

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE 2023年 3月 7日 (CAP.131)

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 **- 7 MAR 2023**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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/NE-L7/756
	Date Received 收到日期	- 7 MAR 2023

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

1. Name of Applicant 申請人姓名/名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構) CITY UNIVERSITY OF HONG KONG	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
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)	28 NGAU KWU LENG PATH, TAI PO, N.T. LOTS NOS. 335 S.B. (PART), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A, 346 IN D.D. 16, WO TONG PUI, TAI PO
(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 9329.76 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2715.172 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	APPROVED LAM TSUEN OUTLINE ZONING PLAN (OZP) NO. S/NE-LT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	RECREATION & GREEN BELT
(f) Current use(s) 現時用途	TEMPORARY EDUCATIONAL INSTITUTION (TEACHING FARM) (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. 如上述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 _____ (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 _____ (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

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

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-LT</u> / <u>662</u>
(b) Date of approval 獲批給許可的日期	<u>15 MAY 2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15 MAY 2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Educational Institution (Teaching Farm) for a Period of 3 Years and Excavation of Land
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

.....
 .This application is for the renewal of permission under section 16 of the Town planning ordinance (CAP.131) ...
 .for the Temporary Educational Institution (Teaching Farm) for 3 Years.

.....
 .This Temporary Educational Institution (Teaching Farm) had been in operation since the arrival of the cattle on
 .20 September 2022.

.....
 .The development include 13 nos. of single storey structures with necessary supporting facilities,
 .(ie. Transformer & Generator Room Block and Fire Services, Sprinkler System and Pump Room Block)

.....
 .The main purpose of the farm is for the milking of Jersey cows for students of the
 .City University Jockey Club College of Veterinary Medicine and Life Sciences to gain
 .hands-on experience with cattle. Veterinary students would be rostered to undertake internships at the
 .premise on a routine basis and on-farm accommodation for the farm manager and the students is proposed
 .because the morning milking will have to begin before public transport is fully operational.

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 獲授權代理人

.....

Mr. Shea Kwok Chun, Kelvin

Senior 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

CITY UNIVERSITY OF HONG KONG

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

Date 日期

24 FEB 2023

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

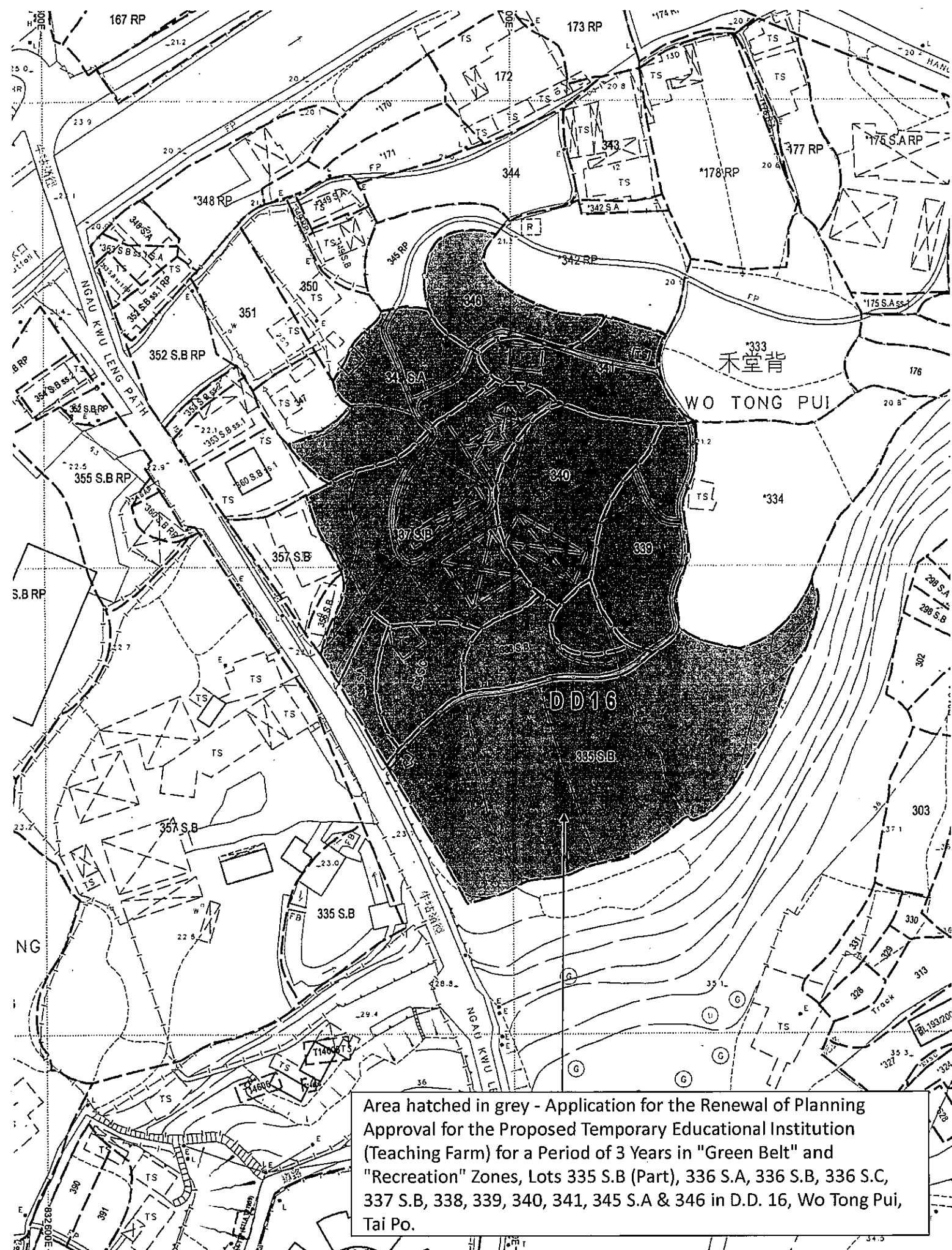
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOTS NOS. 335 S.B. (PART), 336 S.A , 336 S.B , 336 S.C , 337 S.B , 338 , 339 , 340 , 341 , 345 S.A , 346 IN D.D. 16 , WO TONG PUI, TAI PO
Site area 地盤面積	9329.76 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	APPROVED LAM TSUEN OUTLINE ZONING PLAN (OZP) NO. S/NE-LT/11
Zoning 地帶	RECREATION & GREEN BELT
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Educational Institution (Teaching Farm) for a Period of 3 Years and Excavation of Land

(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	66.750 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 (As-built GFA)	0.0072 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2648.422 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 (As-built GFA)	0.2839 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	12	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	3.5 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)	
	Non-domestic 非住用	5.8 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	29.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		Total 3 nos. (2 nos. Private Car Parking Spaces and 1 no. Accessible Car Parking)
	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) _____ _____		2 nos.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

傳 真 Fax: 2877 0245 / 2522 8426

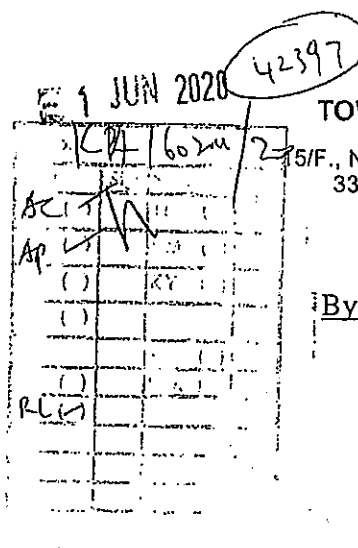
電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LT/662

P.K. Ng & Associates (HK) Ltd.
25/F, Eastern Commercial Centre
83 Nam On Street
Shau Kei Wan, Hong Kong
(Attn: Cheung Yiu Kwong Andrew)



TOWN PLANNING BOARD

25/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

By Post & Fax (2521 0280)

29 May 2020

Dear Sir/Madam,

**Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt"
and "Recreation" Zones, Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C,
337 S.B, 338, 339, 340, 341, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po**

I refer to my letter to you dated 12.5.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 15.5.2023 and is subject to the following conditions:

- (a) the proposed development shall not cause any water pollution to the water gathering ground at any time during the planning approval period;
- (b) no cattle occupation on the Site is allowed prior to the compliance of approval conditions (e) and (g);
- (c) the maintenance of the existing trees on the Site at all times during the planning approval period;
- (d) the submission of a revised Environmental Assessment Report within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and the Director of Water Supplies or of the TPB by 15.11.2020;
- (e) in relation to (d) above, the implementation of the mitigation and preventive measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and the Director of Water Supplies or of the TPB by 15.2.2021;

- (f) the submission of water monitoring programme within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 15.11.2020;
- (g) in relation to (f) above, the implementation of water monitoring programme within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 15.2.2021;
- (h) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.11.2020;
- (i) in relation to (h) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 15.2.2021;
- (j) the submission of a fire service installations (FSIs) and water supplies for firefighting proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.11.2020;
- (k) in relation to (j) above, the implementation of the FSIs and water supplies for firefighting proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.2.2021;
- (l) if the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (d), (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix III of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 16.5.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 15.5.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 19.6.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Kathy Chan of Sha Tin, Tai Po & North District Planning Office at 2158 6242. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

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 KNT1819/TPB/B31601/018
本署檔號 Our Reference TPB/A/NE-LT/662
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

By Post and Fax (2811 5775)

(1 page)

6 July 2021

Ho & Partners Architects
1/F, Block C, Sea View Estate
8 Watson Road, North Point, Hong Kong
(Attn.: Ms. Margaret CHAN)

Dear Madam,

Compliance with Approval Condition (d)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt" and "Recreation" Zones,
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346
in D.D. 16, Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)

I refer to your submission dated 17.6.2021 received by this office on 21.6.2021 for compliance with approval condition (d) on the submission of a revised Environmental Assessment Report under the captioned application.

