area: 120m² (about)
Uncovered Area: 1,649m² (about)

FS NOTE:

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



Legend

- | | |
|---|----------------------------------|
|  | Structure |
|  | Emergency Light |
|  | 4.5kg Gas Type Fire Extinguisher |
|  | Exit Sign |

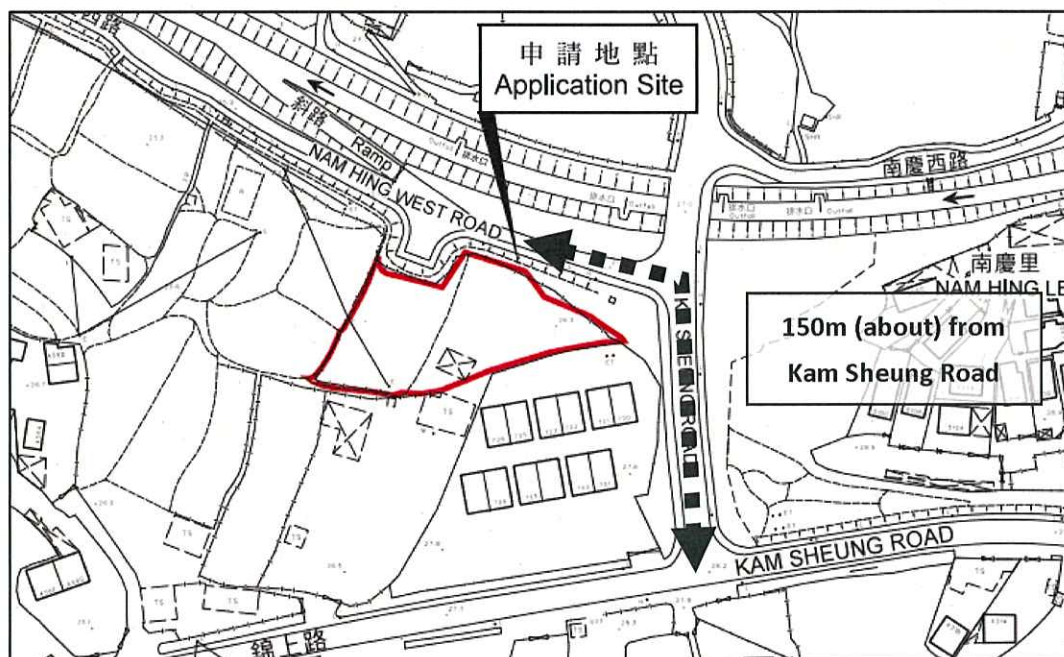
Public Transport Services

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/306)

- (i) The application site (the Site) is located approximately 150m north of Kam Sheung Road, which is served with public transport services. Majority of staff and visitor are required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (ii) The nearest public transport services are 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



Traffic Trip Generation and Attraction

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/306)

- (i) The operation hours of the proposed development are daily 09:00 to 18:00 (including public holiday). The Site is accessible from Kam Sheung Road via Ko Sheung Road and Nam Hing West Road.
- (ii) Three private car parking spaces and one loading/unloading space for light goods vehicle are provided at the Site. The breakdown of the estimated vehicular trips on weekday and public holiday are as follows:

