

此文件在 2025-12-12 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 2025-12-12  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

## General Note and Annotation for the Form

### 填寫表格的一般指引及註解

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2502597

14/11

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/224
	Date Received 收到日期	2025-12-12

1. 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」)秘書處。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
3. 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 )

HINTAK CONSTRUCTION COMPANY LIMITED/顯德建築有限公司

### 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 )

FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界沙頭角萬屋邊丈量約份第37約地段第244號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1024 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 306.2 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」
(f) Current use(s) 現時用途	種植 (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)"<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>的詳細資料

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

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

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

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

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

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

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

posted notice in a prominent position on or near application site/premises on  
\_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one '✓'.

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

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

<p><b>6. Type(s) of Application 申請類別</b></p> <p><b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b></p> <p>位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)</p>																			
<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>擬議臨時康體文娛場所 (休閒農場) (為期3年)</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>																		
	<p>(b) Effective period of permission applied for 申請的許可有效期</p> <p><input checked="" type="checkbox"/> year(s) 年 ..... 3.....</p> <p><input type="checkbox"/> month(s) 個月 ..... .....</p>																		
<p><b>(c) Development Schedule 發展細節表</b></p> <table> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>..... 717.8.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>..... 306.2.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物／構築物數目</td> <td>..... 4.....</td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>..... NA.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>..... 306.2.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>..... 306.2.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	..... 717.8.....sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	..... 306.2.....sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4.....		Proposed domestic floor area 擬議住用樓面面積	..... NA.....sq.m	<input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	..... 306.2.....sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	..... 306.2.....sq.m	<input checked="" type="checkbox"/> About 約
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<p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p> <p>列於布局設計圖</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																			
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <table> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>..... 3 (2.5米 x 5米) .....</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>..... Nil .....</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>..... Nil .....</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>..... Nil .....</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>..... Nil .....</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>..... NA .....</td> </tr> </table>		Private Car Parking Spaces 私家車車位	..... 3 (2.5米 x 5米) .....	Motorcycle Parking Spaces 電單車車位	..... Nil .....	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil .....	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil .....	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil .....	Others (Please Specify) 其他 (請列明)	..... NA .....						
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<p>Proposed operating hours 擬議營運時間 星期一至六早上 09:00 至晚上 18:00, 星期日及公眾假期早上 09:00 至晚上 20:00</p>			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>			
<p>Yes 是</p>		<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) .....</p>	
<p>No 否</p>		<p><input type="checkbox"/></p>	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>			
<p>Yes 是</p>		<p><input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p>	
<p>No 否</p>		<p><input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>			
<p>Yes 是</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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>	
<p>No 否</p>		<p><input checked="" type="checkbox"/></p>	
<p>(iii) 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</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On traffic 對交通</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On water supply 對供水</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On drainage 對排水</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>On slopes 對斜坡</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Affected by slopes 受斜坡影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Landscape Impact 構成景觀影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Tree Felling 砍伐樹木</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Visual Impact 構成視覺影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Others (Please Specify) 其他 (請列明)</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>..... .....</p>			

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... ..... ..... .....</p>
--	--

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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

### 7. Justifications 理由

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

1. 申請人要求批給規劃許可，准許將申請地點用作臨時康體文娛場所（休閒農場）（為期 3 年）。
2. 地盤面積約 1024 平方米，申請地點內設有 4 個構築物：第 1 個構築物 A（1 層）面積約 18.5 平方米，座地座地不高於 3 米，用作保安收費亭及員工休息室用途。第 2 個構築物 B（1 層）面積約 55.7 平方米，座地不高於 4 米，用作客人使用區、洗手間及存放工具用途。第 3 個構築物 C（1 層）面積約 116 平方米，座地不高於 4 米，用作溫室種植用途。第 4 個構築物 D（1 層）面積約 116 平方米，座地不高於 4 米，用作溫室種植用途。總樓面面積約 306.2 平方米。
3. 擬建項目為臨時用途，為期 3 年，不會損害當前分區的長遠規劃意圖。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 申請地點經小徑直達禾徑山路。
6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
7. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。
8. 申請人已完成條件 (b)、(e)、(g)、(h) 及得到批准，條件 (c) 已完成待批准，條件 (f) 待批准短期豁免書及短期租約才可建設。

### 8. Declaration 聲明

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

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

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獨授權代理人

CHAN YU HIM

Project Manager

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

FiBi International Project Consultancy Co. Limited(斐比國際項目顧問有限公司)

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

Date 日期

28/10/2025

(DD/MM/YYYY 日/月/年)



#### Remark 備註

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

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

#### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情况下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界沙頭角萬屋邊丈量約份第37約地段第244號
Site area 地盤面積	1024 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	萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11
Zoning 地帶	「農業」
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期  <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期  <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所（休閒農場）(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	306.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.299 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		29.9 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3	
	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 0 0 0 0	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	0 0 0 0 0	

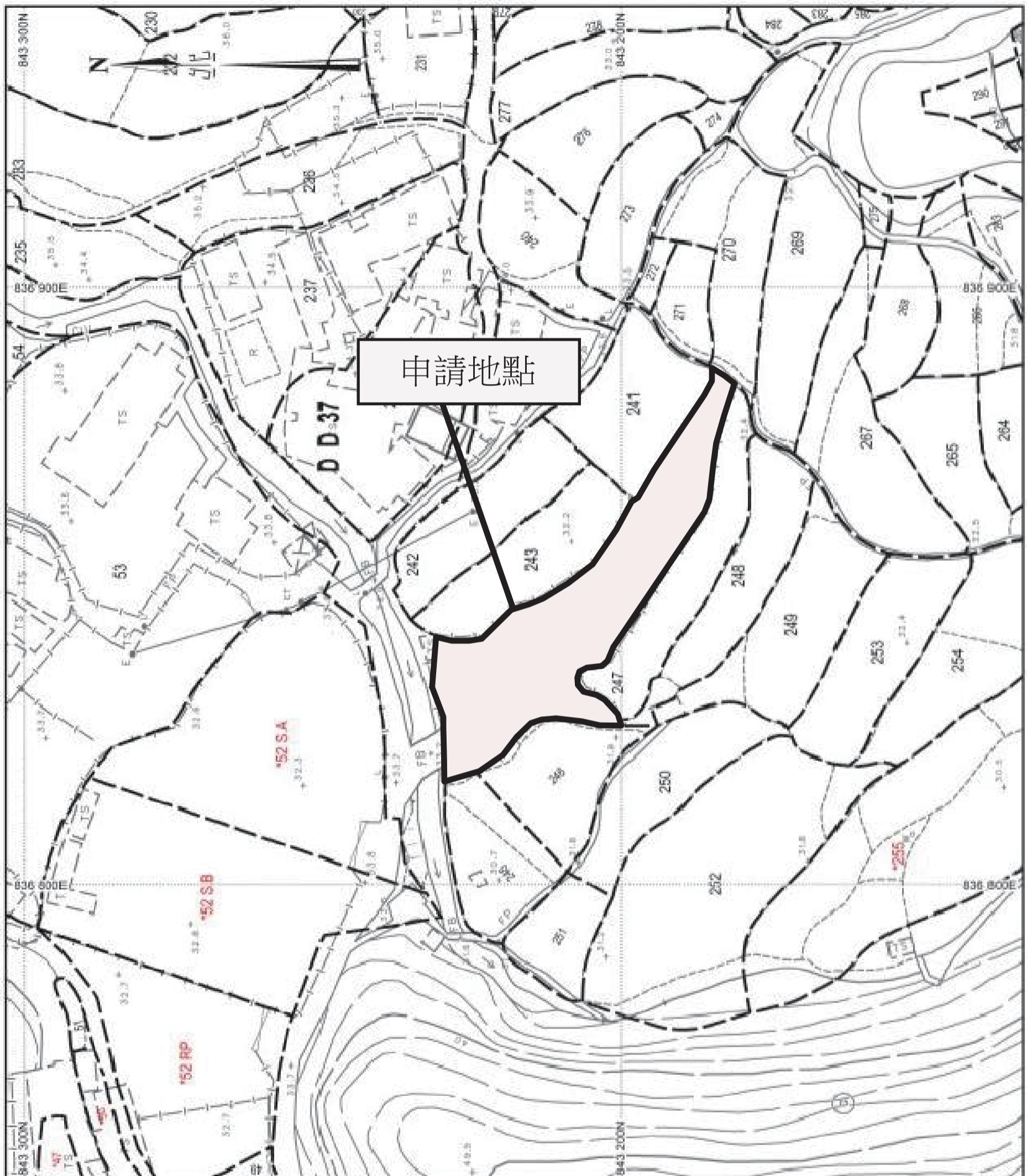
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖、車輛通道圖、車輛行駛圖、交通管理措施圖及批准文件、排水圖及批准文件、 消防圖及批准文件		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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

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。

# 地段索引圖 LOT INDEX PLAN



# 地政總署測繪處

## **Survey and Mapping Office, Lands Department**

比例尺 SCALE 1:1000

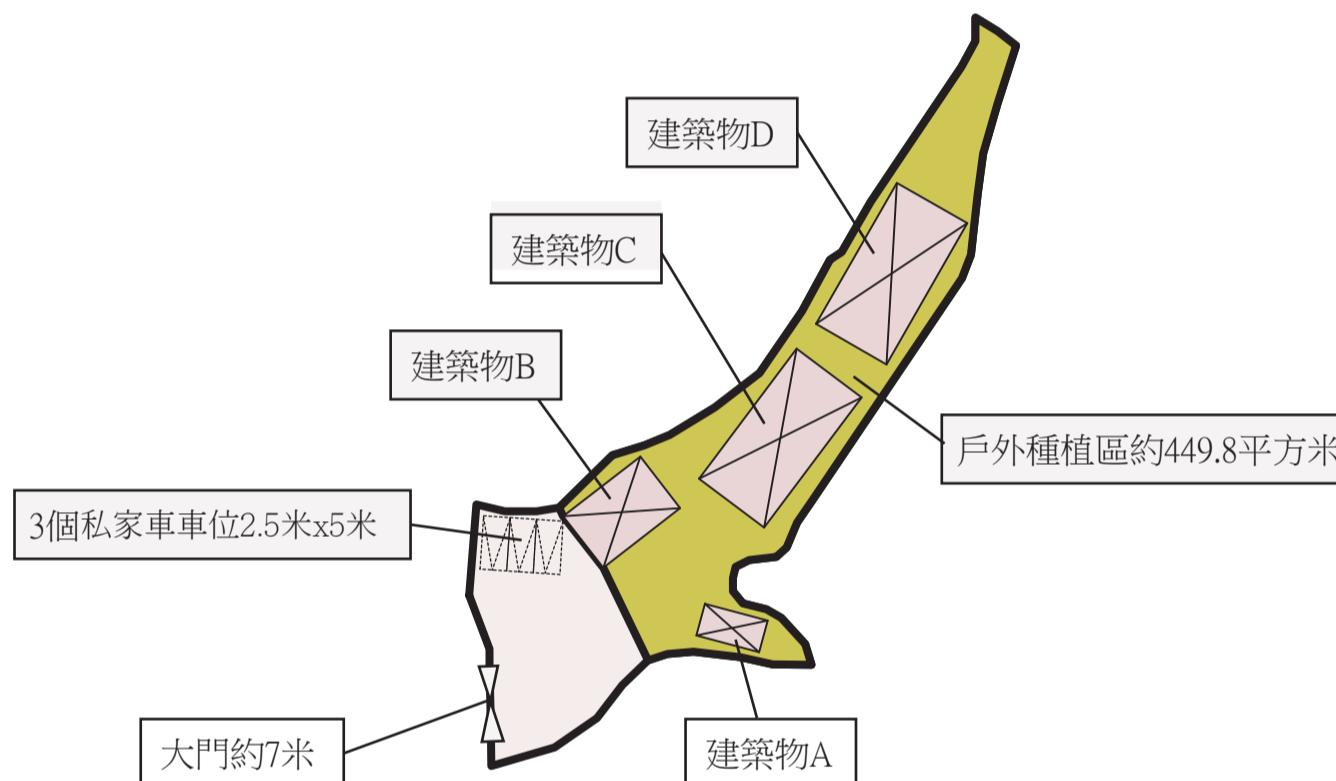
米 metres 10 0 10 20 30 40 50 米 metres



Project 項目名稱：  擬議臨時康體文娛場所（休閒農場） (為期 3 年) 新界沙頭角萬屋邊丈量 約份第37 約地段第244號	Remarks 備註：	Scale 比例：  1 : 1000
Drawing Title 圖紙標題：  位置圖	Drawing No 圖紙號：  圖 1	 FiBi International Project Consultancy Co. Limited