Director of Environmental Protection (DEP) and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have been consulted and considered the submission acceptable. In this regard, I am pleased to inform you that the approval condition (d) as stated in the letter (Ref: TPB/A/NE-LT/662-3 (EOT)) dated 10.5.2021 has been complied with.

Should you have other planning queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

C.C.
CE/C, WSD
DEP

(Attn.: Mr. TSE Chi Wai)
(Attn.: Ms. Ada FUNG)

(Fax No.: 2351 6949)
(Fax No.: 2591 0558)

Internal
Secy., TPB
Site Record

JC/VC/vc

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 KNT1819/TPB/B31601/027

本署檔號 Our Reference TPB/A/NE-LT/662

電話號碼 Tel. No.: 2158 6274

傳真機號碼 Fax No.: 2691 2806

By Post and Fax (2811 5775)

(2 pages)

7 March 2022

Ho & Partners Architects Engineers & Development Consultants Limited
1/F, Block C, Sea View Estate
8 Watson Road
North Point, Hong Kong
(Attn.: Mr. Keith MOK)

Dear Sir,


**Compliance with Approval Conditions (e) and (g)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt" and "Recreation" Zones,
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346
in D.D. 16, Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)**

I refer to your submissions received by this office on 16.2.2022 for compliance with approval conditions (e) and (g) on the implementation of the mitigation and preventive measures identified in the revised Environmental Assessment Report and the implementation of water monitoring programme respectively under the captioned application.

The Chief Engineer/Construction, Water Supplies Department has been consulted and has no further comments on the compliance of the approval conditions. In this regard, I am pleased to inform you that approval conditions (e) and (g) as stated in the approval letter (Ref. TPB/A/NE-LT/662-6(EOT)) dated 10.2.2022 have been complied with.

Should you have any queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,


(Margaret CHAN)
District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

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.
Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函編號 Your Reference KNT1819/TPB/B31601/017
本署編號 Our Reference TPB/A/NE-LT/662
電話號碼 Tel. No.: 2158 6274
傳真機號碼 Fax No.: 2691 2806

By Post and Fax (2811 5775)
(1 page)

10 June 2021

Ho & Partners Architects
1/F, Block C, Sca View Estate
8 Watson Road, North Point, Hong Kong
(Attn.: Ms. Margaret CHAN)

Dear Madam,

**Compliance with Approval Condition (f)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt" and "Recreation" Zones,
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346
in D.D. 16, Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)**

I refer to your submission received by this office on 21.5.2021 for compliance with approval condition (f) on the submission of water monitoring programme under the captioned application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and has no comment on the submission. In this regard, I am pleased to inform you that the approval condition (f) as stated in the letter (Ref: TPB/A/NE-LT/662-3 (EOT)) dated 10.5.2021 has been complied with.

Should you have other planning queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.

Secy., TPB
CE/C, WSD

(Attn.: Mr. TSE Chi Wai)

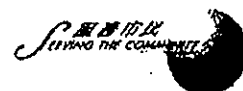
(Fax: 2351 6949)

Internal

Site Record

JC/VC/vc

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



規 劃 署

沙田、大埔及北區規劃處
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,
Shaun Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/NE-LT/662

電話號碼 Tel. No.: 2158 6242

傳真機號碼 Fax No.: 2691 2806

By Post and Fax (2811 5775)

(2 pages + attachment)

6 August 2020

Ho & Partners Architects
1/F, Block C, Sea View Estate
8 Watson Road
North Point, Hong Kong
(Attn.: Ms. Margaret CHAN)

Dear Madam,

**Compliance with Approval Condition (h)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt"
and "Recreation" Zones, Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B,
338, 339, 340, 341, 345 S.A and 346 in D.D. 16
Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)**

I refer to your drainage proposal and revised pages submitted on 8.7.2020 and 21.7.2020 respectively for compliance with approval condition (h) on submission of a drainage proposal under the captioned application.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has been consulted and advised the updated drainage proposal submitted to DSD has been completed to his satisfaction. In this regard, you have complied with the approval condition (h) stated in the Town Planning Board's letter (Ref. TPB/A/NE-LT/662) dated 29.5.2020. In addition, the authorized person is reminded of DSD's general comments/requirements detailed at **Appendix I**.

Should you have any queries on the implementation of drainage proposal, please contact Ms. Vivian LEE of DSD at 2332 2471. Should you have any other queries, please contact the undersigned or Ms. Vanessa CHUNG at 2158 6225 of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Kathy CHAN)

for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

C.C.

CE/MN, DSD

Campus Development Office,
City University of Hong Kong

(Attn.: Ms. Vivian LEE)

(Attn.: Ms. Peggy SETO)

(Fax No.: 2770 4761)

(Email: peggy.seto@cityu.edu.hk)

Internal

CTP/TPB(1)

Site Record

JC/KC/VC/vc

Appendix I**Application No. A/NE-LT/662**
Compliance with Approval Condition (b)**General comments/requirements on the drainage works**

- (a) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;
- (b) the lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
- (c) for works to be undertaken outside the lot boundary, prior consent and agreement from District Lands Officer/Tai Po of Lands Department, District Officer/Tai Po of Home Affairs Department and/or relevant private lot owners should be sought;
- (d) the lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (e) the lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot.

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

來函編號 Your Reference KNT1819/B31601/Submission/TPB/024
本署編號 Our Reference TPB/A/NE-LT/662
電話號碼 Tel. No.: 2158 6274
傳真機號碼 Fax No.: 2691 2806

By Post and Fax (2811 5775)
(2 pages)

21 January 2022

Ho & Partners Architects Engineers & Development Consultants Limited
1/F, Block C, Sea View Estate
8 Watson Road
North Point, Hong Kong
(Attn.: Mr. Keith MOK)

Dear Sir,

Compliance with Approval Condition (i)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt" and "Recreation" Zones,
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346
in D.D. 16, Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)

I refer to your submissions received by this office on 6.1.2022 for compliance with approval condition (i) on the implementation of drainage proposal under the captioned application.

The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) has been consulted and considered the implementation of drainage proposal has been completed to his satisfaction. In this regard, I am pleased to inform you that the approval condition (i) as stated in the approval letter (Ref. TPB/A/NE-LT/662-5(EOT)) dated 2.11.2021 has been complied with. The applicant is reminded to maintain the drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times.

Should you have any queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,

(Ms. Jessica CHU)
for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

24-JAN-2022 14:44 FROM +852 2691 2806

TO 28115775

P.002/002

-2-

C.C.

Secy., TPB

CE/MN, DSD

(Attn.: Mr. Daniel CHAN)

(Fax No. 2770 4761)

Internal

Site Record

JC/VC/T/jt

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 KNT1819/TPB/B31601/001
本署檔號 Our Reference TPB/A/NE-LT/662
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax (2811 5775)
(2 pages)

11 August 2020

Ho & Partners Architects
1/F, Block C, Sea View Estate
8 Watson Road
North Point, Hong Kong
(Attn.: Ms. Margaret CHAN)

Dear Madam,


**Compliance with Approval Condition (j)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt"
and "Recreation" Zones, Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B,
338, 339, 340, 341, 345 S.A and 346 in D.D. 16
Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)**

I refer to your submission received by this office on 17.6.2020 for compliance with approval condition (j) on the submission of a fire service installations (FSIs) and water supplies for firefighting proposal under the captioned application.

The Director of Fire Services (D of FS) has been consulted and considered your submission complied with. In this regard, you have complied with the approval condition (j) stated in the Town Planning Board's letter (Ref. TPB/A/NE-LT/662) dated 29.5.2020. The applicant is advised that the installation/maintenance/modification/repair work of FSI shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

Should you have any queries on the implementation of the FSIs and water supplies for firefighting proposal, please contact Mr. IP Yan-chi, Joseph (Tel: 2733 5844) of Fire Services Department. Should you have any other planning queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,


(Ms. Jessica CHU)

for and on behalf of Director of Planning

C.C.

D of FS

Campus Development Office,
City University of Hong Kong

(Attn.: Mr. IP Yan-chi, Joseph)
(Attn.: Ms. Peggy SETO)

(Fax No.: 2739 8775)

(Email: peggy.seto@cityu.edu.hk)

Internal

CTP/TPB(1)

Site Record

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 KNT1819/B31601/Submission/TPB/022
本署檔號 Our Reference TPB/A/NE-LT/662
電話號碼 Tel. No. : 2158 6225
傳真機號碼 Fax No. : 2691 2806

By Post and Fax (2811 5775)

(2 pages)

4 January 2022

Ho & Partners Architects Engineers & Development Consultants Limited
1/F, Block C, Sea View Estate
8 Watson Road
North Point, Hong Kong
(Attn.: Mr. Keith MOK)

Dear Sir,

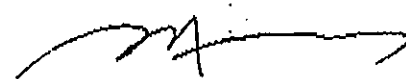
**Compliance with Approval Condition (k)
Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in "Green Belt" and "Recreation" Zones,
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346
in D.D. 16, Wo Tong Pui, Tai Po, New Territories
(Application No. A/NE-LT/662)**

I refer to your submission received by this office on 14.12.2021 for compliance with approval condition (k) on the implementation of the fire service installations and water supplies for firefighting proposal under the captioned application.

The Director of Fire Services (D of FS) has been consulted and considers the approval condition (k) as stated in the approval letter (Ref. TPB/A/NE-LT/662-5(EOT)) dated 2.11.2021 has been complied with.

Should you have any queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of this office.