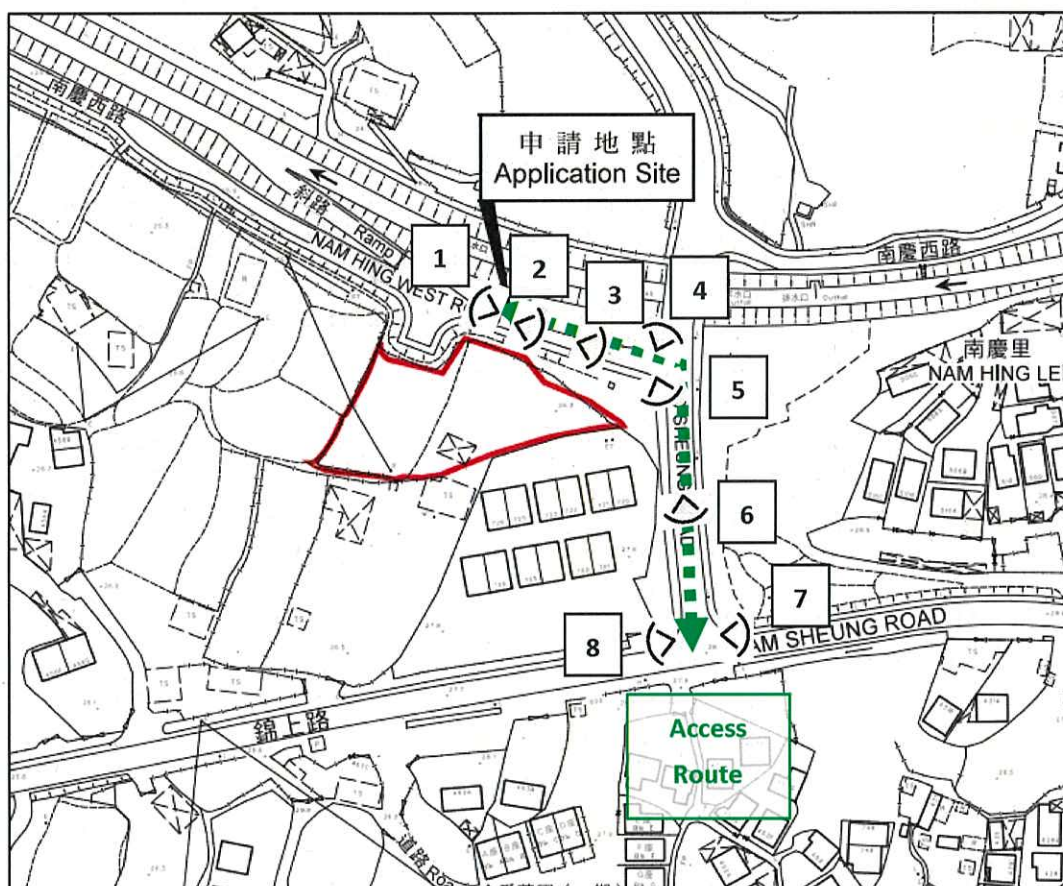
Time Period		Traffic Generation and Attraction				
		Private Car		Light Goods Vehicle		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1 (staff)	0	0	0	1
	10:00 – 11:00	2 (visitor)	0	0	0	2
	11:00 – 12:00	0	0	0	0	0
	12:00 – 13:00	0	0	1 (staff)	1 (staff)	2
	13:00 – 14:00	0	0	0	0	0
	14:00 – 15:00	0	0	0	0	0
	15:00 – 16:00	0	0	0	0	0
	16:00 – 17:00	0	2 (visitor)	0	0	2
PM Peak	17:00 – 18:00	0	1 (staff)	0	0	1

Manoeuvring of Vehicles to / from Nam Hing Road West and along the Local Access

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling in "Agriculture" Zone, Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Shek Kong, Yuen Long, New Territories