申請地點內設有4個構築物：

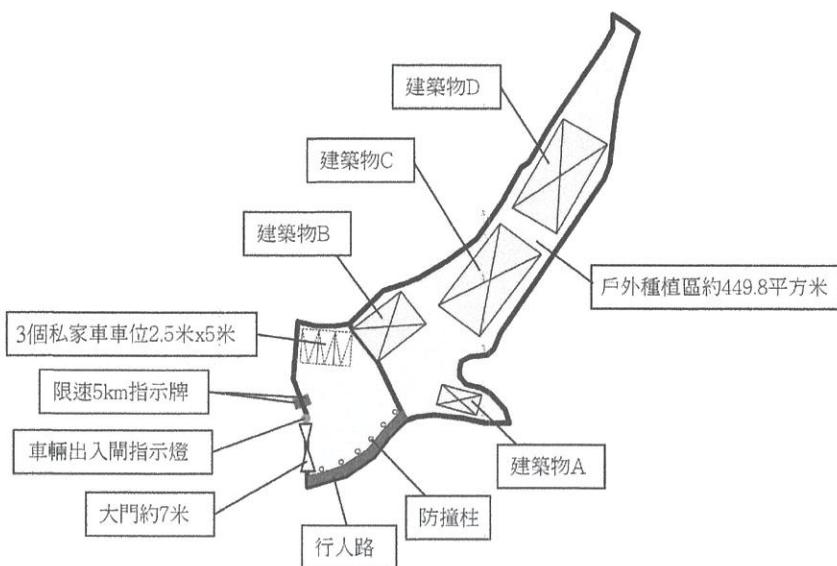
構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	18.5平方米	18.5平方米	座地不高於3米	保安收費亭及員工休息室
B(2層)	55.7平方米	55.7平方米	座地不高於4米	客人使用區、洗手間及存放工具
C(1層)	116平方米	116平方米	座地不高於4米	溫室種植
D(1層)	116平方米	116平方米	座地不高於4米	溫室種植
	306.2平方米	306.2平方米		



Project 項目名稱：  擬議臨時康體文娛場所 (休閒農場) (為期 3 年) 新界沙頭角萬屋邊丈量 約份第37 約地段第244號	Remarks 備註：  大門 (gate symbol) 車位 (parking symbol) 戶外種植區 (outdoor planting area symbol)	Scale 比例：  1: 1000
Drawing Title 圖紙標題：  布局設計圖	Drawing No 圖紙號：  圖 2	 FiBi International Project Consultancy Co. Limited

申請地點內設有4個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	18.5平方米	18.5平方米	座地不高於3米	保安收費亭及員工休息室
B(2層)	55.7平方米	55.7平方米	座地不高於4米	客人使用區、洗手間及存放工具
C(1層)	116平方米	116平方米	座地不高於4米	溫室種植
D(1層)	116平方米	116平方米	座地不高於4米	溫室種植
	306.2平方米	306.2平方米		



Project 項目名稱：

擬議臨時康體文娛場所（休閒農場）  
(為期 3 年) 新界沙頭角萬屋邊丈量  
約份第37 約地段第244號

Remarks 備註： 大門 車位

戶外種植區 限速5km指示牌

防撞柱

車輛出入閘指示燈

Scale 比例：

Drawing Title 圖紙標題：

交通管理措施設計圖

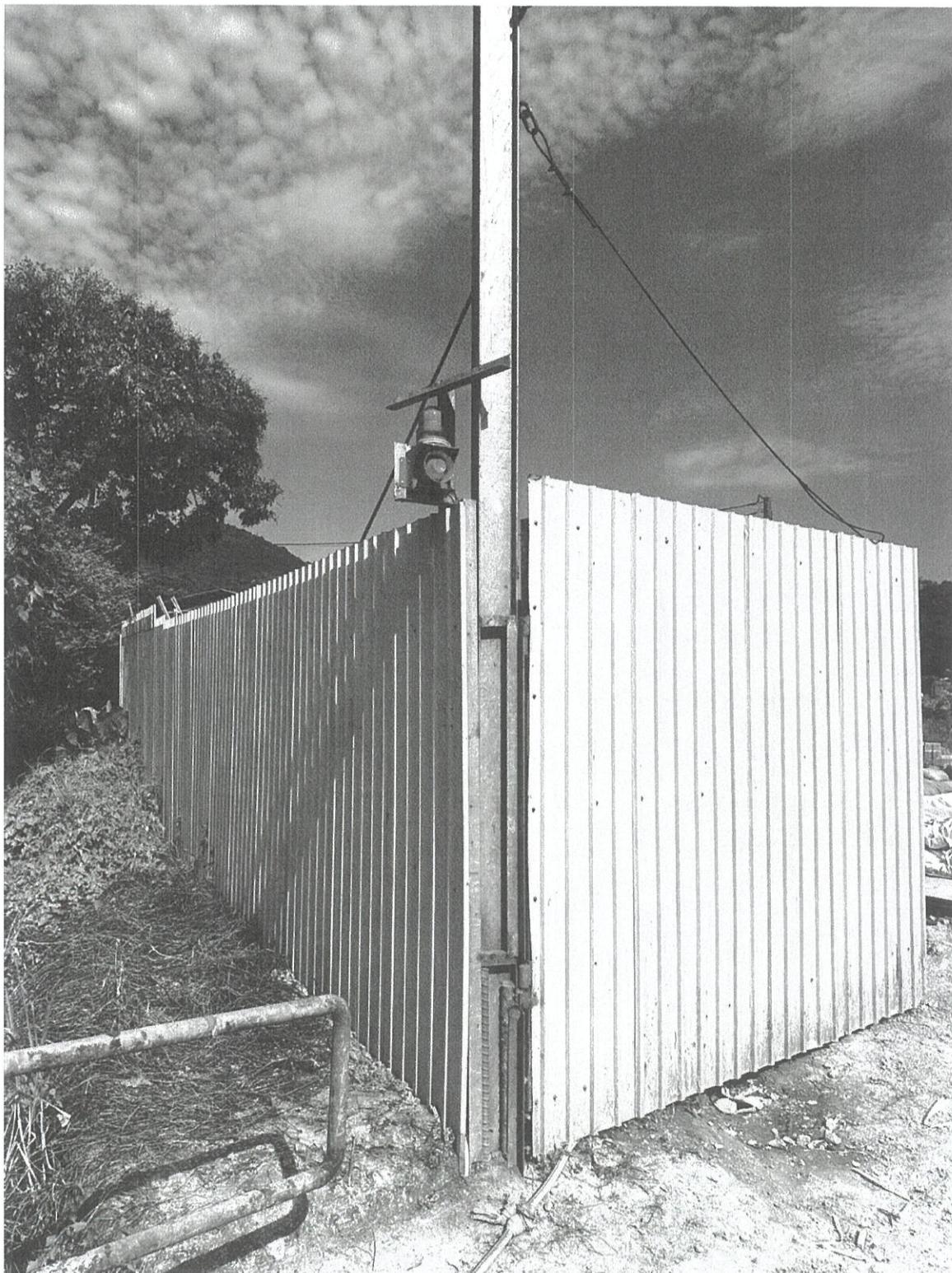
Drawing No 圖紙號：

圖 1



FiBi International Project  
Consultancy Co. Limited

# 車輛出入閘指示燈 及大閘向內開門

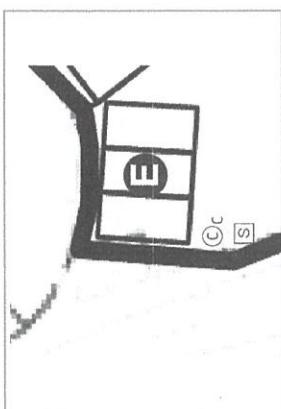
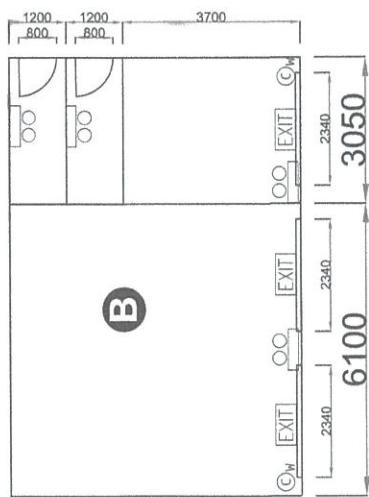
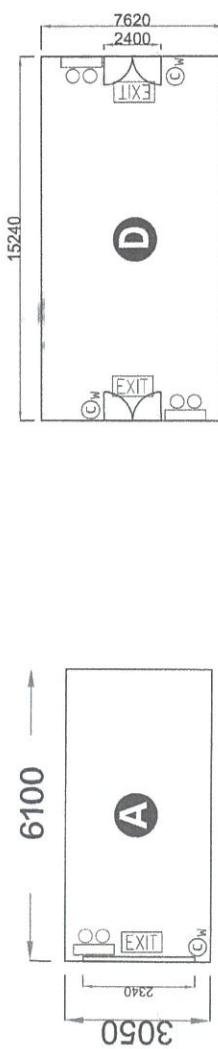


# 限制車速5km指示牌



# 人車分隔防撞柱



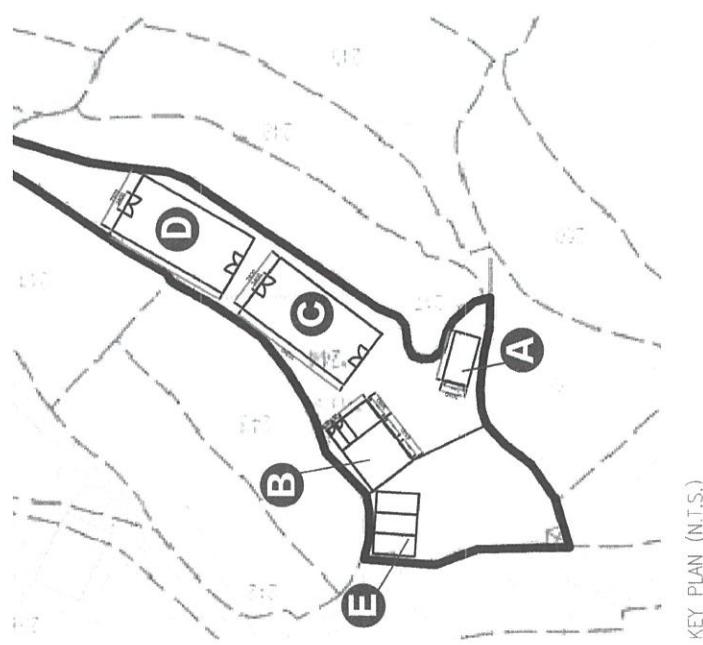


GENERAL NOTES :

1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXISTING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING, NEW EXIT SIGN AND NEW FIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL FIRE RESISTING CONSTRUCTION TO COMPLY WITH BUILDING (CONSTRUCTION) REGULATIONS 90 AND FS CODE 2011.

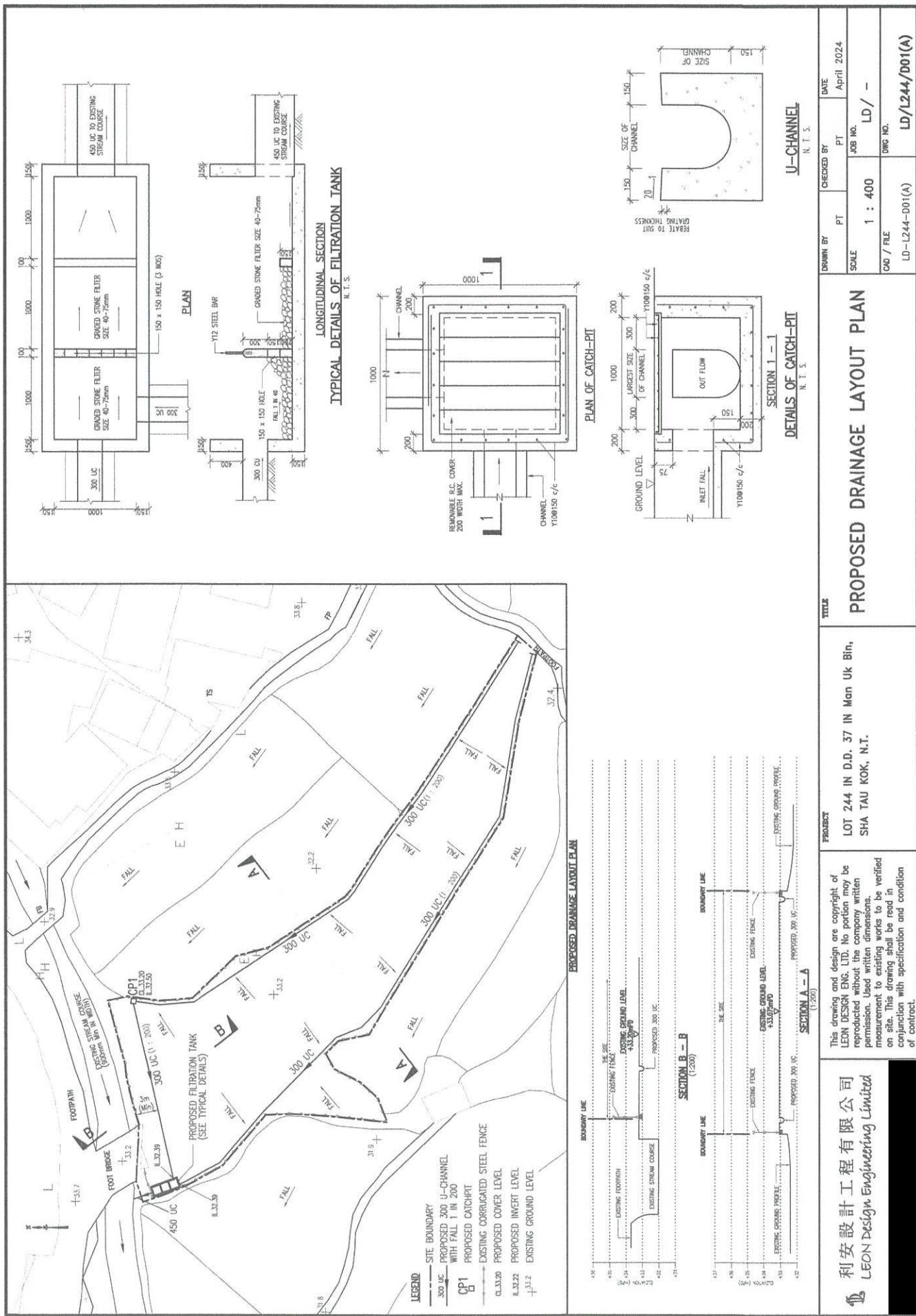
F.S. NOTES :