Yours faithfully,


(Tony WU)
for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

-2-

C.C.

Secy., TPB

D of FS

(Attn.: Mr. CHUI Kwong-yiu)

(Fax No. 2733 7735)

Internal

Site Record

TW/VC/Tjt

STORM WATER DRAINAGE TO LAM TSUEN RIVER

WO TONG PUI

BUILDING BLOCK INFORMATION	
①	ADULT BARN
②	YOUNG STOCK BARN
③	MAIN BUILDING BLOCK
④	CHANGING ROOM BLOCK
⑤	CARETAKER QUARTER BLOCK
⑥A	MACHINE STORE BLOCK
⑦	FEED STORE BLOCK
⑧	TRANSFORMER & GENERATOR ROOM BLOCK
⑩	FIRE SERVICE, SPRINKLER SYSTEM & PUMP ROOM BLOCK
⑪	
⑫	STORE
⑬	SEWAGE TREATMENT UNIT
⑭	MICRO-FILTRATION UNIT

Plan Approved


TSE Kam-ming, Franco
Senior Building Surveyor
for BUILDING AUTHORITY
- 7 FEB 2022

B.D. REF.
2/9073/18

F.S.D. REF.
FP 8/31133

- (1) Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specifications. The architect shall be notified immediately of any discrepancy is found therein.
- (2) This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS



TANG Kai Chung
AUTHORISED PERSON - ARCHITECT

B.D. RECORD PLAN

F	11/01/22	6TH AMENDMENT	BEY	VIF	KM
E	22/11/21	5TH AMENDMENT	BEY	VIF	KM
D	05/08/21	4TH AMENDMENT	KP	SL	MC
C	17/06/21	3RD AMENDMENT	KP	SL	MC
B	17/03/21	2ND AMENDMENT	KP	KC	MC
A	18/11/20	1ST AMENDMENT	KP	KC	MC
-	11/06/20	1ST SUBMISSION	PAL	KC	MC
Rev.No.	Date	Particulars	Drawn	Checked	Approved



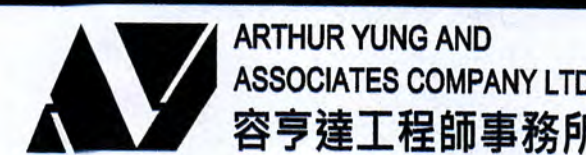
hpa

© The copyright of this schedule / drawing remains with the Architect. No part of this schedule / drawing may be reproduced in any form or by any means without the written permission from Ho & Partners Architects Limited.

SUBMISSION DRAWING

Approved for Dispatch/Construction

Signed : _____



17/F, HONG KONG JEWELLERY BUILDING
178-180 QUEEN'S ROAD CENTRAL, H.K.

AECOM

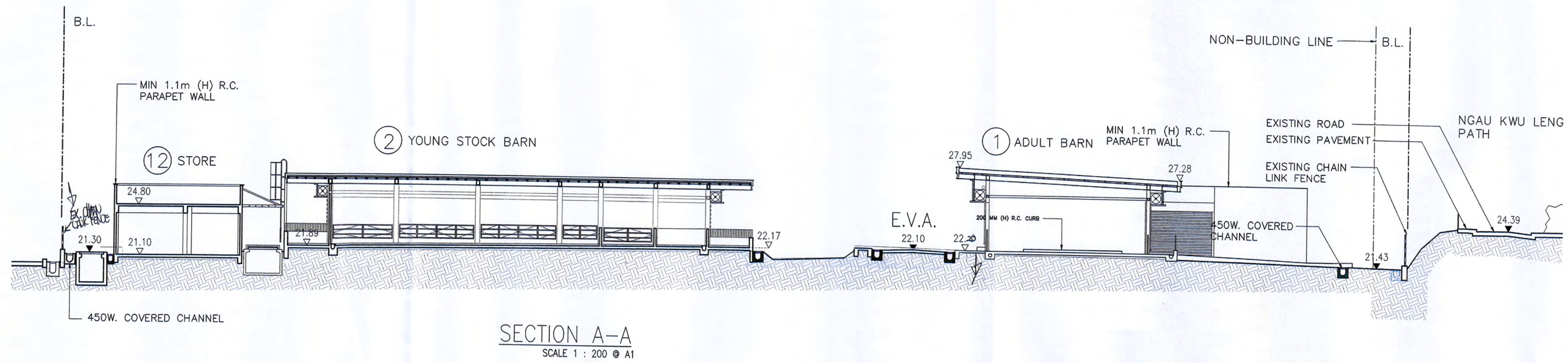
TELEX ENVIRONMENTAL AND ENERGY MANAGEMENT LIMITED

Job Title	Job No.
PROPOSED EDUCATIONAL INSTITUTION (TEACHING FARM AT LOTS 335 S.B, 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A AND 346 IN D.D. 16, WO TONG PUL, TAI PO, NEW TERRITORIES	KNT1819

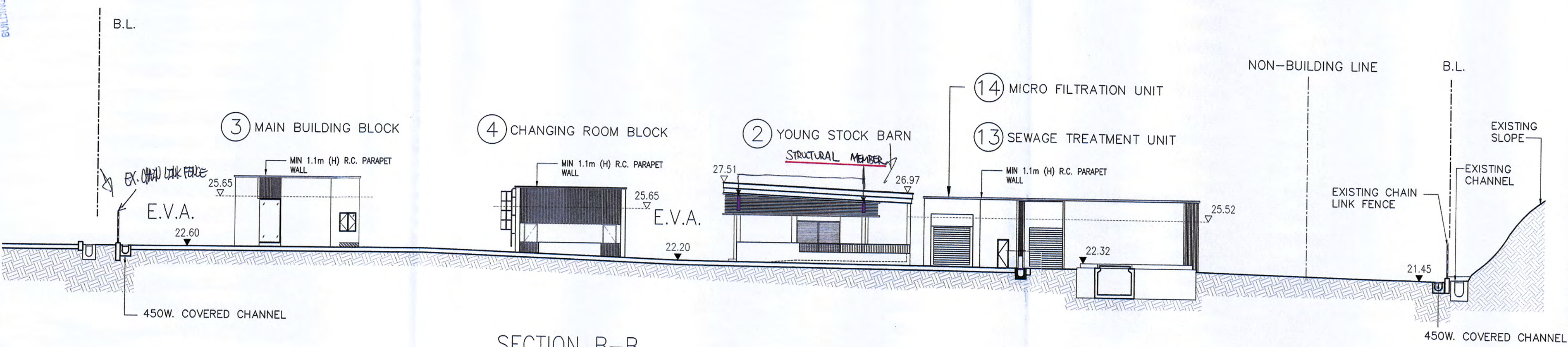
Drawing Title
MASTER LAYOUT PLAN (G/F)

Scale 1 : 200 @ A1	Date Drawn 10 JUNE 2020
-----------------------	----------------------------

ARCHITECTURAL				STRUCTURAL				E&M			
Drawn By		Checked By		Drawn By		Checked By		Drawn By		Checked By	
B E Y		E C									
NAME	SIGN	NAME	SIGN	NAME	SIGN	NAME	SIGN	NAME	SIGN	NAME	SIGN
Checked By 2		Approved By		Checked By 2		Approved By		Checked By 2		Approved By	
V I F	K M										
NAME	SIGN	NAME	SIGN	NAME	SIGN	NAME	SIGN	NAME	SIGN	NAME	SIGN
Drawing No.				Rev. No.							
AGB-BO-02				<div> <div>-</div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> </div>							
				<div> <div>E</div> <div>F</div> </div>							



SECTION A-A
SCALE 1 : 200 @ A1



SECTION B-B
SCALE 1 : 200 @ A1

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

B.D. REF. 2/9073/18	F.S.D. REF. FP 8/31133
<p>(1) Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specifications. The architect shall be notified immediately of any discrepancy is found therein.</p> <p>(2) This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.</p>	
<p>THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS</p>	

RECORD PLAN

Plan Approved

TSE Kam-ming, Franco
Senior Building Surveyor
for BUILDING AUTHORITY
21 DEC 2021

TANG KI CHUNG
AUTHORISED PERSON - ARCHITECT

B.D.

Rev. No.	Date	Particulars	Drawn	Checked	Approved
D	22/11/21	5TH AMENDMENT	BEY	VIF	KM
C	06/08/21	4TH AMENDMENT	KP	SL	MC
B	17/08/21	3RD AMENDMENT	KP	SL	MC
A	18/11/20	1ST AMENDMENT	KP	KC	MC
-	11/08/20	1ST SUBMISSION	PAL	KC	MC

CityU
香港城市大學
City University of Hong Kong

hpa
何顯計 Ho & Partners Architects 何顯計建築工程師樓地產發展顧問

© The copyright of this schedule / drawing remains with the Architect. No part of this schedule / drawing may be reproduced in any form or by any means without the written permission from Ho & Partners Architects Limited.