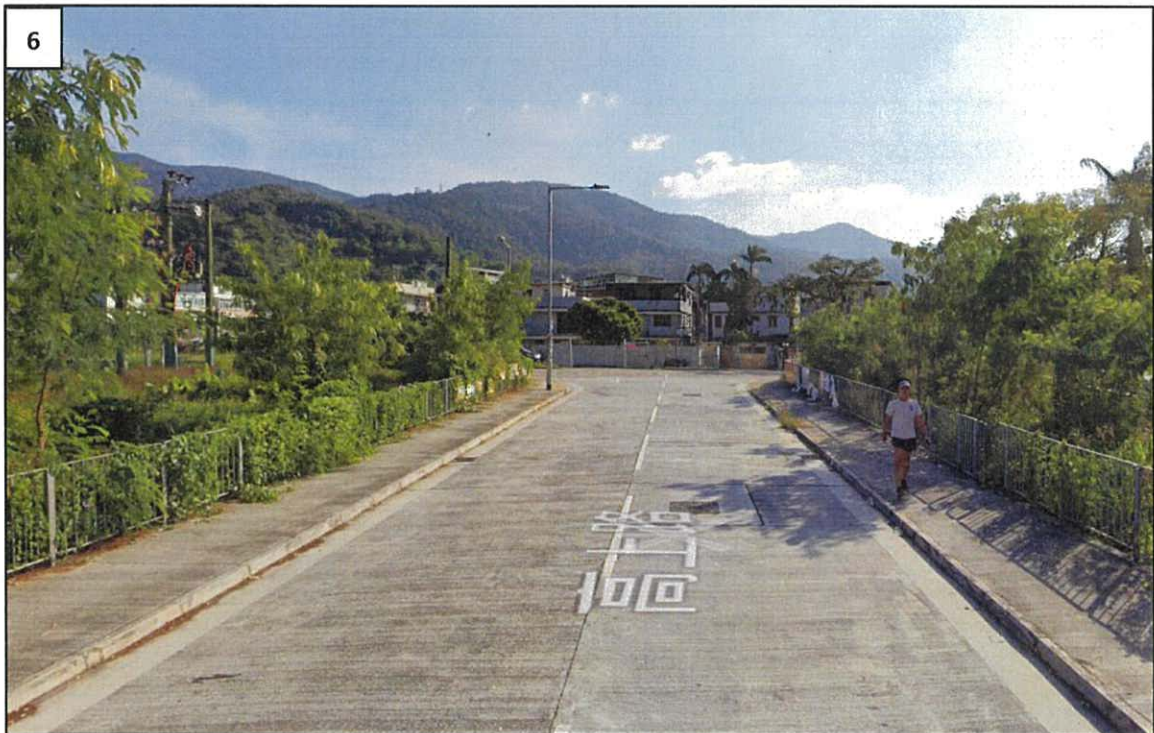
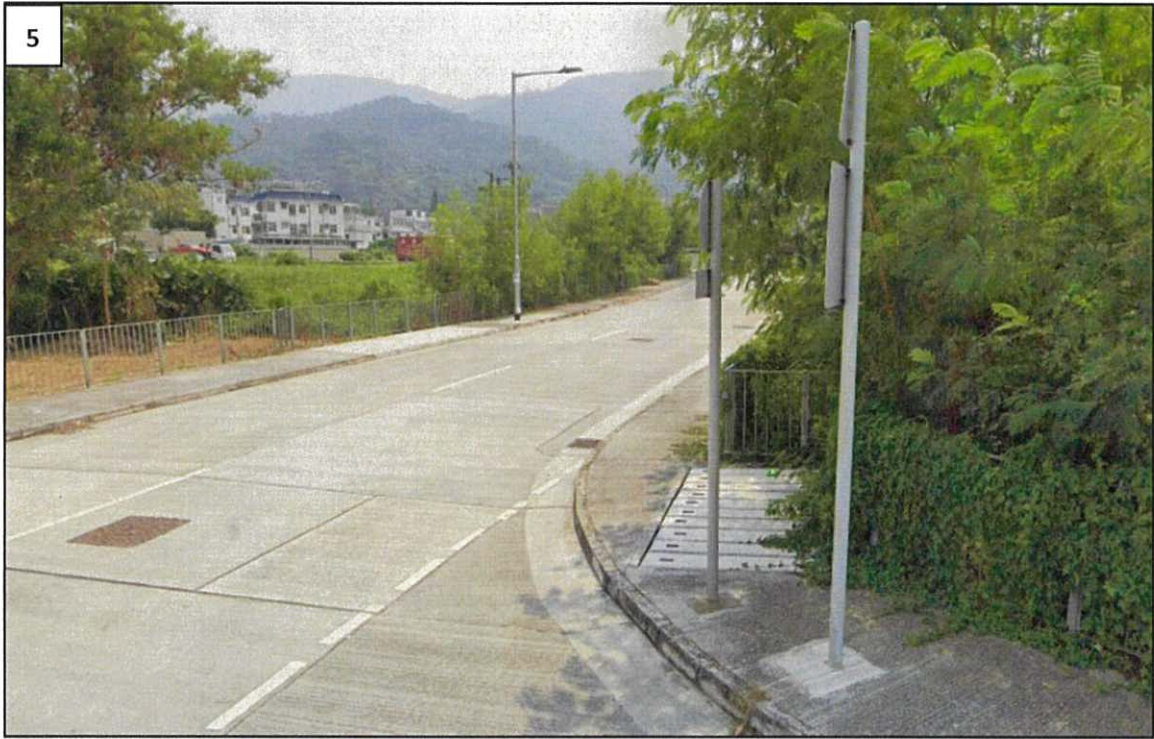
(Application No. A/YL-SK/306)