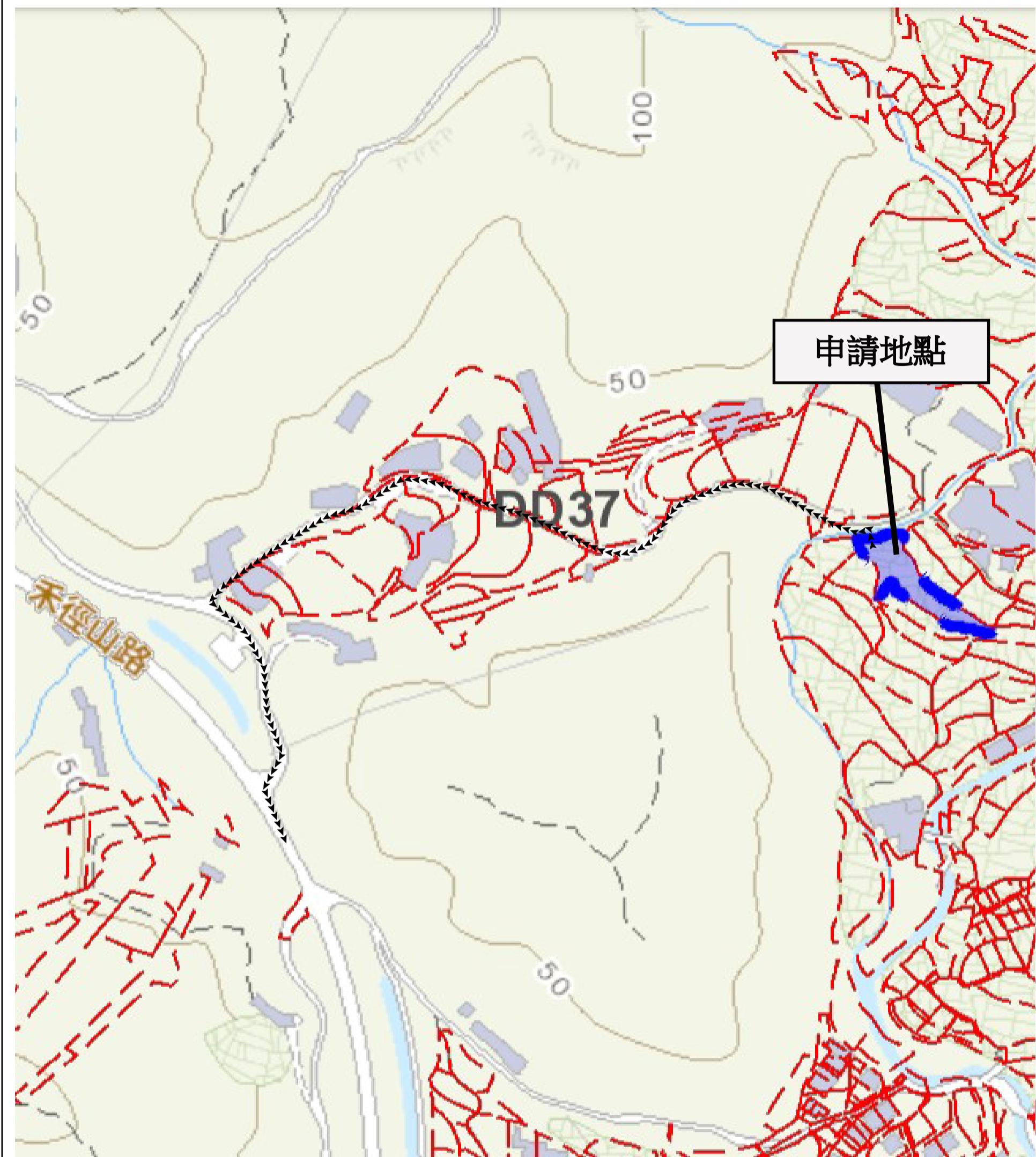
1. THERE WILL BE NO STORAGE OF DANGEROUS GOODS WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF FIRE SERVICES.
2. ALL EXISTING FIRE SERVICES INSTALLATION SHALL BE RETAINED UNLESS OTHERWISE SPECIFIED.
3. NEW EMERGENCY LIGHTING, NEW EXIT SIGN AND NEW FIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.
4. ALL PREVIOUSLY FIRE SERVICE REQUIREMENT SHALL BE MAINTAINED AND COMPLIED WITH.
5. EXIT SIGNS SHALL BE PROVIDED AND COMPLY WITH BS 5499 BD BS 5266 AND HKFSD CIRCULAR LETTER 5/2008.



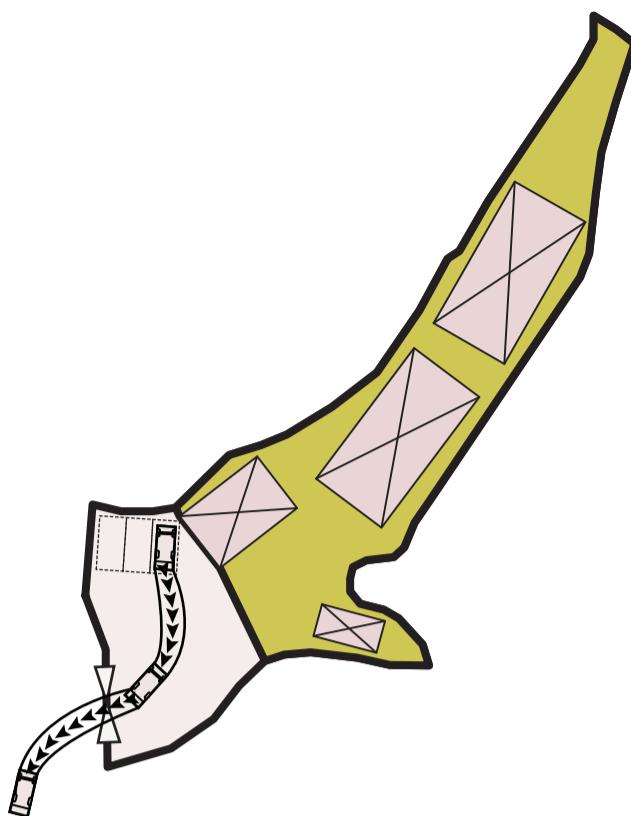
KEY PLAN (N.T.S.)

FOR REFERENCE ONLY 只供參考 NOT TO SCALE 不按比例	建議尺寸 : A3
地址 : 新界沙頭角萬屋邊丈量約份第37約地段第244號	日期 : 2024年4月5日

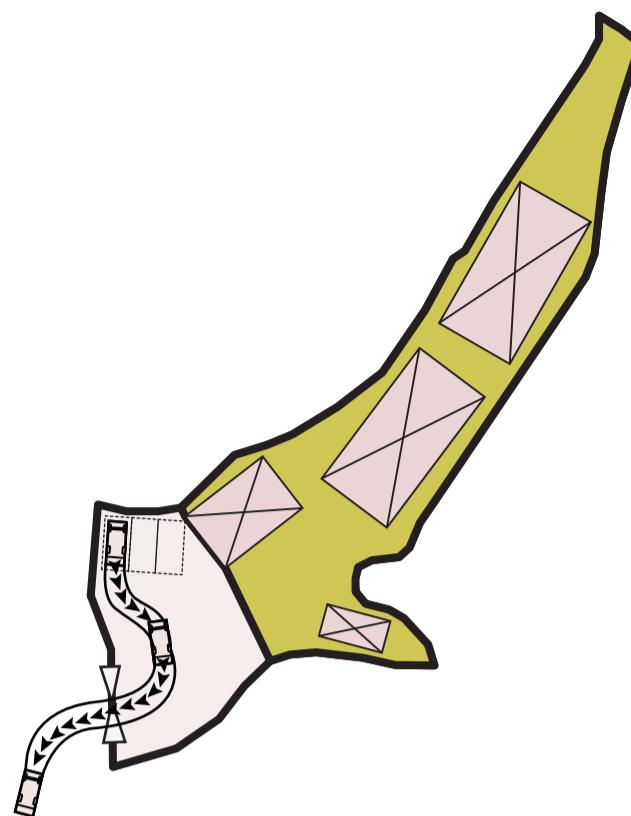




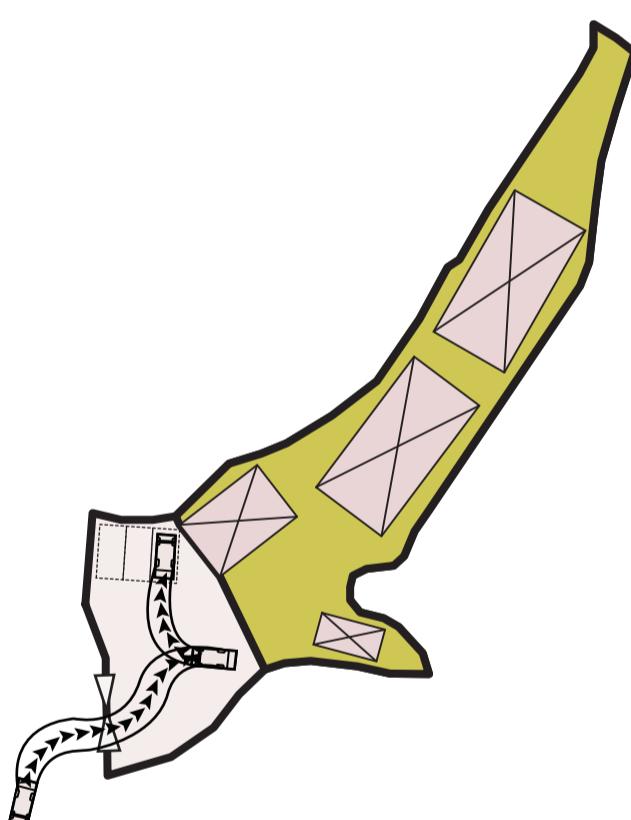
Project 項目名稱：  擬議臨時康體文娛場所 ( 休閒農場 ) ( 為期 3 年 ) 新界沙頭角萬屋邊丈量 約份第 37 約地段第 244 號	Remarks 備註： ►► 由申請地點經小徑直達禾徑山路	
Drawing Title 圖紙標題：  車輛通道圖	Drawing No 圖紙號：  圖 3	 FiBi International Project Consultancy Co. Limited