SUBMISSION DRAWING

Approved for Dispatch/Construction

Signed : _____ Approved By : _____
Date : _____ Date : _____

ARTHUR YUNG AND ASSOCIATES COMPANY LTD.
容亨達工程師事務所

17/F, HONG KONG JEWELLERY BUILDING
178-180 QUEEN'S ROAD CENTRAL, H.K. Tel : 22550708 Fax: 25591548

AECOM

TEEM
TELEMAX ENVIRONMENTAL AND ENERGY MANAGEMENT LIMITED

Job Title
KNT1819
PROPOSED EDUCATIONAL INSTITUTION (TEACHING FARM)
AT LOTS 335 S.B, 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A AND 346 IN D.D. 16, WO TONG PUI, TAI PO, NEW TERRITORIES

Drawing Title
SITE SECTIONS

Scale 1: 200 @ A1				Date Drawn 10 JUNE 2020							
ARCHITECTURAL				STRUCTURAL				E&M			
Drawn By		Checked By 1		Drawn By		Checked By 1		Drawn By		Checked By 1	
EY		EC		NAME SIGN		NAME SIGN		NAME SIGN		NAME SIGN	
checked By 2		Approved By		Checked By 2		Approved By		Checked By 2		Approved By	
VIF		KM		NAME SIGN		NAME SIGN		NAME SIGN		NAME SIGN	
Drawing No.				Rev. No.							
				- A B C D							
AGB-BO-04											

RECEIVED BY
2021 NOV 23 P 5:01
R&D Registry (NCD)
BUILDINGS DEPARTMENT

Tree Survey Report
For
City University Of Hong Kong
(Lam Tsuen Farm Land)

(Rev.1)

Job Number: JBCK466

Date: 08th December 2022

Shan

Prepared by: _____
Leung Pui Shan

C.K. GARDEN COMPANY LIMITED

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
10497 000403

Name of Client 顧客姓名

City University of Hong Kong

Address 地址

D.D. 16, Lots 335 S.B., 336 S.A, S.B, S.C, 337 S.B, 339, 340, 341, 345 S.A & 346, Lam Tsuen Tai Po



Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☒ Institutional 社團

Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	EMERGENCY LIGHTING	BLOCK 1 to 14	CONFORMS WITH FSD REQUIREMENTS (SEE DEFECTS IN PART 3)	10/06/2022	09/06/2023
12	EXIT SIGN	BLOCK 1 to 14	CONFORMS WITH FSD REQUIREMENTS	10/06/2022	09/06/2023

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	EMERGENCY LIGHTING	BLOCK 1	5 NOS. OF EMERGENCY LIGHT MULFUNCTION	NEED REPAIR
11	EMERGENCY LIGHTING	BLOCK 7	11 NOS. OF EMERGENCY LIGHT MULFUNCTION	NEED REPAIR

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署

Name:
姓名

LEE LEUNG KWAN

FSD/RC No.:
消防處註冊號碼

RC1 / 0497 RC2 / 0671

Company Name:
公司名稱

宏高機電工程有限公司



For FSD
use only

Inspected

Key-in

Verified



Serial Number

10497 000403

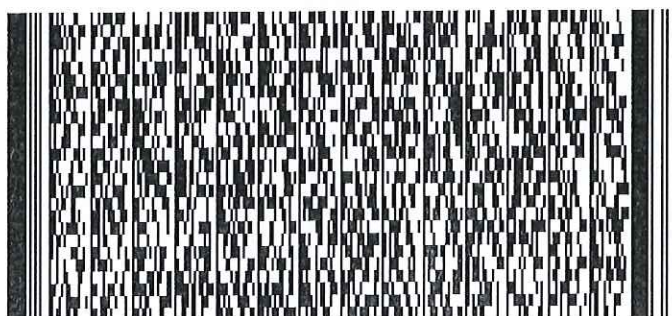
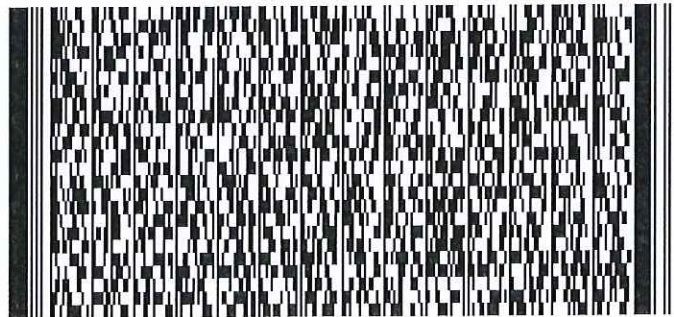
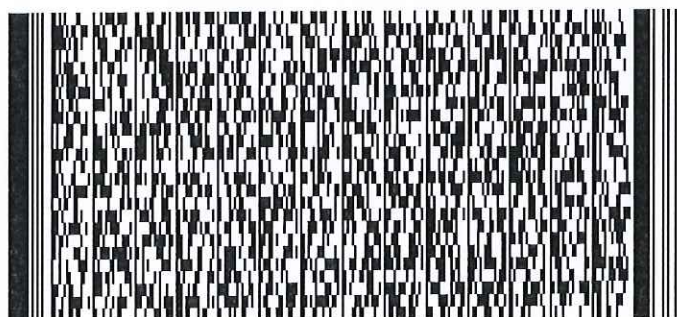
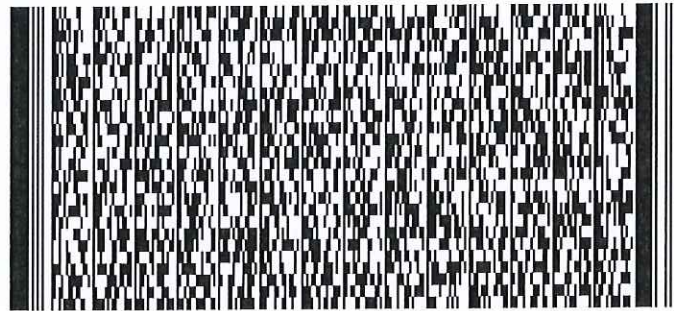
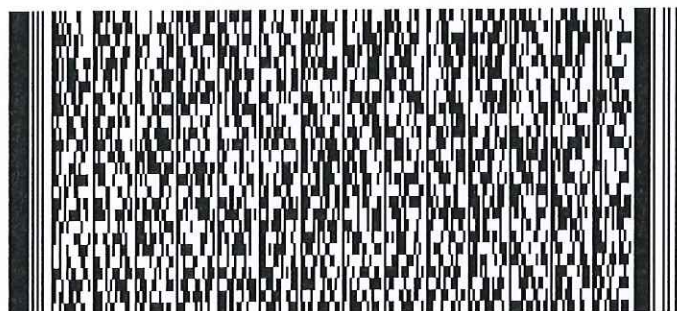
Name of Client 顧客姓名

City University of Hong Kong

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	FIRE ALARM SYSTEM (MFA)	BLOCK 1 to 14	CONFORMS WITH FSD REQUIREMENTS (SEE DEFECTS IN PART 3)	10/06/2022	09/06/2023
15	FIRE DETECTION SYSTEM	BLOCK 1, 3, 4, 6A, 9 to 14	CONFORMS WITH FSD REQUIREMENTS (SEE DEFECTS IN PART 3)	10/06/2022	09/06/2023
16	HOSE REEL SYSTEM	BLOCK 1 to 14	CONFORMS WITH FSD REQUIREMENTS (SEE DEFECTS IN PART 3)	10/06/2022	09/06/2023
28	SPRINKLER SYSTEM	BLOCK 1, 2, 7	CONFORMS WITH FSD REQUIREMENTS	10/06/2022	09/06/2023
31	VENTILATION/AIR CONDITIONING CONTROL SYSTEM	BLOCK 1,2	CONFORMS WITH FSD REQUIREMENTS	10/06/2022	09/06/2023



Serial Number

10497 000403

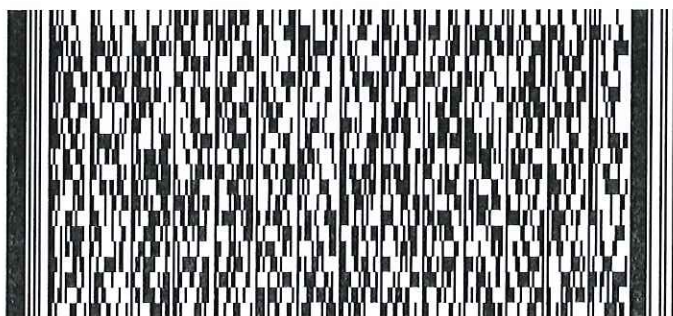
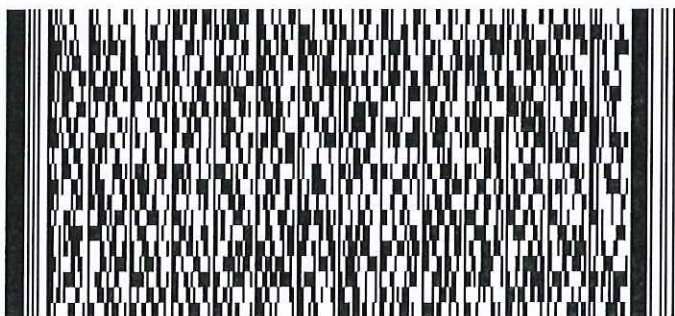
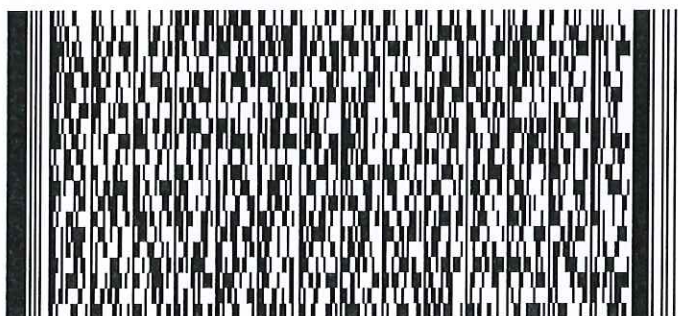
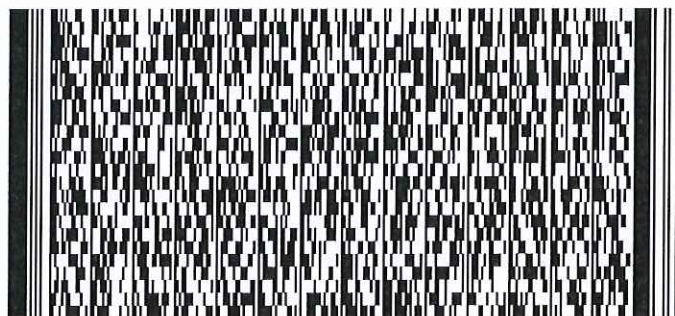
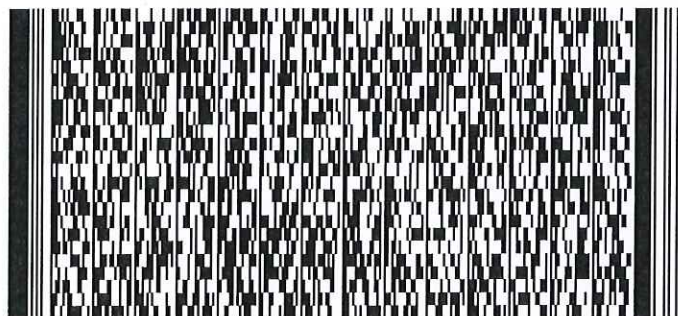
Name of Client 顧客姓名