- (iii) The Site is accessible from Kam Sheung Road via Ko Sheung Road and Nam Hing West Road.
- (iv) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Nam Hing Road West, along the local access, details are as follows:

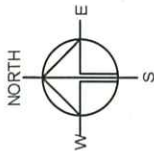








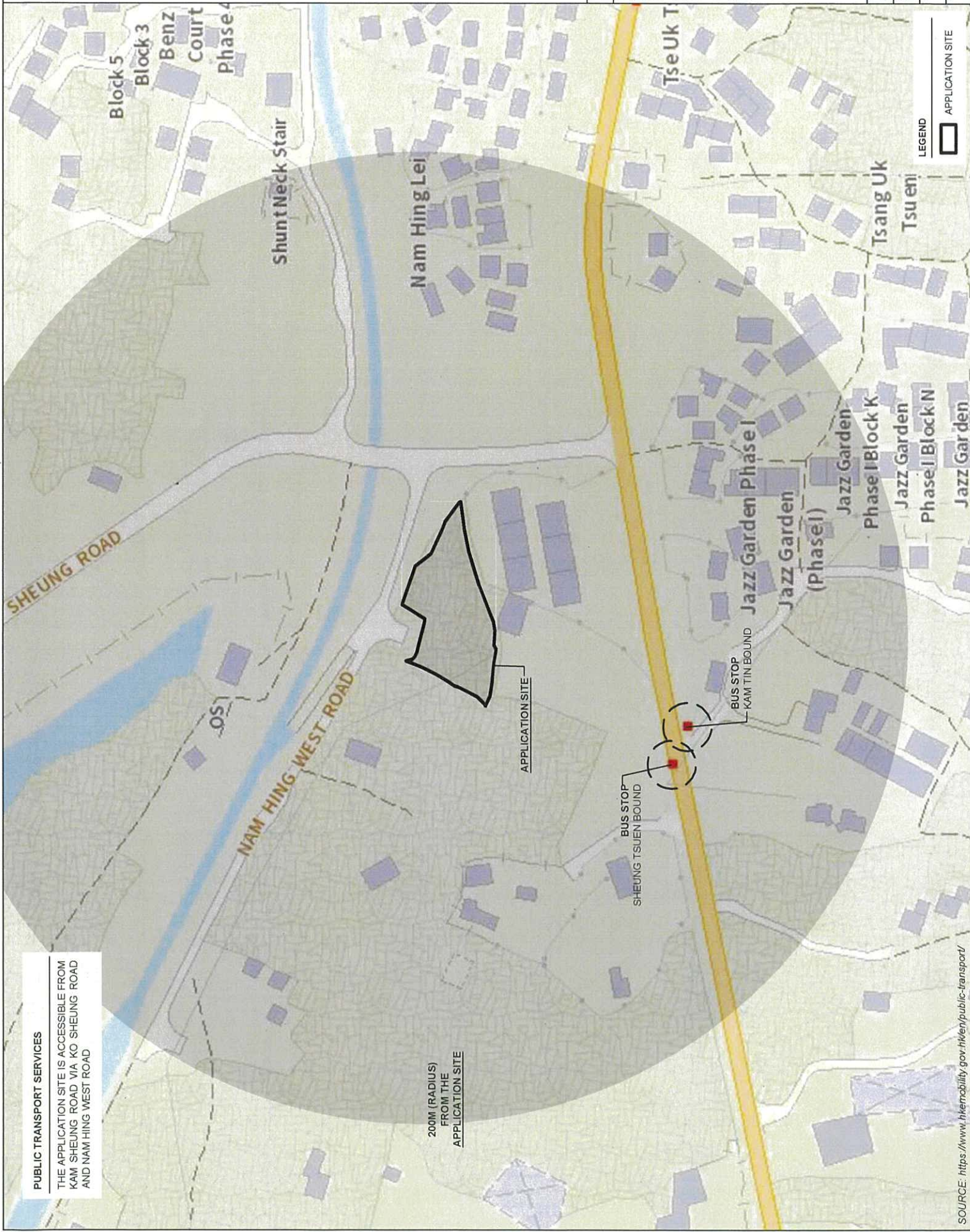




PUBLIC TRANSPORT SERVICES

THE APPLICATION SITE IS ACCESSIBLE FROM
KAM SHEUNG ROAD VIA KO SHEUNG ROAD
AND NAM HING WEST ROAD

200M (RADIUS)
FROM THE