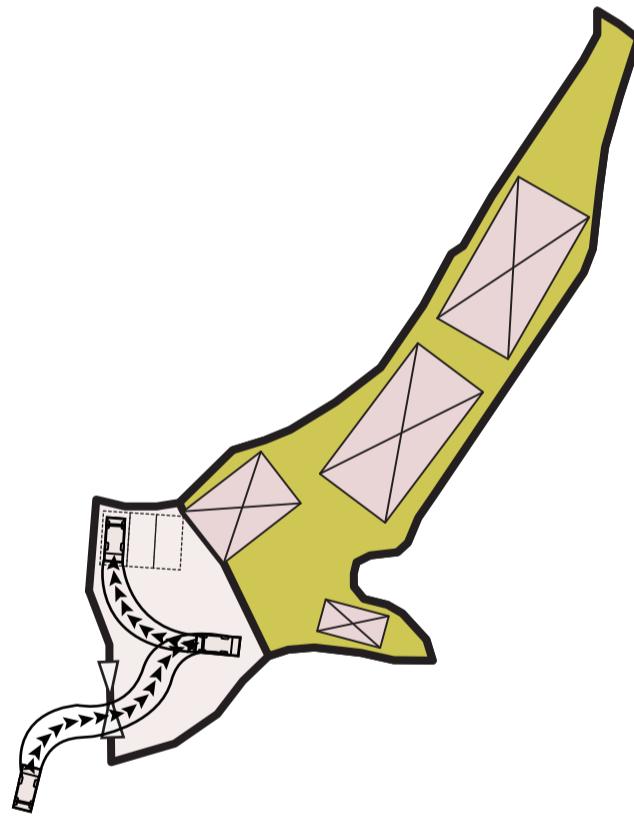
私家車行駛進出路線



私家車行駛進出路線

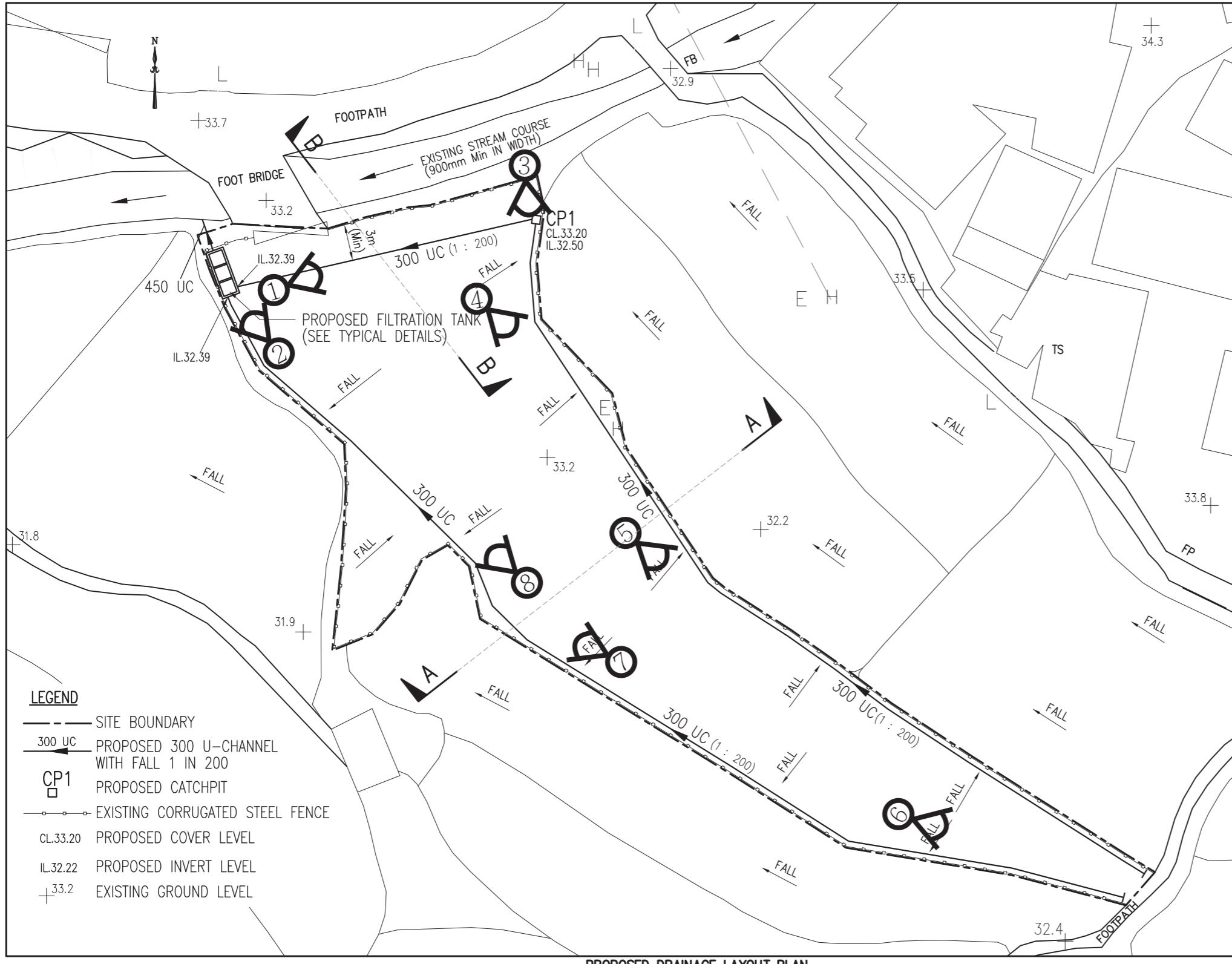


私家車行駛入路線



私家車行駛入路線

Project 項目名稱：  擬議臨時康體文娛場所 ( 休閒農場 ) ( 為期 3 年 ) 新界沙頭角萬屋邊丈量 約份第 37 約地段第 244 號	Remarks 備註 :  <input type="checkbox"/> 申請地點 <input type="checkbox"/> 私家車
	<input type="checkbox"/> 車位  車輛路徑線
Drawing Title 圖紙標題 :  私家車行駛路線圖	Drawing No 圖紙號 :  圖 a
	 Fibi International Project Consultancy Co. Limited



Project 項目名稱 :

S.16 規劃申請A/NE-MUP/197

Drawing Title 圖紙標題 :

渠務工程完成圖

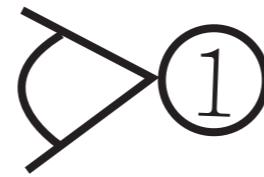
Drawing No 圖紙號 :

Date 日期 : 24-10-2025

Remarks 備註 :



FiBi International Project  
Consultancy Co. Limited

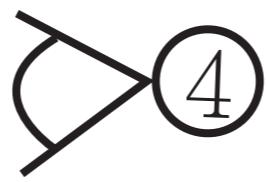


2



3





5



⑥



7



8



# 規 劃 署

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



# Planning Department

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

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-MUP/197  
電話號碼 Tel. No. : 2158 6237  
傳真機號碼 Fax No. : 2691 2806

## 郵遞及電郵函件

(經辦人：文先生/陳先生)

先生／女士：

擬在劃為「農業」地帶的  
沙頭角萬屋邊第 37 約地段第 244 號  
闢設臨時康體文娛場所（休閑農場）（為期三年）

（履行規劃申請編號：A/NE-MUP/197 的規劃許可附帶條件（b）項）

本署於二零二四年七月十七日收到你有關履行規劃許可附帶條件（b）項就提交排水建議所提交的資料，現回覆如下：

渠務署總工程師／新界北（經辦人：李偉中先生；電話：2300 1274）已審視你提交的文件，並認為你所提交的建議可以接納。因此，你已經履行規劃許可附帶條件（b）項。他的意見夾附在附件一（只提供英文版本）。請你儘快落實已批准的排水建議，以履行規劃許可附帶條件（c）項。

如你有其他規劃疑問，請與本署黃書泰先生（電話：2158 6164）聯絡。

規劃署署長

（黃楚娃 代行）



二零二四年八月二十日

Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) (Contact person: Mr. LEE Wai-chung; Tel.: 2300 1274):

1. The applicant is reminded to place all works 3m away from the top of the bank of the existing streamcourse.

# 規 劃 署

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香港新界沙田上禾輋路一號  
沙田政府合署  
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## Planning Department

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

來函檔號 Your Reference FBI-PLMHP-AGR2023-11-11-01  
本署檔號 Our Reference ( ) in TPB/A/NE-MUP/197  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

By Post & Email

13 October 2025

Dear Sir/Madam,

### **Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Agriculture” Zone, Lot 244 in D.D.37, Man Uk Pin, Sha Tau Kok (Compliance with Approval Condition (h) for Planning Application No. A/NE-MUP/197)**

I refer to your submission dated 13.9.2025 and received by this Office on 22.9.2025 for compliance with approval condition (h) in relation to the implementation of the traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board under the captioned planning application.

The Commissioner for Transport (Contact person: Mr. TAM Kam-fai; Tel.: 2399 2405) has been consulted and considered that approval condition (h) has been complied with.

Should you have any queries related to planning matters, please contact Mr. William WONG of this Office at 2158 6164.

Yours faithfully,

( Rico TSANG )  
for Director of Planning

# 規 劃 署

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



# Planning Department

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

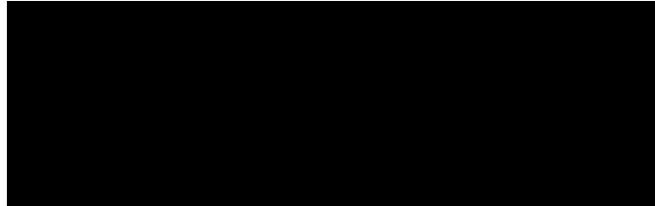
來函檔號 Your Reference

本署檔號 Our Reference ( ) in TPB/A/NE-MUP/197

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806

## 郵 遞 與 電 郵 函 件



先生／女士：

擬在劃為「農業」地帶的  
沙頭角萬屋邊第 37 約地段第 244 號  
闢設臨時康體文娛場所（休閒農莊）（為期三年）  
(履行規劃申請編號：A/NE-MUP/197 的規劃許可附帶條件  
(e) 和 (g) 項)

本署分別於二零二四年三月二十二日和四月五日收到你有關履行規劃許可附帶條件 (g) 項提交交通管理措施建議和附帶條件 (e) 項提交消防裝置建議的資料，現回覆如下：

消防處處長（經辦人：華置律先生；電話：2733 5844）和運輸署署長（經辦人：譚錦暉先生；電話：2399 2405）已審視你提交的文件，並認為你所提交的資料可以接納。因此，你已經履行規劃許可附帶條件 (e) 和 (g) 項。請你儘快落實已批准的消防裝置建議和交通管理措施建議，並於工程後提交實地照片予消防處和運輸署考慮，以履行規劃許可附帶條件 (f) 和 (h) 項。

如你有其他規劃疑問，請與本署李思慧女士（電話：2158 6391）聯絡。

規劃署署長

(陳巧賢

代行)

二零二四年四月三十日

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**William Shu Tai WONG/PLAND**

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寄件者: PROJECT CONSULTANCY FBI [REDACTED]  
寄件日期: 2025年12月17日星期三 12:30  
收件者: William Shu Tai WONG/PLAND  
主旨: Re: Application No. A/NE-MUP/224 - Temporary Place of Recreation, Sports or Culture  
(Hobby Farm) for a Period of 3 Years at Lot 244 in D.D.37, Man Uk Pin  
附件: 入地政文件.jpg; p.8.jpg  
類別: Internet Email

有關 A/NE-MUP/224 更改文件

## 7. Justifications 理由

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

1. 申請人要求批給規劃許可，准許將申請地點用作臨時康體文娛場所（休閒農場）（為期 3 年）。
2. 地盤面積約 1024 平方米，申請地點內設有 4 個構築物：第 1 個構築物 A（1 層）面積約 18.5 平方米，座地  
座地不高於 3 米，用作保安收費亭及員工休息室用途。第 2 個構築物 B（1 層）面積約 55.7 平方米，座地  
座地不高於 4 米，用作客人使用區、洗手間及存放工具用途。第 3 個構築物 C（1 層）面積約 116 平方米，座地  
座地不高於 4 米，用作溫室種植用途。第 4 個構築物 D（1 層）面積約 116 平方米，座地不高於 4 米，用作溫室  
溫室種植用途。總樓面面積約 306.2 平方米。
3. 擬建項目為臨時用途，為期 3 年，不會損害當前分區的長遠規劃意圖。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 申請地點經小徑直達禾徑山路。
6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
7. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。
8. 申請人已完成條件 (b), (e), (g), (h) 及得到批准，條件 (c) 已完成有關建設需待渠務署批准。  
條件 (f) 在 2024 年已向地政署申請，待批准短期豁免書及短期租約後才可建設上蓋及消防設備。



菲比國際項目顧問有限公司  
FBI International Project Consultancy Co. Limited

日期 : 25-02-2024

編號 : FBI-PLMHP-AGR2023-11-11

致 : 北區地政處地政處

地址 : 香港新界粉嶺璧峰路 3 號北區政府合署 6 樓

親身

尊敬的先生/女士,

有關申請短期豁免書及短期租約 :

我司,菲比國際項目顧問有限公司,作為地段所有人的代表,地段為新界沙頭角萬屋邊丈量約份第37約地段第244號的土地,特此申請批准根據<<城市規劃條例>>第16條的條款及條件向地政署提交的擬議私人發展計劃的申請短期豁免書及短期租約。