City University of Hong Kong

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
34	STREET FIRE HYDRANT SYSTEM	NEAR EVA	CONFORMS WITH FSD REQUIREMENTS	10/06/2022	09/06/2023
35	VISUAL FIRE ALARM	BLOCK 3, 4	CONFORMS WITH FSD REQUIREMENTS	10/06/2022	09/06/2023



Serial Number

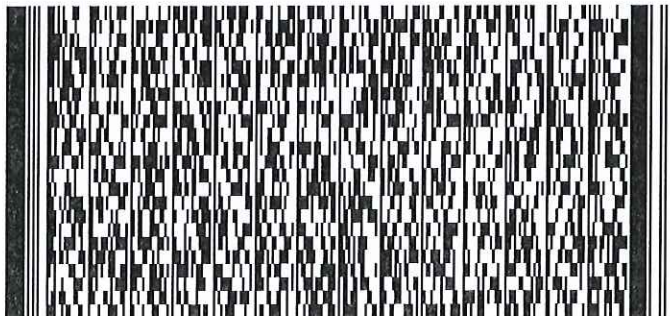
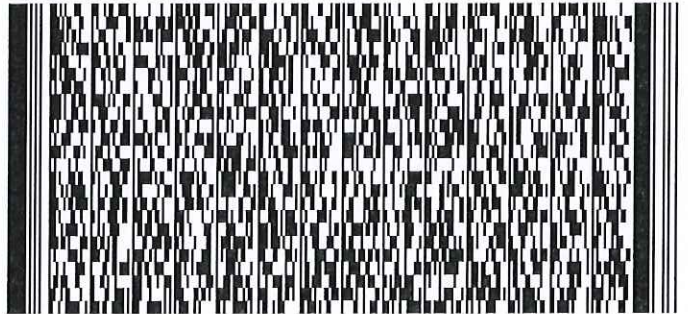
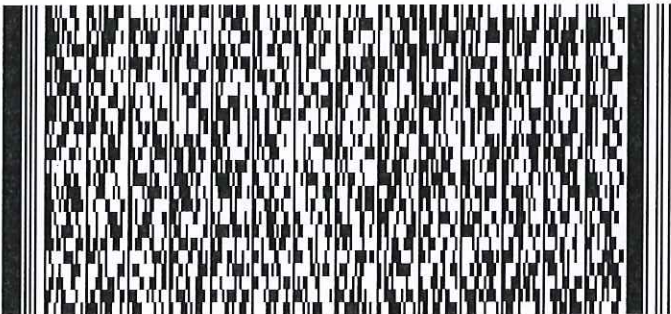
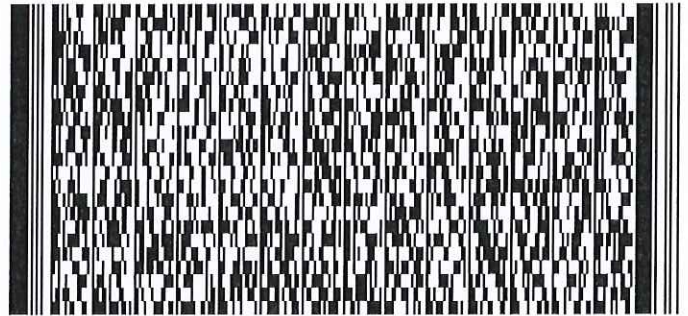
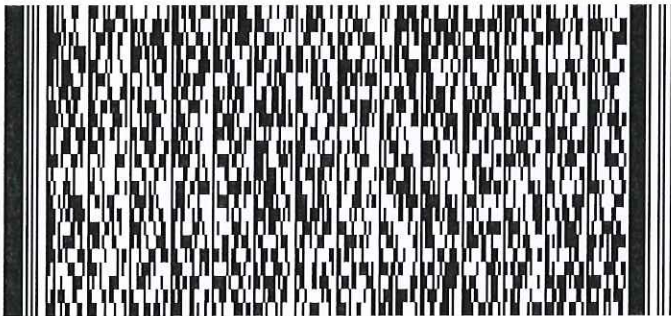
10497 000403

Name of Client 顧客姓名

City University of Hong Kong

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	FIRE ALAM SYSTEM (MFA)	BLOCK 1 & 2	CHARGER DC FAULT	NEED REPAIR
13	FIRE ALAM SYSTEM (MFA)	BLOCK 1	2NOS OF MCP MISSING	NEED REPAIR
15	FIRE DETECTION SYSTEM	BLOCK 9 GENSET ROOM (FSI)	REMOTE LIGHT MULFUNCTION	NEED REPAIR
16	HOSE REEL SYSTEM	BLOCK 1	1NO. OF NOZZLE BOX GLASS MISSING & 1NO. OF NOZZLE BOX LOCK MISSING	NEED REPLACE
16	HOSE REEL SYSTEM	BLOCK 1	1NO. OF HR GATE VALVE MISSING	NEED REPAIR



Serial Number

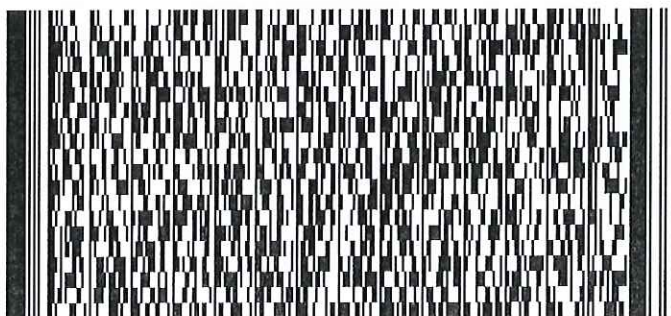
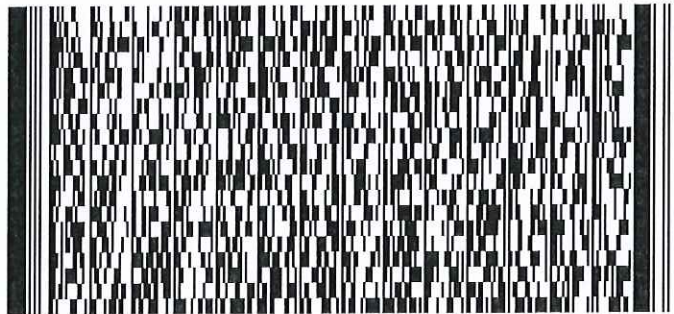
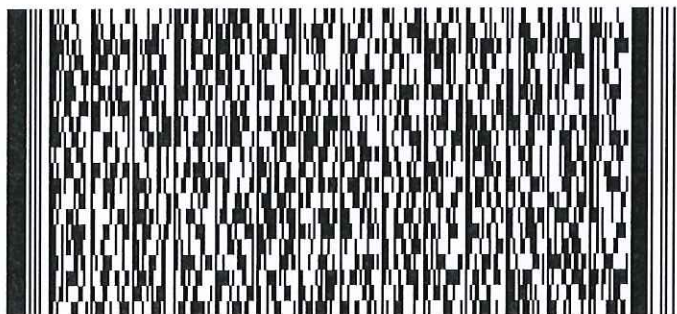
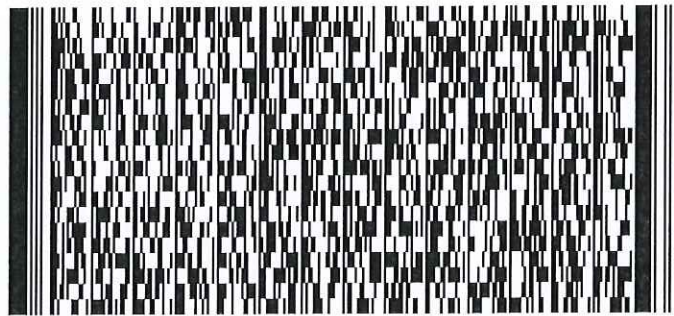
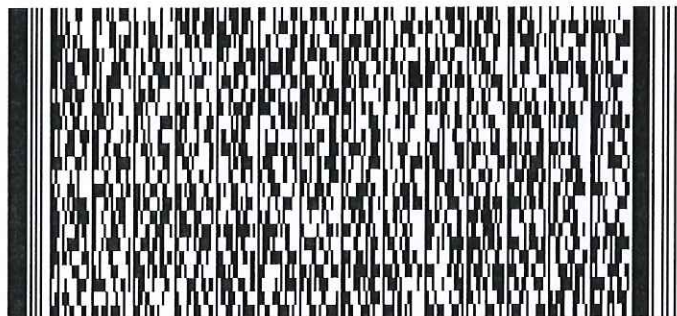
10497 000403