APPLICATION SITE



Drawing No
PLAN 1

Var

01

Project

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

VARIOUS LOTS IN D.D. 112,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

Drawing Title

PUBLIC TRANSPORT

Scale of A4

1 : 2000

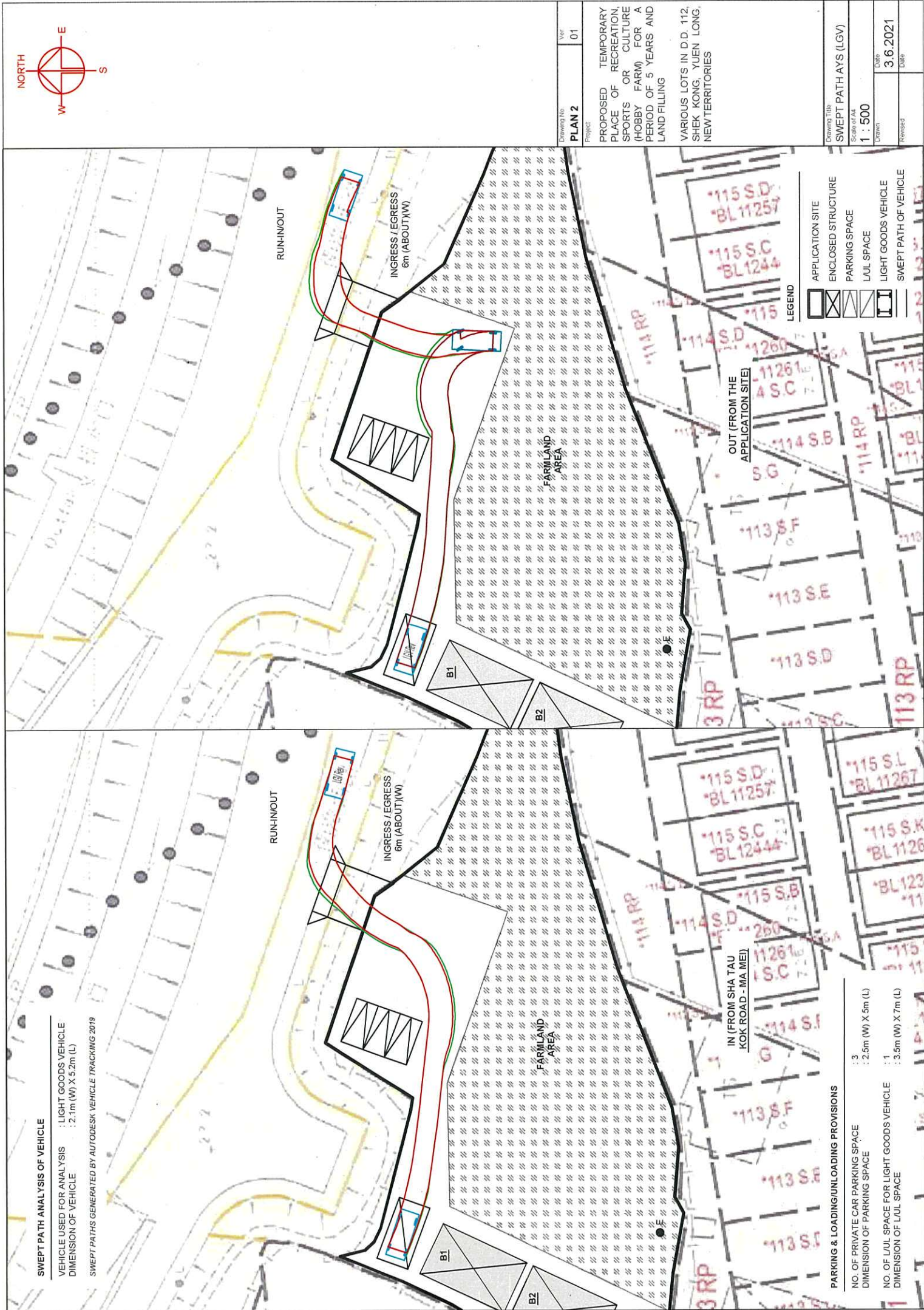
Drawn

3.6.2021

Revised

LEGEND

APPLICATION SITE



SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

CONGRESS / EGRESS
EGRESS / ABOLITVAD

FARMLAND

IN (FROM SHA TAU
KOK ROAD - MA MEI)