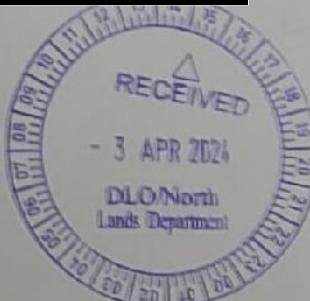
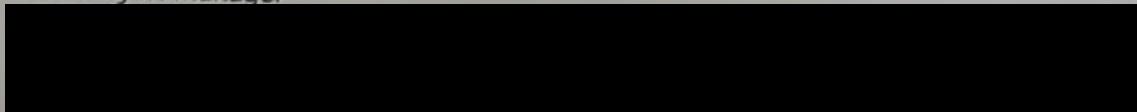
1. 已簽署的申請表格正本
2. 已簽署的授權書
3. 城市規劃委員會發出的規劃批准文件
4. 發展計劃的細節及建築圖
5. 土地業權的證明文件

為了方便你們考慮我們的申請,我附上以下供你們參考的文件,如果你們對提交文件有任何疑問,請致電 [REDACTED] 聯絡我們的 Billy Chan 先生。



Billy Chan

Project Manager



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**William Shu Tai WONG/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI [REDACTED]  
寄件日期: 2025年12月29日星期一 17:52  
收件者: William Shu Tai WONG/PLAND  
主旨: Re: Application No. A/NE-MUP/224 - Temporary Place of Recreation, Sports or Culture  
(Hobby Farm) for a Period of 3 Years at Lot 244 in D.D.37, Man Uk Pin  
  
類別: Internet Email

有關申請地點構築物內將會建設儲糞污水缸，將會定時尋找吸糞車到場處理。

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**William Shu Tai WONG/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI <[REDACTED]>  
寄件日期: 2026年01月20日星期二 15:04  
收件者: William Shu Tai WONG/PLAND  
主旨: 有關A/NE-MUP/224規劃申請回覆漁農自然護理署/運輸署意見：  
附件: 回覆漁農自然護理署及運輸署.pdf  
  
類別: Internet Email



日期：13-01-2026

編號：FBI-PLMHP-AGR2023-11-11

致：規劃署/漁農自然護理署/運輸署

電郵

尊敬的先生/女士，

有關A/NE-MUP/224規劃申請回覆意見：

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

Billy Chan

Project Manager

i) From agricultural perspective

The subject site falls within the "AGR" zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site and justify the need for land filling for TPB's consideration.

i) 土地種植 : 1 優遁草

2 卡帕草

3 蕃茄

4 蘿白

5 蕃薯

溫室種植 : 1 草莓

2 花卉

3 育苗

4 蔬菜

5 水果

6 蕃茄

有關申請涉及填土位置見圖1(黃色部份)。

種植物品主要銷售給到場人士。

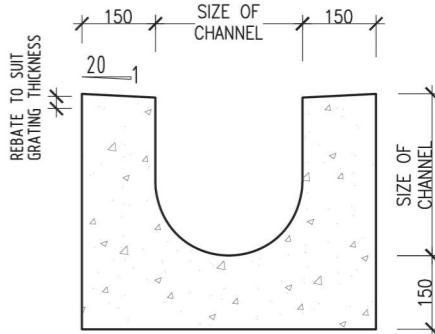
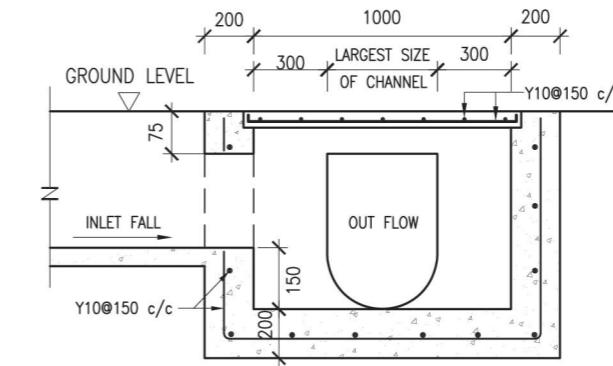
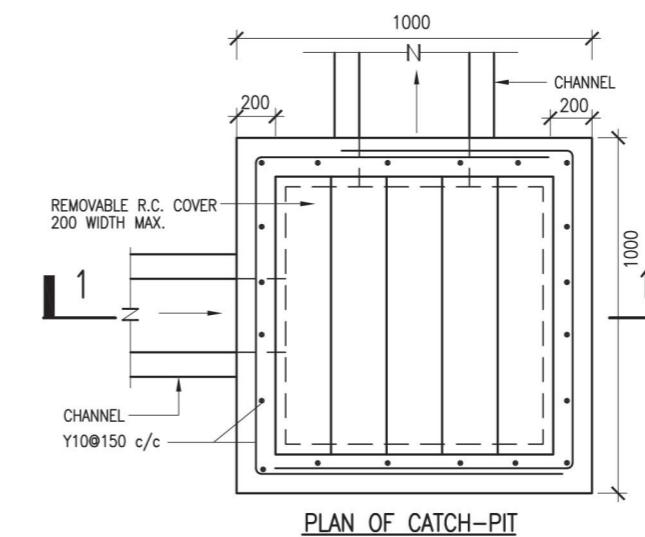
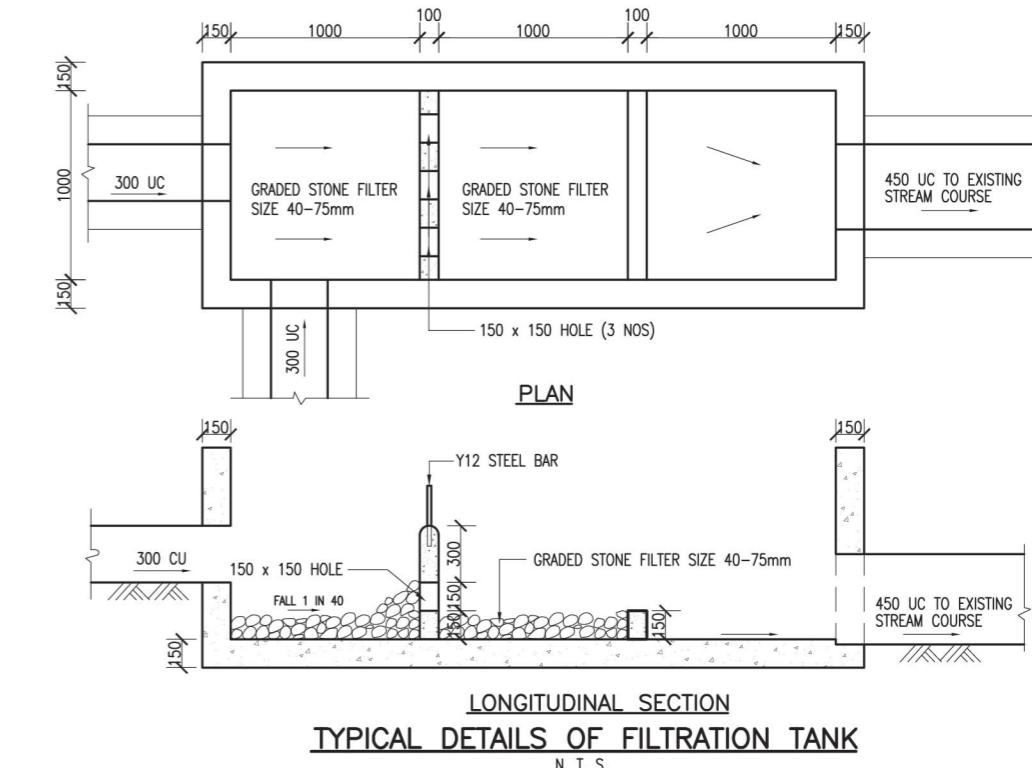
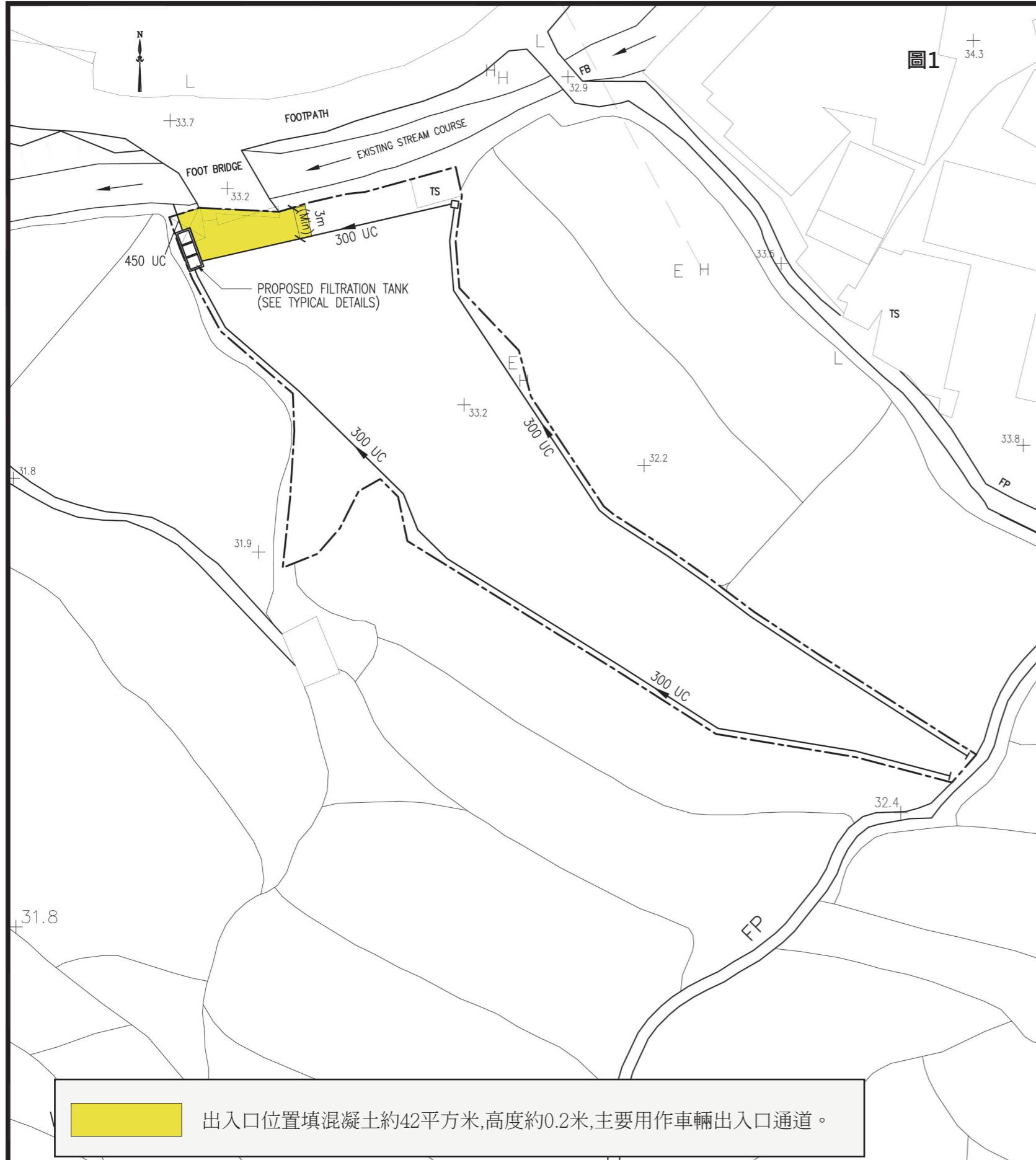
ii) From nature conservation perspective

A natural stream is located in the vicinity the subject site, which is the upstream of the Man Uk Pin Ecologically Important Stream (EIS). Due to the sensitivity of the Man Uk Pin EIS, set back of the subject site is required and the applicant should provide information on the measures to avoid impact to the natural stream.

ii) 有關申請地點不會將水直接排放到北面溪流，

在渠務建設時，將會向場內退縮3米，亦將會建設3個過濾池，將水先經過濾池才流出東南面的溪流(見圖)，在之前規劃申請

A/NE-MUP/197已獲批准。



## PROPOSED DRAINAGE LAYOUT PLAN

PROJECT	TITLE	DRAWN BY PT	CHECKED BY PT	DATE April 2024
This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.	LOT 244 IN D.D. 37 IN Man Uk Bin, SHA TAU KOK, N.T.	SCALE 1 : 400	JOB NO. LD / -	
		CAD / FILE LD-L244-D01	DWG NO. LD/L244/D01	

# 規 劃 署

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



# Planning Department

Sha Tin, Tai Po & North  
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來函檔號 Your Reference  
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電話號碼 Tel. No. : 2158 6237  
傳真機號碼 Fax No. : 2691 2806

## 郵遞及電郵函件

菲比國際項目顧問有限公司  
(經辦人：文先生/陳先生)