Name of Client 顧客姓名

City University of Hong Kong

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
16	HOSE REEL SYSTEM	BLOCK 2	1 NO. OF NOZZLE BOX DAMAGE	NEED REPLACE

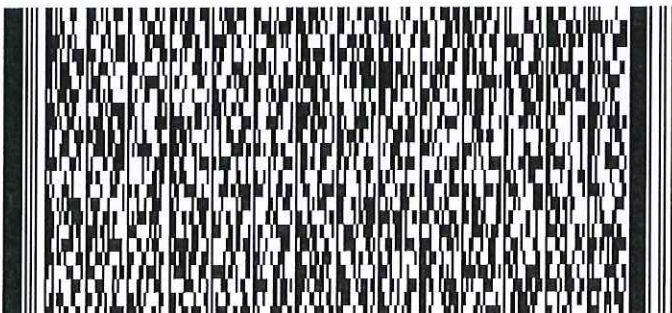
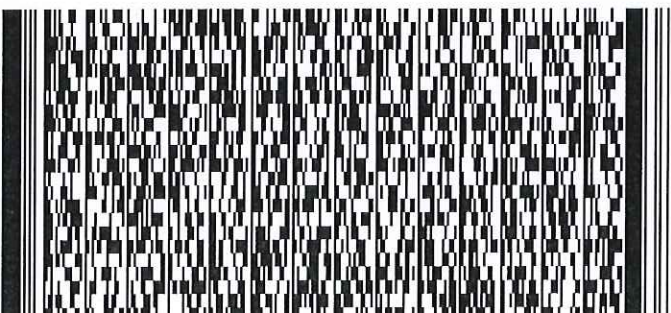
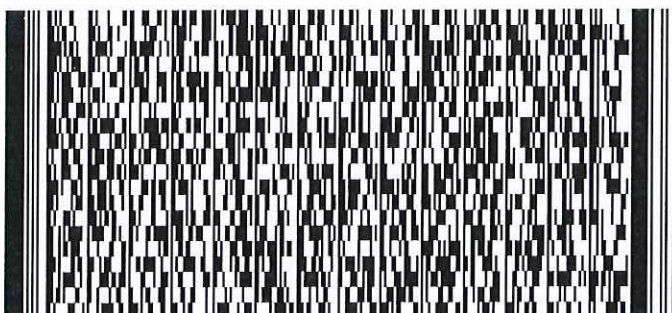
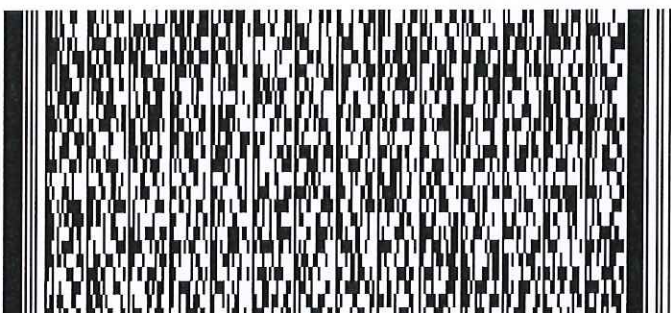
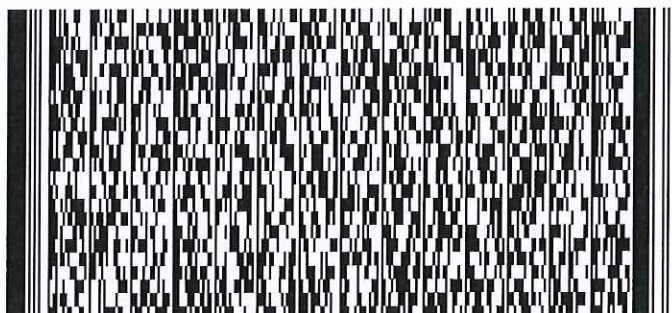
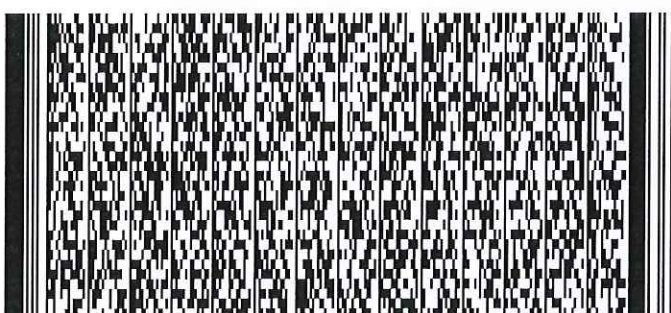
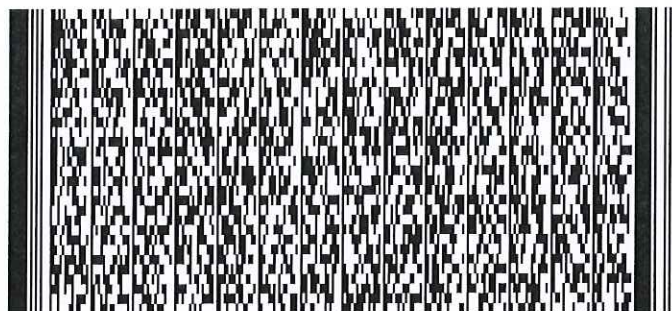
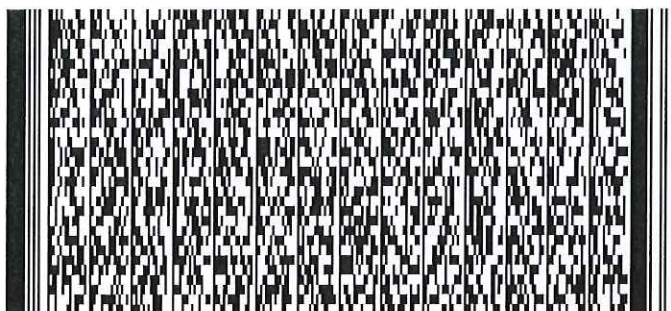


Serial Number

10497 000403

Name of Client 顧客姓名

City University of Hong Kong



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
30808 001201

Name of Client 顧客姓名

City University of Hong Kong

Address 地址

D.D. 16, Lots 335 S.B., 336 S.A, S.B, S.C, 337 S.B, 339, 340, 341, 345 S.A & 346, Lam Tsuen Tai Po, NT



Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☒ Institutional 社團

Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	16 nos. of 5kg CO2 Portable Fire Extinguisher	Refer to attached Appendix A	CONFORMS WITH FSD REQUIREMENT	10/06/2022	09/06/2023

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

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

Remark 備註

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

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

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署

Name:
姓名

Leung Hiu Fung

FSD/RC No.:
消防處註冊號碼

RC3 / 0808

Company Name:

公司名稱

梁曉峯

For FSD
use only

Inspected

Key-in

filed

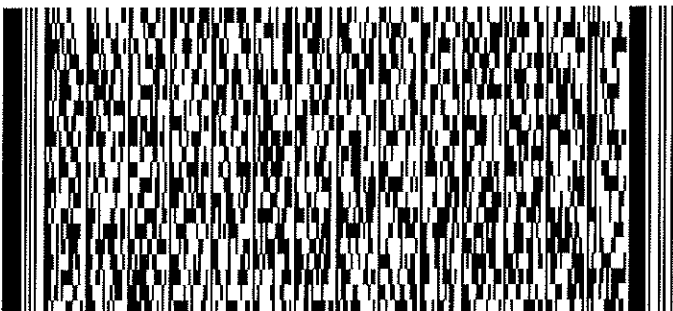
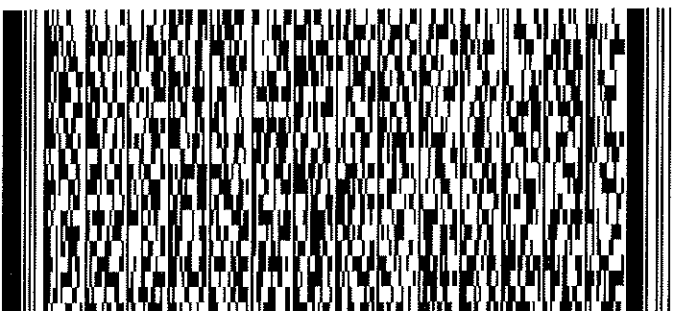
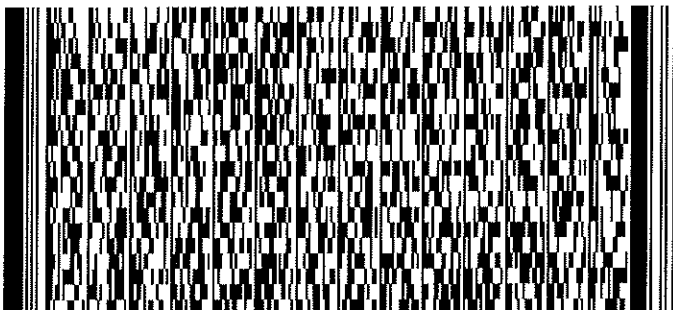
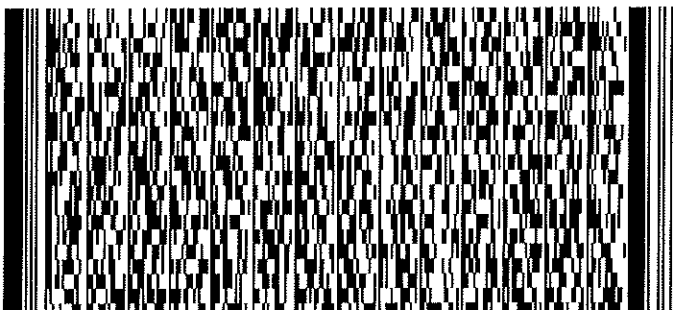
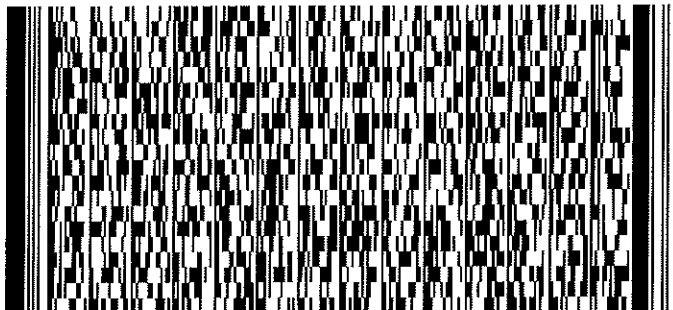
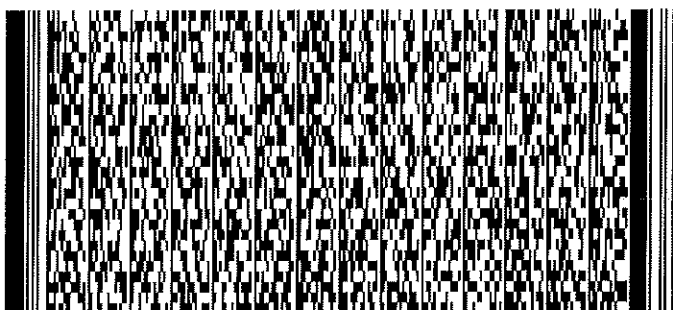
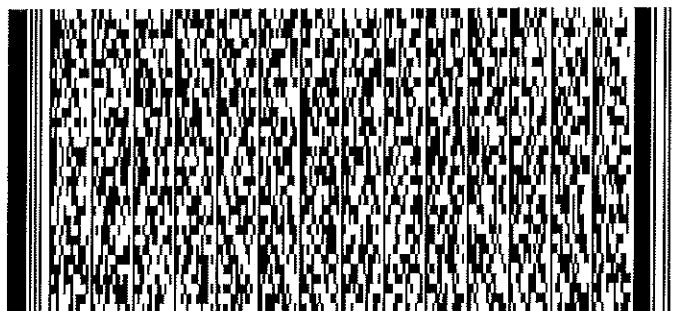
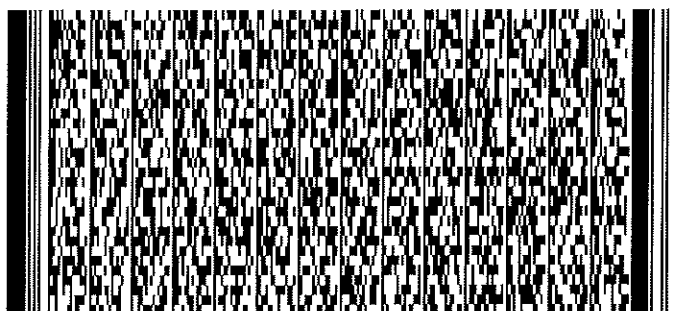


Serial Number

30808001201

Name of Client 顧客姓名

City University of Hong Kong



Appednix A

Project Name:- Lam Tsuen, Tai Po, NT
Subject:- - D.D. 16, LOTS 335 S.B, 336 S.A, S.B, S.C, 337 S.B, 339, 340, 341, 345 S.A & 346
FS251 Cert. No.:- Schedule of Portable Equipment
30808 001201

Level	Room Name/Location	Portable Equipments (nr.)		
		5kg CO2 FE	9L Water FE	Sand Bucket
Block 1	Vacuum Pump Rm.	1	0	0
	Hub's Rm.	1	0	0
Block 3	T.B.E. Room	1	0	0
	F.S. Control Room & Sprinkler Control Valve	1	0	0
	Elect RM.	1	0	0
	Roof for Maintenance Only	1	0	0
Block 6A	Hub's Room	1	0	0
Block 9	Genset Room for Storm Water and Mirco Filtration Unit	1	0	0
	Genset Room for F.S.I.	1	0	0
	Switch Room	1	0	0
Block 10,11	Fire Service, Sprinkler System & Pump Room	1	0	0
Block 12	Elec. Room	1	0	0
	Hub's Room	1	0	0
Block 13	Hub's Room	1	0	0
	Sewage Treatment Unit	1	0	0
Block 14	Micro- Filtration Unit	1	0	0
Total Qty.:- (nr.)		16	0	0



Campus Development Office

香港城市大學
City University of Hong Kong

A Tat Chee Avenue, Kowloon, Hong Kong
T +852 3442 6894
F +852 3442 0121
W cityu.edu.hk

Our ref.: CDO/CPD/2/156/1

3 March 2023

To: Town Planning Board

Undertaking Letter

**Proposed Temporary Educational Institution (Teaching Farm)
for a Period of 3 Years and Excavation of Land in in "Green Belt" and "Recreation" Zones,
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A & 346 in D.D.
16, Wo Tong Pui, Tai Po**

There are no material changes to the development parameters in comparison with the previous granted approval.

Yours sincerely,

T K Chan
Director of Campus Development
For and on behalf of
City University of Hong Kong

Application No. A/NE-LT/756

Renewal of Planning Approval for Temporary Educational Institution (Teaching Farm) for a Period of 3 Years - Wo Tong Pui, Tai Po, New Territories

R to C table for Comments from Urban Design & Landscape Section, Planning Department:		
1.	Compared the aerial photos in 2019 and 2022, there is no significant change in the landscape character surrounding the site dominated by vegetated areas, clusters of trees, farmland, temporary structures and small houses within the “Village Type Development” zone. Compared the last approved planning application No. A/NE-LT/662 with the approved General Building Plan (GBP), some changes in the development layout are observed. Further adverse impact on the landscape character arising from the proposed development is not anticipated.	Noted
2.	According to the Tree Survey Report dated 8.12.2022 submitted by the applicant, 70 existing trees of common species are found within the site. However, there is no information on their proposed treatments. The applicant should clarify whether the existing trees within the site will be retained or not.	It is clarified and confirmed that 66 nos. of existing trees will be retained, please refer to Tree Survey Report rev.2.
3.	The applicant should provide a summary to show the number of existing trees within the site and their proposed treatments in the submission for consideration.	Summary of 66 nos. of existing trees and proposed treatments has been stated in Tree Survey Report rev.2.
4.	The applicant is reminded to provide only the information of existing 70 trees within the site for the current application. Those tree information of removed trees should be excluded to reflect the existing site condition.	Information updated. Please refer to Tree Survey Report rev.2.

5.	The applicant should be advised that approval of this application and application no. A/NE-LT/662 do not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted
Comments from Fire Services Department:		
-	No objection in principle to the renewal application subject to the existing FSIs implemented on the Site being maintained in efficient working order at all times.	Noted
Comments from Environmental Protection Department:		
1.	No objection to the renewal application; and	Noted
2.	Please note our advisory comment that as the Government is actively developing more advanced waste management facilities to promote resources recovery and divert the solid waste including animal waste from landfills, the applicant should be encouraged, after suitable recycling outlet for cattle waste is available down the road, to make use of it to turn the waste into energy and useful products instead of landfill disposal.	Noted

Tree Survey Report for City University of Hong Kong (Lam Tsuen Farm Land)

(Rev.2)

Job Number: JBCK466

Date of Revision: 30 March 2023

Prepared by: *Shan*
Leung Pui Shan

C.K. GARDEN COMPANY LIMITED

Disclaimer

This report only covers all identifiable defects and issues present at the time of inspection. The author accepts no responsibility or cannot be held liable for any changes or unforeseen event/weather conditions that may occur after the time of this inspection and assessment, unless clearly specified within timescales detailed within the report.

Report Content

1. Introduction

2. Methodology & Limitations

3. Summary and Findings

4. Summary

- Location Plan
- Tree Inventory Record
- Photographic records

1. Introduction

- 1.1 The report is presented with Form I assessment for trees of City University of Hong Kong (Lam Tsuen Farm Land), 28 Ngau Kwu Leng Path, New Territories.
- 1.2 The tree risk assessment was carried out on 08th December, 2022 for 66 nos. trees within the ambit of the captioned building. The trees were inspected in manner complied with the latest Guidelines for Tree Risk Assessment and Management Arrangement stipulated by Greening, Landscape & Tree Management Section of Development Bureau.
- 1.3 The objective of this report is to provide tree risk assessment of trees with DBH exceeding 95mm and recommendation of relevant mitigation measure.

2. Methodology & Limitations

- 2.1 This report deals with visual findings at the time of the inspection.
- 2.2 Trees over 95mm in diameter at breast height were assessed.
- 2.3 Tree Survey and Visual Tree Assessment (VTA) on ground level only is applied where data of trees are collected and each tree is inspected by means of appropriate measurement tools (Clinometer, tape measure etc.) and basic assessment equipment (Sounding mallet, probe, binoculars etc.). VTA consists of visual inspection of tree vitality for diagnostic symptoms, and the evaluation of the found defects to determine their significance. No further action is necessary should the tree present no indications of a potential hazard.
- 2.4 The trees are recorded with initial ID numbers which were already provided from the tree tags hanging on the trees.
- 2.5 The numbered trees and their locations are shown on a submitted tree location map.
- 2.6 The following details of the trees were recorded and inventoried:
 - i. Tree Species (Scientific Name, Chinese Name)
 - ii. Tree Measurement (DBH, Height, Spread)
 - iii. General Tree Conditions (Good/Fair/Poor in Health and Structure)
 - iv. Remarks (Visible defects)
 - v. Recommendations (Remedial measures)

3. Summary and Findings

The trees within Lam Tsuen Farm Land were in fair condition. Majority of the trees are planted on ground. No drainage or soil grade problem is spotted during tree inspection period. The chosen tree species are adaptive to the sandy loam soil. Planting distance is also appropriate.