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE
DIMENSION OF L/U SPACE

INGRESS / EGRESS

FARMLAND

OUT (FROM THE APPLICATION SITE)

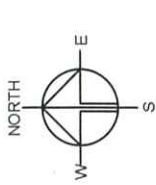
	APPLICATION SITE
	ENCLOSED STRUCTURE
	PARKING SPACE
	LOAD SPACE
	LIGHT GOODS VEHICLE
	SWEEP PATH OF VEHICLE

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE
DIMENSION OF L/U SPACE

Drawing No
PLAN 2

VARIOUS LOTS IN D.D. 112,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

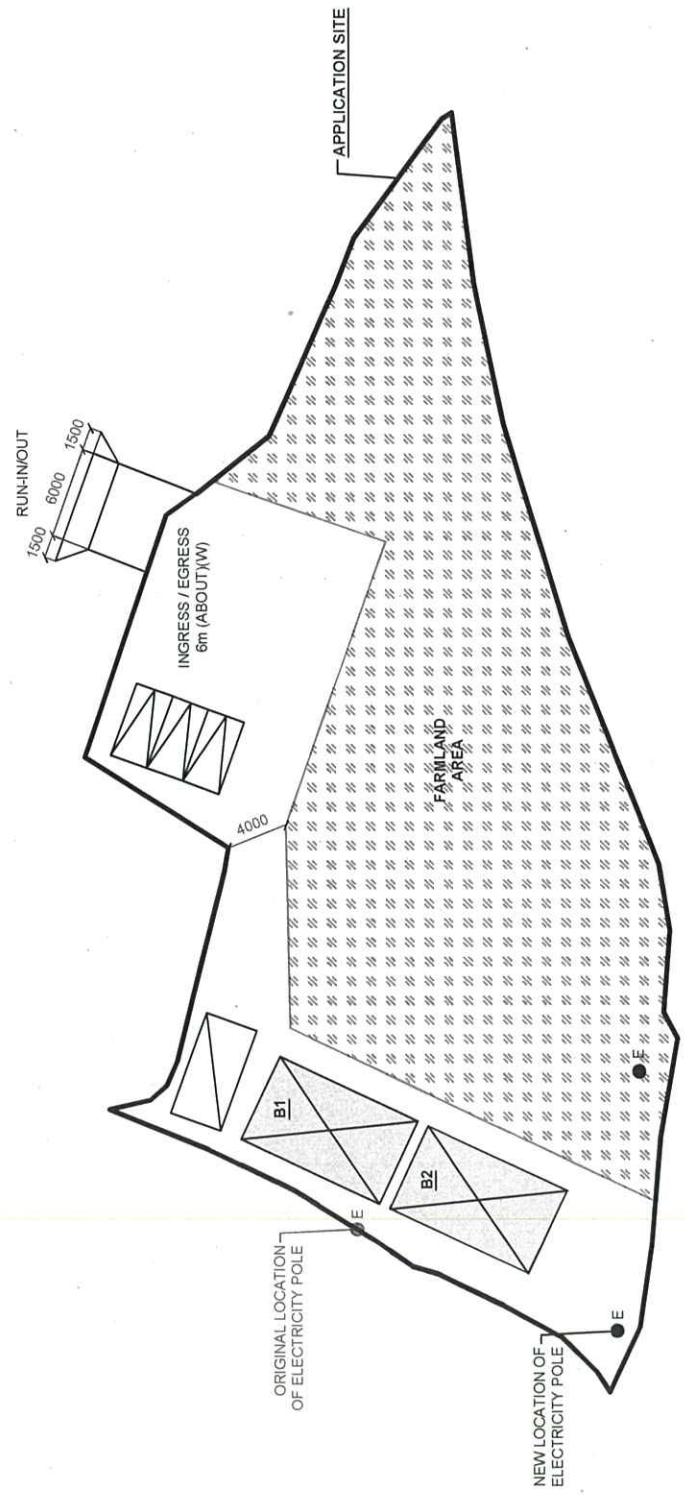
Drawn	Date
	3.6.2021



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,769m ² (ABOUT)
COVERED AREA	: 120m ² (ABOUT)
UNCOVERED AREA	: 1,649m ² (ABOUT)
PLOT RATIO	: 0.1 (ABOUT)
SITE COVERAGE	: 7% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 180m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 6m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA GFA	BUILDING HEIGHT
B1	AGRICULTURAL LEARNING CENTRE AND STORAGE OF SEED AND FARM TOOLS	60m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	RECEPTION, TOILET CHANGING ROOM	60m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		120m ² (ABOUT)	180m ² (ABOUT)



PARKING PROVISION

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

LEGEND

	STRUCTURE
	FARMLAND
	LOADING/UNLOADING SPACE
	PARKING SPACE

Drawing No	PLAN 3	Ver	03
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING		
VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES			
Drawing Title	LAYOUT PLAN		
Scale of A4	1 : 500		
Drawn	Loche	8.4.2021	Date
Revised		3.6.2021	Date

Previous s.16 Applications

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/YL-SK/244	Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.12.2018 (Revoked on 7.5.2021)	(1) – (11)

Approval Conditions:

- (1) no operation between 6:00 p.m. to 9:00 a.m. is allowed on the site.
- (2) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site.
- (3) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site.
- (4) no vehicle is allowed to queue back to or reverse onto/from public road.
- (5) the submission/implementation of a modification work proposal of the existing public footpath and associated street furniture at the proposed entrance of the site.
- (6) the submission/implementation of landscape proposal.
- (7) the submission/implementation of drainage proposal.
- (8) the implemented drainage facilities on the site shall be maintained at all times.
- (9) the submission of fire service installation proposal / the provision of fire service installation.
- (10) the reinstatement of the site to an amenity area upon expiry of the planning application.
- (11) the reinstatement of the existing public footpath and associated street furniture at the proposed entrance of the Site at the applicant's own cost upon expiry of the planning application.

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/YL-SK/219	Proposed House (New Territories Exempted House – Small House)	25.11.2016	(1) – (3)