先生／女士：

擬在劃為「農業」地帶的  
沙頭角萬屋邊第 37 約地段第 244 號  
闢設臨時康體文娛場所（休閑農場）（為期三年）

（履行規劃申請編號：A/NE-MUP/197 的規劃許可附帶條件（b）項）

本署於二零二四年七月十七日收到你有關履行規劃許可附帶條件（b）項就提交排水建議所提交的資料，現回覆如下：

渠務署總工程師／新界北（經辦人：李偉中先生；電話：2300 1274）已審視你提交的文件，並認為你所提交的建議可以接納。因此，你已經履行規劃許可附帶條件（b）項。他的意見夾附在附件一（只提供英文版本）。請你儘快落實已批准的排水建議，以履行規劃許可附帶條件（c）項。

如你有其他規劃疑問，請與本署黃書泰先生（電話：2158 6164）聯絡。

規劃署署長

（黃楚娃 代行）



二零二四年八月二十日

iii ) Please find the comments from TD below for your information:

The applicant should substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions; The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and The proposed vehicular access between Wo Keng Shan Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.

iii ) 根據申請地點將會以預約方式供客人參觀,預約參觀客戶如需要泊車,將根據申請地點車位安排以定,,如車位不足,申請地點將不會給予參觀人士駕車進入申請地點,這樣能減少因客戶過多以導致車輛擠塞及排隊情況。

根據申請地點車位主要休閒農莊用途,空間可容納客戶不多,場地有少量車位供應,能夠滿足客戶的泊車需要。客人可選擇乘坐55K號小巴到沙頭角公路-萬屋邊,下車步行約7分鐘前往申請地點。

有關申請地點每天私家車車輛架次最多10架次,預算早上車輛數量約4架次,預算中午車輛數量約4架次,預算晚上約2架次,申請地點亦有足夠位置迴轉,所以排隊及等待機會不大,亦不會有停泊阻塞情況。

根據申請地點預算每日最多80人,分4個時段(早上/中午/黃昏/晚上)每時段最多20人。

申請人會向訪客告知如沒有車位停泊在申請地點以外非法位置。

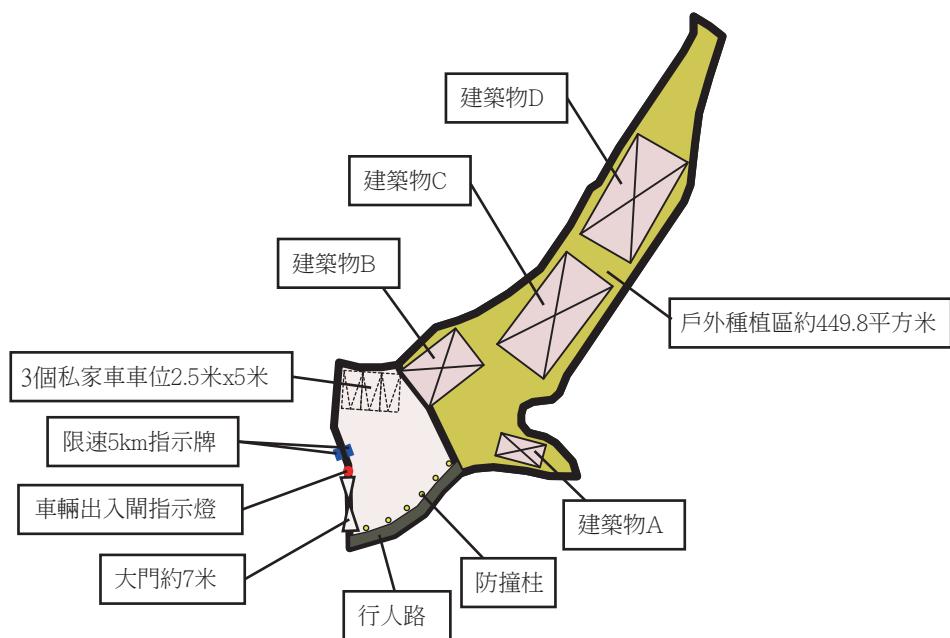
申請人提供1份車輛行駛圖,在之前規劃申請A/NE-MUP/197已獲批准及完成工程。

申請人會提供行人設施的和管理建議,以確保行人安全。

申請人已經與土地擁有人處理好。

申請地點內設有4個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	18.5平方米	18.5平方米	座地不高於3米	保安收費亭及員工休息室
B(2層)	55.7平方米	55.7平方米	座地不高於4米	客人使用區、洗手間及存放工具
C(1層)	116平方米	116平方米	座地不高於4米	溫室種植
D(1層)	116平方米	116平方米	座地不高於4米	溫室種植
	306.2平方米	306.2平方米		



Project 項目名稱：

擬議臨時康體文娛場所（休閒農場）  
(為期 3 年) 新界沙頭角萬屋邊丈量  
約份第37 約地段第244號

Remarks 備註：

戶外種植區

防撞柱

大門

限速5km

車輛出入閘

車位

指示牌

指示燈

Scale 比例：

Drawing Title 圖紙標題：

交通管理措施設計圖

Drawing No 圖紙號：

圖 1



FiBi International Project  
Consultancy Co. Limited

# 規 劃 署

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



# Planning Department

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

來函檔號 Your Reference

本署檔號 Our Reference ( ) in TPB/A/NE-MUP/197

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806

## 郵 遞 與 電 郵 函 件

菲比國際項目顧問有限公司  
(經辦人: Billy Chan)

先生／女士：

擬在劃為「農業」地帶的  
沙頭角萬屋邊第 37 約地段第 244 號  
關設臨時康體文娛場所（休閒農莊）（為期三年）  
(履行規劃申請編號：A/NE-MUP/197 的規劃許可附帶條件  
(e) 和 (g) 項)

本署分別於二零二四年三月二十二日和四月五日收到你有關履行規劃許可附帶條件 (g) 項提交交通管理措施建議和附帶條件 (e) 項提交消防裝置建議的資料，現回覆如下：

消防處處長（經辦人：華置律先生；電話：2733 5844）和運輸署署長（經辦人：譚錦暉先生；電話：2399 2405）已審視你提交的文件，並認為你所提交的資料可以接納。因此，你已經履行規劃許可附帶條件 (e) 和 (g) 項。請你儘快落實已批准的消防裝置建議和交通管理措施建議，並於工程後提交實地照片予消防處和運輸署考慮，以履行規劃許可附帶條件 (f) 和 (h) 項。

如你有其他規劃疑問，請與本署李思慧女士（電話：2158 6391）聯絡。

規 劃 署 署 長

(陳巧賢

代行)

二零二四年四月三十日

# 規 劃 署

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



# Planning Department

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

來函檔號 Your Reference FBI-PLMHP-AGR2023-11-11-01  
本署檔號 Our Reference ( ) in TPB/A/NE-MUP/197  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

By Post & Email

FiBi International Project Consultancy Co. Ltd.

13 October 2025

(Attn.: Mr. CHAN)

Dear Sir/Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a  
Period of 3 Years in “Agriculture” Zone, Lot 244 in D.D.37, Man Uk Pin, Sha Tau Kok  
(Compliance with Approval Condition (h) for Planning Application No. A/NE-MUP/197)**

I refer to your submission dated 13.9.2025 and received by this Office on 22.9.2025 for compliance with approval condition (h) in relation to the implementation of the traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board under the captioned planning application.

The Commissioner for Transport (Contact person: Mr. TAM Kam-fai; Tel.: 2399 2405) has been consulted and considered that approval condition (h) has been complied with.

Should you have any queries related to planning matters, please contact Mr. William WONG of this Office at 2158 6164.

Yours faithfully,

( Rico TSANG )  
for Director of Planning

Urgent Return receipt Expand Group Restricted Prevent Copy

**Jackson Chak Sang CHAN/PLAND**

---

**From:** PROJECT CONSULTANCY FBI [REDACTED]  
**Sent:** Tuesday, January 20, 2026 4:09 PM  
**To:** William Shu Tai WONG/PLAND <[wstwong@pland.gov.hk](mailto:wstwong@pland.gov.hk)>  
**Subject:** 有關規劃申請A/NE-MUP/224

有關申請地點出入口位置現時已有硬鋪面混凝土，就如夾付圖則顯示的位置，現希望在此次規劃申請將該處填土位置規範化，謝謝

Urgent Return receipt Expand Group Restricted Prevent Copy

**Jackson Chak Sang CHAN/PLAND**

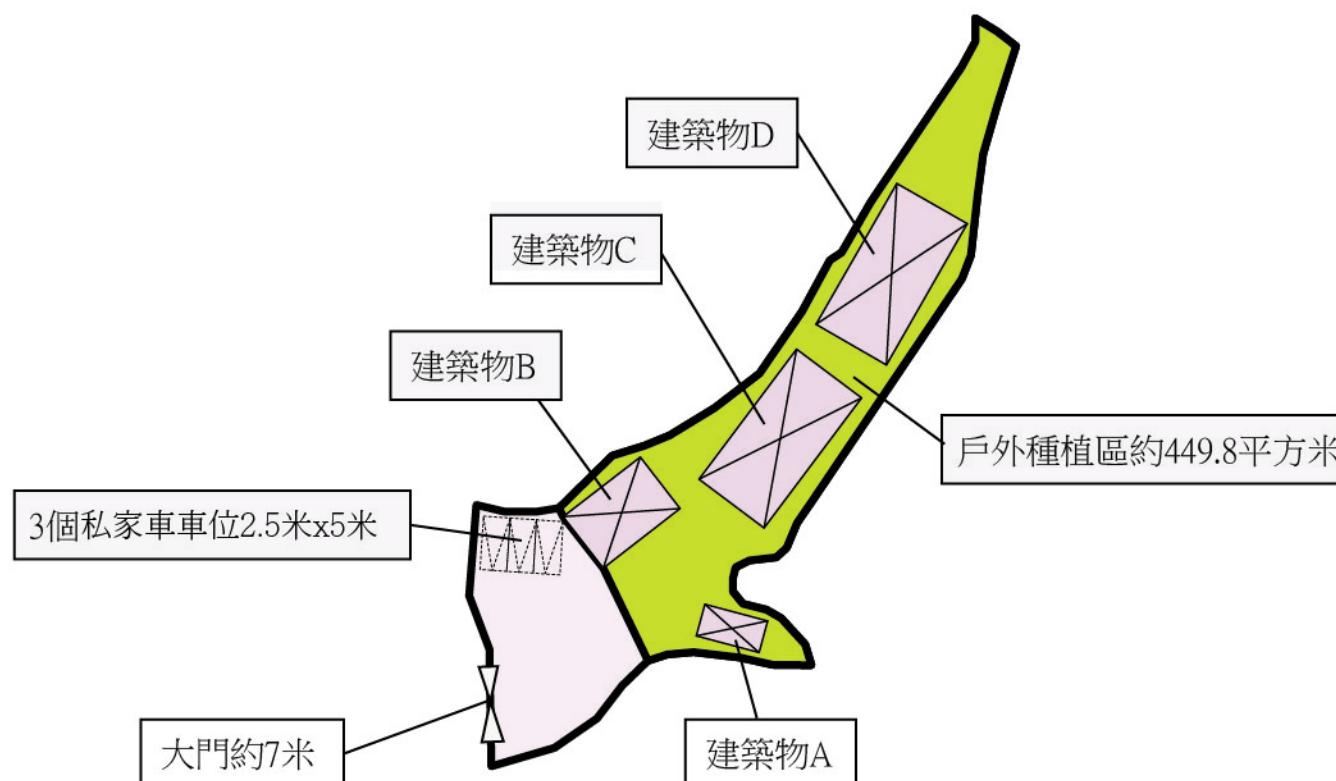
---

寄件者: PROJECT CONSULTANCY FBI [REDACTED]  
寄件日期: 2026年01月23日星期五 16:31  
收件者: Jackson Chak Sang CHAN/PLAND  
主旨: Re: 有關提交規劃申請編號A/NE-MUP/224的進一步資料事宜  
附件: 布局設計圖-01.jpg  
類別: Internet Email

有關規劃申請編號 A/NE-MUP/224 的替代頁

申請地點內設有4個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	18.5平方米	18.5平方米	座地不高於3米	保安收費亭及員工休息室
B(1層)	55.7平方米	55.7平方米	座地不高於4米	客人使用區、洗手間及存放工具
C(1層)	116平方米	116平方米	座地不高於4米	溫室種植
D(1層)	116平方米	116平方米	座地不高於4米	溫室種植
	306.2平方米	306.2平方米		



Project 項目名稱：  擬議臨時康體文娛場所 ( 休閒農場 ) ( 為期 3 年 ) 新界沙頭角萬屋邊丈量 約份第37 約地段第244號	Remarks 備註：  大門 戶外種植區	Scale 比例：  1 : 1000
	Drawing Title 圖紙標題：  布局設計圖	Drawing No 圖紙號：  圖 2

FiBi International Project Consultancy Co. Limited

Urgent Return receipt Expand Group Restricted Prevent Copy

**Jackson Chak Sang CHAN/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI <[REDACTED]>  
寄件日期: 2026年01月26日星期一 13:02  
收件者: tpbpd/PLAND  
副本: Jackson Chak Sang CHAN/PLAND  
主旨: 回覆有關部門意見  
  