A/YL-SK/230	Proposed House (New Territories Exempted House – Small House)	24.11.2017	(1) – (3)

Rejection Reasons:

- (1) the proposed Small House development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention.
- (2) the application does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed Small House footprint falls entirely outside the village ‘environs’ of any recognised village and the “Village Type Development” (“V”) zone. Land is still available within the “V” zone of Sheung Tsuen where land is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services. There is no exceptional circumstance to justify approval of the application.
- (3) approval of the application would set an undesirable precedent for similar applications within the “AGR” zone. The cumulative effect of approving such applications would lead to degradation of the rural character and environment of the area.

Similar s.16 Applications

Approved Applications

	Application No.	Use(s)/Development(s)	Date of Consideration	Approval Conditions
1	A/YL-SK/235	Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.5.2018 (revoked on 4.8.2020)	(1) – (2), (4) – (8)
2	A/YL-SK/241	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 (revoked on 21.3.2021)	(1) – (2), (4) – (8)
3	A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	8.1.2021	(1), (5) – (8)
4	A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021	(1) – (3), (5) – (7)

Approval Conditions:

- (1) restriction of operation hours.
- (2) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site.
- (3) all existing trees within the site shall be maintained satisfactorily.
- (4) the submission/implementation of tree preservation / landscape proposal.
- (5) the submission/implementation of fire service installation proposal / the provision of fire service installations.
- (6) the submission/implementation of drainage proposal.
- (7) the implemented drainage facilities on the site shall be maintained at all times.
- (8) the reinstatement of the Site to an amenity area

黎永添區議員辦事處

OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址：
電話：

傳真

Add.:
Tel.:

Fax.:

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

本處檔號：LWT21-05-65

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/306



執事先生 / 女士：

本人接獲八鄉上村村代表及眾多村民投訴，就上述申請作強烈反對。

上述申請位於八鄉上村錦上路曾屋村，高上路入口與南慶西路交匯，周遭環境幽靜，有花農種植桃花，亦有有機蔬菜種植場，是附近上村居民晨運散步及跑步的熱門地方。該段南慶西路路面狹窄，單線雙程行車，有關申請肯定會增加車輛出入，對行人、晨運散步及跑步人士構成危險。

此外，申請項目是純粹商業投資，在「農業」用途地帶興建面積達 180 平方米樓高 3.5 至 6 米、1 至 2 層的建築物，對周邊農業地帶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，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，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 5 月 14 日

5-21

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月14日星期五 23:34
收件者: tpbpd
主旨: A/YL-SK/306 DD 112 Shek Kong

Dear TPB Members,

Your attention should focus on the NINE extensions of time. Having run out of options the applicant is falling back on the tried old route, file a new application.