類別: Internet Email

粉紅色部份主要用作泊車、車輛出入及迴轉之用途。

構築物 B 客人使用區(1.客人在場地休息 2.客人學習種植方法 3.在使用區處理收割後的種植物品

Urgent Return receipt Expand Group Restricted Prevent Copy

**Jackson Chak Sang CHAN/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI [REDACTED]  
寄件日期: 2026年01月26日星期一 16:59  
收件者: Jackson Chak Sang CHAN/PLAND  
主旨: 有關回覆漁農自然護理署更改頁  
附件: 回覆漁農自然護理署及運輸署-02.jpg  
類別: Internet Email

i ) From agricultural perspective

The subject site falls within the "AGR" zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site and justify the need for land filling for TPB's consideration.

i ) 土地種植 : 1 優遁草

2 卡帕草

3 蕃茄

4 蘿白

5 蕃薯

溫室種植 : 1 草莓

2 花卉

3 育苗

4 蔬菜

5 水果

6 蕃茄

有關申請涉及填土位置見圖1(黃色部份)。

種植物品主要銷售給到場人士。

ii) From nature conservation perspective

A natural stream is located in the vicinity the subject site, which is the upstream of the Man Uk Pin Ecologically Important Stream (EIS). Due to the sensitivity of the Man Uk Pin EIS, set back of the subject site is required and the applicant should provide information on the measures to avoid impact to the natural stream.

ii) 有關申請地點不會將水直接排放到北面溪流，

在渠務建設時，將會向場內退縮3米，亦將會建設3個過濾池，將水先經過濾池才流出北面的溪流(見圖)，在之前規劃申請

A/NE-MUP/197已獲批准。

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**William Shu Tai WONG/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI [REDACTED]  
寄件日期: 2026年01月28日星期三 18:14  
收件者: William Shu Tai WONG/PLAND  
主旨: Re: 有關A/NE-MUP/224規劃申請回覆漁農自然護理署/運輸署意見：  
附件: 回覆漁農自然護理署及運輸署-05.jpg

郵件標幟: 待處理  
期限: 2026年02月18日星期三 16:00  
標幟狀態: 已標幟

類別: Internet Email

有關 A/NE-MUP/224 規劃申請回覆運輸署意見 :更改替換頁

iii ) Please find the comments from TD below for your information:

The applicant should substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions; The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and The proposed vehicular access between Wo Keng Shan Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.

iii ) 根據申請地點將會以預約方式供客人參觀,預約參觀客戶如需要泊車,將根據申請地點車位安排以定,,如車位不足,申請地點將不會給予參觀人士駕車進入申請地點,這樣能減少因客戶過多以導致車輛擠塞及排隊情況。

根據申請地點車位主要休閒農莊用途,空間可容納客戶不多,場地有少量車位供應,能夠滿足客戶的泊車需要。客人可選擇乘坐55K號小巴到沙頭角公路-萬屋邊,下車步行約7分鐘前往申請地點。

有關申請地點每天私家車車輛架次最多10架次,預算早上車輛數量約4架次,預算中午車輛數量約4架次,預算晚上約2架次,申請地點亦有足夠位置迴轉,所以排隊及等待機會不大,亦不會有停泊阻塞情況。

根據申請地點預算每日最多80人,分4個時段(早上/中午/黃昏/晚上)每時段最多20人。

申請人會向訪客告知如沒有車位不能在門口或非法位置停泊車輛。

申請人提供1份車輛行駛圖,在之前規劃申請A/NE-MUP/197已獲批准及完成工程。

申請人會提供行人設施的和管理建議,以確保行人安全。

申請人已經與土地擁有人處理好。

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

**William Shu Tai WONG/PLAND**

---

**From:** PROJECT CONSULTANCY FBI [REDACTED]  
**Sent:** Wednesday, January 28, 2026 6:18 PM  
**To:** Jackson Chak Sang CHAN/PLAND <jcschan1@pland.gov.hk>  
**Subject:** 有關提交規劃申請編號A/NE-MUP/224回覆有關部門意見

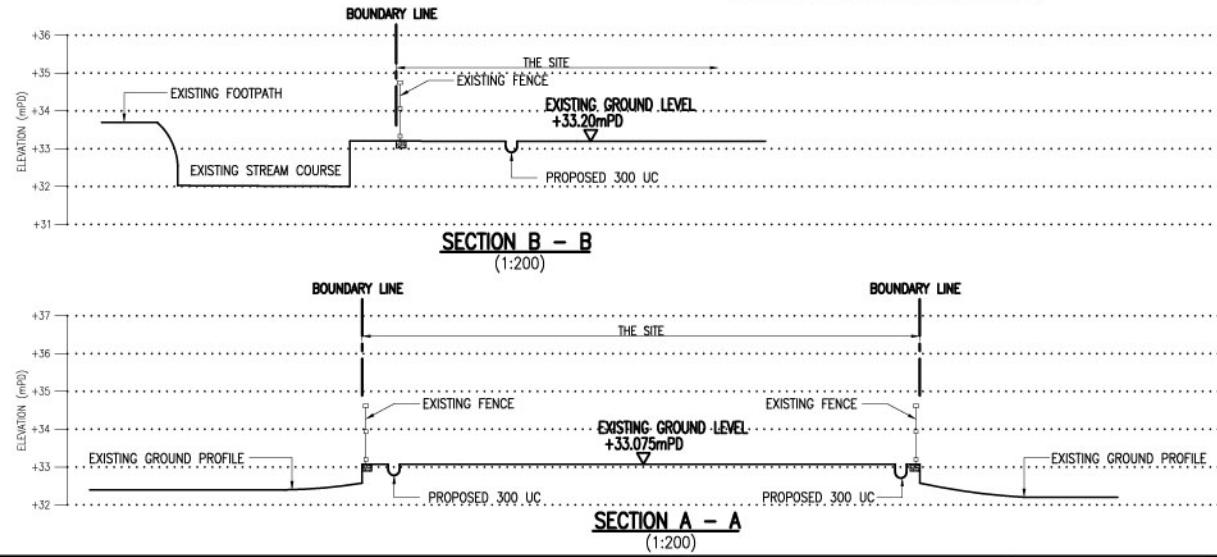
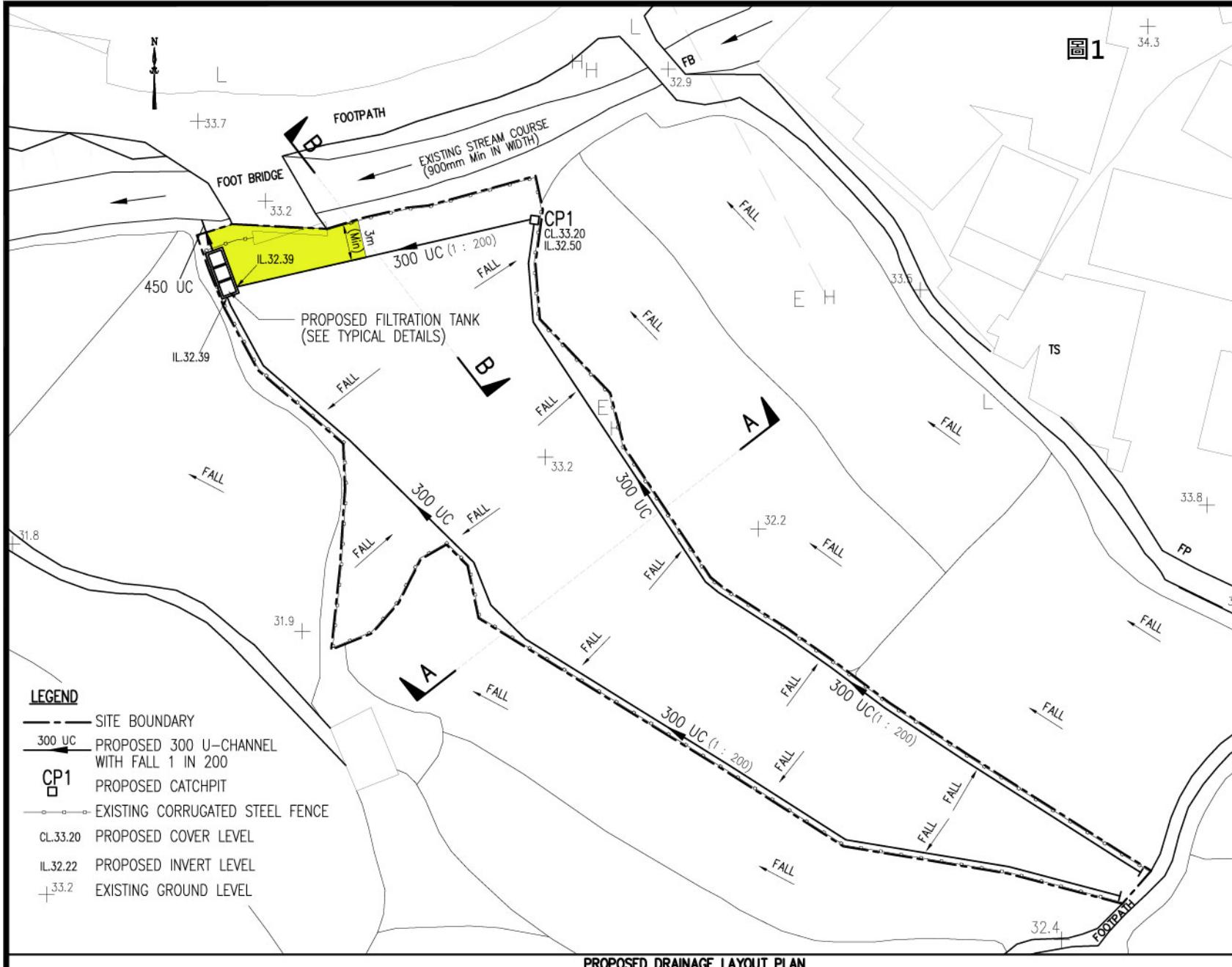
在任何時間內不會在申請地點使用公共廣播系統或任何形式的廣播系統。

**Jackson Chak Sang CHAN/PLAND**

---

寄件者: PROJECT CONSULTANCY FBI <[REDACTED]>  
寄件日期: 2026年02月02日星期一 16:24  
收件者: Jackson Chak Sang CHAN/PLAND  
主旨: 有關提交規劃申請編號A/NE-MUP/224更改頁  
附件: 回覆漁農自然護理署及運輸署-03.jpg  
  