You have a duty to ask questions about the current operation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 25, 2018 3:19:33 AM
Subject: A/YL-SK/244 DD 112 Shek Kong

A/YL-SK/244

Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong

Site area : About 1,769m²

Zoning : "Agriculture"

Applied Use : Hobby Farm / 1 Vehicle Parking

Dear TPB Members,

Part of this site was previously rejected for NET house construction.. The intention of the application appears to be to clear natural vegetation under the spurious claim of hobby farming, a buzz word that is now used to cloak many brownfield operations.

The Hong Kong Bird Watching Society recently published a report detailing the damage being done to agricultural land by fake hobby farms and clandestine camping grounds.

<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

This application should be rejected as part of the programme to clear up the New Territories, curb the expansion of brownfield operations and encourage the use of Agriculture land for genuine farming.

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;
 - (ii) Lot 110 S.A RP within the Site is covered by a Short Term Waiver (STW) (STW5232), for which temporary place of recreation, sports or culture (hobby farm) is a permitted use; and
 - (iii) the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-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. Applications 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, 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:
 - (i) HyD shall not be responsible for the maintenance for any access connecting the Site and Nam Hing West Road;
 - (ii) the applicant should provide the run-in/out at Nam Hing West Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - (iii) the applicant should submit the details of modification works of street furniture at Nam Hing West Road for TD's and HyD's review. No modification works of street furniture should be implemented unless approval on the modification proposal was obtained from TD and HyD; and
 - (iv) adequate drainage measures should be provided 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 applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance; (ii) to 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 should follow the requirements of EPD’s Practice Note for Professional person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (e) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) the dimension of the opening for the existing tree located at the southwestern side of the Site near the proposed Structure B2 (**Drawing A-2**) is too small, which is not adequate for sustainable tree growth. Enlargement of tree opening should be considered;
 - (ii) noting that existing trees outside the northern boundary are near to the proposed site entrance, the applicant should carry out necessary tree preservation measures accordingly;
 - (iii) drainage provision (if any) shall be indicated on plan. The applicant is reminded that a minimum of 1m clearance should be provided between the tree and drainage channel; and
 - (iv) the applicant is reminded that approval of the planning application under Section 16 of the Town Planning Ordinance does not imply approval of tree preservation/ removal scheme under the 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 along the north boundary of the Site, which are currently maintained by his department. The applicant should be reminded to avoid disturbing the mitigation planting areas, in particular during the land filling activity, in order to preserve and protect the vegetation therein.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application;

- (ii) 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 the Building Ordinance (BO) and should not be designated for any proposed use under the application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) 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 (B(P)R) respectively;
 - (vi) 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 the building plan submission stage;
 - (vii) 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 B(P)R; and
 - (viii) detailed checking under the BO will be carried out at the building plan submission stage.
- (h) 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 service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (i) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (CE/RD2-1, RDO, HyD) that:
- (i) the Site is in close proximity to the gazetted railway scheme boundary of the Express Rail Link (**Plan A-2**).

- (ii) the applicant/contractor is required to submit a construction proposal to Mass Transit Railway Corporation Limited (MTRCL) for comment and prior agreement before commencement of any works on site, which shall include:-
 - (1) method statement, together with an indication of the tools and plants to be adopted;
 - (2) construction drawings; and
 - (3) 24 hours emergency contact details;
- (iii) all underground works (i.e. excavation works, piling works, ground investigation works, other drilling/coring works, etc.) shall not be carried out for the proposed development; and
- (iv) to comply with the Development Bureau Technical Circular (Works) No. 1/2019 or Practice Note for Registered Contractors (PNRC) 14, and Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, wherever applicable.