類別: Internet Email

有關圖則已在 A/NE-MUP/197 附帶條件中的排水建議,並已得到渠務署批准之圖則

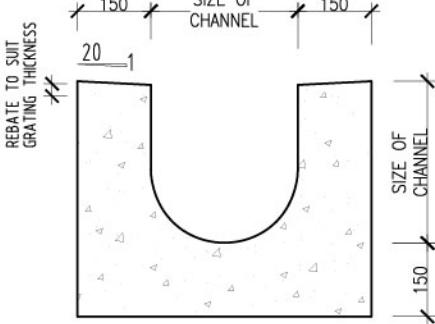
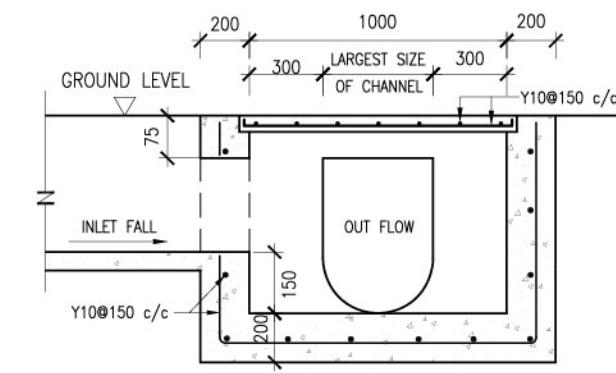
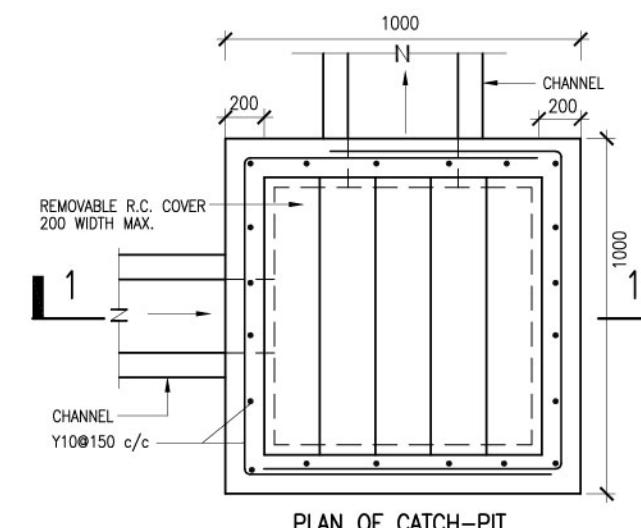
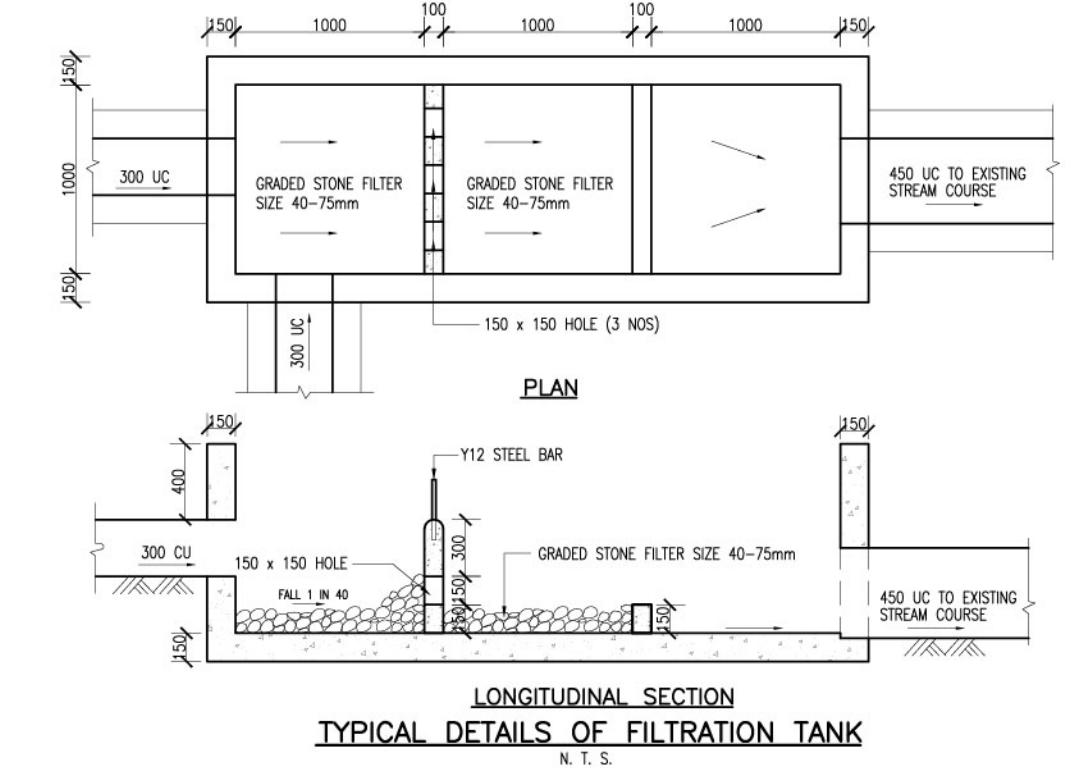


出入口位置填混凝土約  
42平方米,高度約0.2米,  
主要用作車輛出入口通道

This drawing and design are copyright of LEON DESIGN ENG. LTD. No portion may be reproduced without the company written permission. Used written dimensions. measurement to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

**PROJECT**  
LOT 244 IN D.D. 37 IN Man Uk Bin,  
SHA TAU KOK, N.T.

**TITLE**



DRAWN BY	CHECKED BY	DATE
PT	PT	April 2024
SCALE	JOB NO.	
1 : 400	LD / -	
CAD / FILE	DWG NO.	
LD-L244-D01(A)	LD/L244/D01(A)	

**Previous S.16 Application**

**Approved Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-MUP/197	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	26.1.2024 (Revoked on 26.10.2025)

**Similar S.16 Application for Temporary  
Place of Recreation, Sports or Culture (Hobby Farm)  
in the vicinity of the application site within the same “Agriculture” zone**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-MUP/183	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp (Caravan) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	10.11.2023 (Revoked on 10.5.2024)

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site; and
- the subject lot is covered by Short Term Waiver (STW) No. 1699 for the purpose of structures for recreational, sport or culture with total built-over area not exceeding 306.2m<sup>2</sup> and the height of any structure erected shall not exceed one storey.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application;
- noting that the local access road connecting the Site is a single lane traffic with both traffic directions, to prevent hindering the other local road users and ensure pedestrian safety, approval conditions on the implementation and maintenance of proposed traffic management measures are recommended; and
- her advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view;
- the existing local access road next to the Site is not under the maintenance of HyD; and
- his advisory comments are at **Appendix V**.

**3. Drainage**

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

- no objection to the application from public drainage viewpoint;
- the submitted drainage proposal (which was previously submitted under application No. A/NE-MUP/197) is considered acceptable;
- it is observed from the site photos provided by the applicant that some of the proposed drainage facilities have not been constructed according to the drainage proposal accepted under the previously approved planning application No. A/NE-MUP/197. Hence, should the application be approved, an approval condition should be included to request

the applicant to implement the drainage proposal accepted under planning application No. A/NE-MUP/197 for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;

- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix V**.

#### **4. Fire Safety**

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

- no specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

#### **5. Environmental**

Comments of the Director of Environmental Protection (DEP):

- since the application does not involve use of heavy vehicle and have dusty operation, he has no objection to the application from the environmental perspective;
- since no further filling of land is proposed, he has no comment on the proposed regularisation of filling of land from the environmental planning perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

#### **6. Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo and site photos taken on 20.12.2025, the Site is situated in an area of rural inland plains landscape character comprising temporary structures, farmlands, village houses, vegetated areas and tree clusters. The Site is vacant and occupied by temporary structures, self-seeded vegetation and undersized fruit trees. The proposed use is considered not entirely incompatible with the landscape character of its surroundings;
- according to the Application Form, no tree felling is involved. Significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix V**.

## **7. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site;
- it is noted that four structures and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

## **8. Other Departments**

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

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (North), CEDD (PM(N), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Commissioner of Police (C of P); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site; and
  - (ii) the subject lot is covered by Short Term Waiver (STW) No. 1699 for the purpose of structures for recreational, sport or culture with total built-over area not exceeding 306.2m<sup>2</sup> and the height of any structure erected shall not exceed one storey
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local road should be clarified with the relevant lands and maintenance authorities; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access arrangement and swept path analysis should be commented by TD;
  - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense;

- (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- (iv) it is observed from the site photos provided by the applicant that some of the proposed drainage facilities have not been constructed according to the drainage proposal accepted under application No. A/NE-MUP/197. For instance, photo 2 shows that the filtration tank was connected to the existing streamcourse by a concrete pipe instead of the proposed 450mm u-channel. Hence, the applicant should rectify the defects and implement the drainage proposal accepted under application no. A/NE-MUP/197 to ensure that the proposed use will not cause adverse drainage impact on the adjacent areas;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- (i) based on the submitted fire service installations (FSIs) proposal, his comments are as follows:
  - the revised Fire Safety Requirements (FSRs) for temporary storage and structures under Planning Application took effect on 2.7.2025 and have been published on the Fire Services Department's (FSD) website;
  - separation distance between each structure shall be clearly indicated on the plan;
  - in relation to the above, if the separation distance is less than 1.8 m, the structures will be considered as adjoining structure. In this regard, wheeled type dry chemical fire extinguisher, sprinkler system, emergency lighting, directional & exit signs shall be provided if the total floor area exceeds 230m<sup>2</sup>;
  - for enclosed structures with a gross floor area not exceeding 230m<sup>2</sup>, portable fire extinguisher and stand-alone fire detector shall be provided;
  - stand-alone fire detectors shall be provided in accordance with the 'Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]' and clearly indicated in the FS notes;
  - in relation to the above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously and clearly indicated in the FS notes;
  - if the applicant self-initiates the provision of emergency lighting, the standards and specification shall be in accordance with 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'; and
  - if the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;

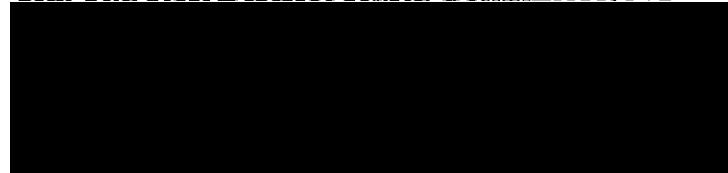
(h) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the applicant should observe the requirements of the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites'; and
- (ii) the applicant should employ licensed waste collector to properly dispose of the sewage regularly to avoid causing nuisance to the nearby environment;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the application does not imply the approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
  - (i) it is noted that four structures and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) land filling works is building works under the control of the BO. Before the proposed filing of land is to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;
  - (iii) the Site shall be shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
  - (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (v) if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - (vi) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.



新界沙頭角區鄉事委員會  
Sha Tau Kok District Rural Committee, NT



致 : 城市規劃委員會秘書

傳真 : 2877 0245 或 2522 8426

電郵 : tpbpd@pland.gov.hk

敬啟者 :

反對有關申請編號 A/NE-MUP/224

地段約第 37 約地段第 244 的休閒農莊申請

萬屋邊村原居民代表鍾子榮表示，村民反對有關申請編號 A/NE-MUP/224 的申請。由於該地段位置鄰近鄉村，若如上次設置休閒農場，遊客的活動有可能影響村民的日常生活及作息。因此，有關申請人必須主動與村代表聯絡及溝通，達成共識，以避免日後遊客與村民間產生摩擦，保障雙方利益。本會一向關注及保障村民生活習性，致力讓村民可以安居樂業。

新界沙頭角區鄉事委員會



主席 李冠洪 議員 MH JP

2025 年 12 月 22 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

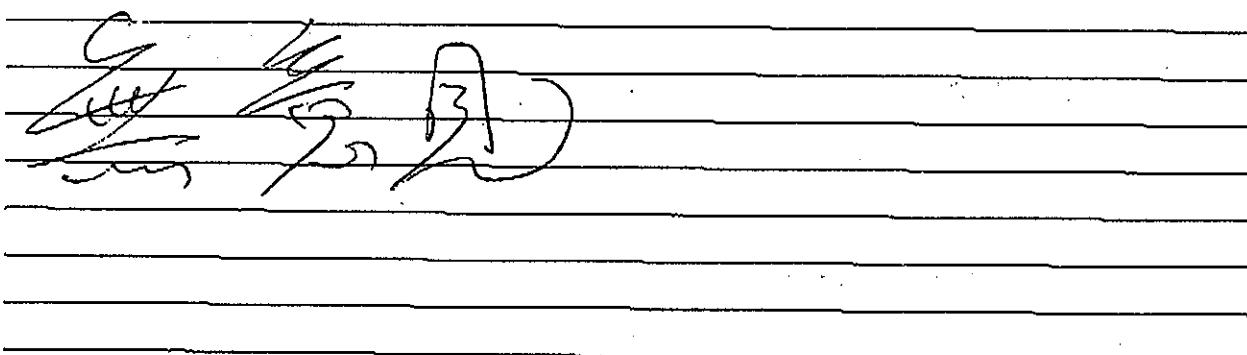
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有關的規劃申請編號 The application no. to which the comment relates

A/NE-MUP/224

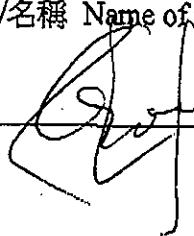
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志弘議會

簽署 Signature



日期 Date 2025.12.24

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-MUP/224

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary).

沒有意見

「提意見人」姓名/名稱 Name of person/company making this comment 成志偉及高麗輝有限公司

簽署 Signature

日期 Date

29-12-2025

## **tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月07日星期三 3:41  
收件者: tpbpd/PLAND  
主旨: A/NE-MUP/224 DD 37 Man Uk Pin  
類別: Internet Email

Dear TPB Members,

197 approved 26 Jan 2024, revoked 26 Oct 2025 for failure to fulfill Fire and Drainage conditions.

According to applicant "*Condition (1) was applied for with the Lands Department in 2024, and construction of the superstructure and fire-fighting facilities is contingent upon approval of a short-term exemption and short-term lease.*"

Members should question if Lands Dept is responsible for delays in implementation of the fire conditions, a requirement under the spotlight due to the many issues revealed in the Wang Fuk disaster.

The total farming area is about 682m<sup>2</sup> (about 67% of the site area). **No filling of land is involved according to the applicant.**

And this statement is ridiculous and there are 4 buildings in the plan in addition to the parking area. Members should verify how much land is filled in. The layout plan shows that there is very little land left for genuine farming.

The application should be rejected as the data is clearly misleading.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 2 January 2024 3:07 AM HKT  
**Subject:** A/NE-MUP/197 DD 37 Man Uk Pin

A/NE-MUP/197

Lot 244 in D.D.37, Man Uk Pin, Sha Tau Kok

Site area: About 1,024sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 3 Vehicle Parking

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

Strong Objections. No record of previous approvals.

Zero data provided re extent of land filling and other relevant details.

Members must reject this application.

Mary Mulvihill