Tree with follow observations were seen at the time of inspection. Mitigation measures (treatment) are listed as follows.

Proposed treatment	Number of trees
Retain	66
Transplant	0
Fell	0
Total	66

Recommendation

Majority of the trees are in fair/average health condition yet requiring good horticultural/ arboriculture maintenance program. Listed below are the necessary steps for further improvement in horticultural / arboriculture features:

- Majority of the trees within Lam Tsuen Farm Land are mature or senescent. It is recommended to have long term maintenance and replacement strategy planning to phase out the diseased / decayed with high risk trees;
- Replacement of right tree on right place is recommended. For details, please refer to TMO guidelines;
- Improve soil condition by mulching soil aeration & fertilization. For details, please refer to TMO guidelines;
- Removing/Replanting of the diseased / decayed tree is recommended. Select the right species that is suitable for the environment is suggested. It is highly recommended that Ficus species should not be planted due to limited root area;
- Remove vegetation and small shrubs around the tree trunk. For details, please refer to TMO guidelines and;

4. Summary

Location Plan

Tree Inventory Record

Photographic records

Tree Inventory Record

Item	Tree No.	Species		Tree Size			Health Condition		Tree Form		Amenity Value		Proposed Treatment		Observations and Recommendations
		Botanical Name	Chinese Name	DBH (mm)	Height (m)	Spread (m)	Good/Fair/Poor/Dead		Good/Fair/Poor		High/Medium/Low		Retain/Trim/plant/Fell		
1	T1	<i>Ficus benjamina</i>	垂葉榕	1800	12	16	Fair		Poor		Low		Retain		Suspected <i>Phanodora flammans</i> infestation. Hangers *Crown cleaning and keep monitoring
2	T4	<i>Cinnamomum camphora</i>	樟	310	10	4	Fair		Poor		Low		Retain		Trunk wound with exposed dead wood
3	T5	<i>Bauhinia variegata</i>	宮粉羊蹄甲	170	8	5	Fair		Fair		Medium		Retain		
4	T6	<i>Bauhinia variegata</i>	宮粉羊蹄甲	170	5	4	Fair		Fair		Medium		Retain		
5	T7	<i>Livistona chinensis</i>	蒲葵	280	12	4	Fair		Poor		Medium		Retain		
6	T8	<i>Livistona chinensis</i>	蒲葵	280	12	4	Fair		Poor		Medium		Retain		
7	T12	<i>Delonix regia</i>	鳳凰木	280	13	6	Fair		Poor		Medium		Retain		Codominant stems with included bark
8	T13	<i>Delonix regia</i>	鳳凰木	250	13	5	Fair		Poor		Medium		Retain		
9	T16	<i>Ficus benjamina</i>	垂葉榕	400	9	7	Fair		Fair		Medium		Retain		
10	T17	<i>Archontophoenix alexandrine</i>	假樟椰	200	10	1	Dead		Poor		Low		Retain		Dead tree *Form 2
11	T18	<i>Ficus microcarpa</i>	榕樹(細葉榕)	440	8	8	Fair		Fair		Medium		Retain		
12	T21	<i>Caryota mitis</i>	短穗魚尾葵(小魚尾葵)	110	6	2	Fair		Fair		Medium		Retain		
13	T22	<i>Archontophoenix alexandrine</i>	假樟椰	250	16	4	Fair		Fair		Medium		Retain		
14	T24	<i>Archontophoenix alexandrine</i>	假樟椰	250	16	4	Fair		Fair		Medium		Retain		
15	T31	<i>Terminalia nautalis</i>	小葉欖仁	320	10	4	Fair		Fair		Medium		Retain		
16	T55	<i>Grevillea robusta</i>	銀樺	150	6	3	Fair		Poor		Low		Retain		Broken main leader, Severe trunk decay *Form 2
17	T56	<i>Grevillea robusta</i>	銀樺	200	5	3	Poor		Poor		Low		Retain		Trunk cavity *Form 2
18	T57	<i>Grevillea robusta</i>	銀樺	160	8	3	Poor		Poor		Low		Retain		
19	T58	<i>Grevillea robusta</i>	銀樺	190	7	4	Fair		Fair		Medium		Retain		
20	T60	<i>Ficus microcarpa</i>	榕樹(細葉榕)	270	6	3	Fair		Poor		Low		Retain		Branch wounds
21	T63	<i>Ficus microcarpa</i>	榕樹(細葉榕)	170	5	3	Fair		Poor		Low		Retain		Suspected <i>Phanodora flammans</i> infestation
22	T69	<i>Ficus microcarpa</i>	榕樹(細葉榕)	650	14	8	Fair		Fair		Medium		Retain		
23	T75	<i>Rostonea regia</i>	大王椰子(王棕)	340	16	5	Fair		Fair		Medium		Retain		
24	T76	<i>Rostonea regia</i>	大王椰子(王棕)	250	16	5	Fair		Fair		Medium		Retain		
25	T77	<i>Rostonea regia</i>	大王椰子(王棕)	350	16	5	Fair		Fair		Medium		Retain		
26	T78	<i>Rostonea regia</i>	大王椰子(王棕)	220	16	5	Fair		Fair		Medium		Retain		
27	T79	<i>Rostonea regia</i>	大王椰子(王棕)	350	16	5	Fair		Fair		Medium		Retain		
28	T80	<i>Rostonea regia</i>	大王椰子(王棕)	300	16	5	Fair		Fair		Medium		Retain		
29	T81	<i>Rostonea regia</i>	大王椰子(王棕)	250	16	5	Fair		Fair		Medium		Retain		
30	T82	<i>Rostonea regia</i>	大王椰子(王棕)	330	16	5	Fair		Fair		Medium		Retain		
31	T84	<i>Litchi chinensis</i>	荔枝	250	7	7	Fair		Fair		Medium		Retain		
32	T88	<i>Bauhinia variegata</i>	宮粉羊蹄甲	280	7	4	Poor		Poor		Low		Retain		Branch wounds, Exposed dead wood and abnormal bark crack
33	T95	<i>Michelia x alba</i>	白蘭	710	13	8	Fair		Poor		Low		Retain		The tree located outside fencing, Branch wound
34	T96	<i>Ficus benjamina</i>	垂葉榕	2500	12	12	Fair		Fair		Medium		Retain		The tree located outside fencing
35	T106	<i>Celtis sinensis</i>	朴樹	330	6	3	Fair		Poor		Low		Retain		Toppled, wound
36	T107	<i>Koeleria bipinnata</i>	複羽葉藥樹	280	7	4	Fair		Fair		Medium		Retain		

Item	Tree No.	Species		Tree Size			Health Condition		Tree Form		Amenity Value		Proposed Treatment		Observations and Recommendations
		Botanical Name	Chinese Name	DH1 (mm)	Height (m)	Spread (m)	Good/Fair/Poor/Dead	Good/Fair/Poor	High/Medium/Low	Retain/Trim/Plant/Fell					
37	T112	<i>Archontophoenix alexandrine</i>	假桫欏	250	13	3	Fair	Fair	Medium	Retain					
38	T113	<i>Archontophoenix alexandrine</i>	假桫欏	250	13	3	Fair	Fair	Medium	Retain					
39	T115	<i>Lichl chinensis</i>	荔枝	200	6	6	Fair	Fair	Medium	Retain		Trunk wound			
40	T116	<i>Dimocarpus longan</i>	龍眼	200	6	3	Poor	Poor	Low	Retain					
41	T117	<i>Archontophoenix alexandrine</i>	假桫欏	240	13	3	Fair	Fair	Medium	Retain					
42	T118	<i>Archontophoenix alexandrine</i>	假桫欏	250	16	3	Fair	Fair	Medium	Retain					
43	T119	<i>Archontophoenix alexandrine</i>	假桫欏	200	7	3	Fair	Fair	Medium	Retain					
44	T120	<i>Dimocarpus longan</i>	龍眼	150	7	4	Fair	Fair	Medium	Retain					
45	T122	<i>Lichl chinensis</i>	荔枝	240	6	5	Fair	Poor	Low	Retain		Stub			
46	T123	<i>Ficus microcarpa</i>	榕樹(細葉榕)	1800	16	16	Fair	Poor	Low	Retain		Suspected Phaula flammus infection			
47	T126	<i>Archontophoenix alexandrine</i>	假桫欏	220	13	3	Fair	Fair	Medium	Retain		Climber			
48	T128	<i>Archontophoenix alexandrine</i>	假桫欏	250	13	3	Fair	Fair	Medium	Retain					
49	T129	<i>Archontophoenix alexandrine</i>	假桫欏	250	12	3	Fair	Fair	Medium	Retain					
50	T132	<i>Bauhinia variegata</i>	宮粉羊蹄甲	170	6	3	Fair	Poor	Low	Retain		Branch wound			
51	T135	<i>Ficus microcarpa</i>	榕樹(細葉榕)	250	5	4	Fair	Fair	Medium	Retain					
52	T136	<i>Archontophoenix alexandrine</i>	假桫欏	240	13	3	Fair	Fair	Medium	Retain					
53	T137	<i>Celtis sinensis</i>	朴樹	300	7	6	Fair	Poor	Low	Retain					
54	T138	<i>Archontophoenix alexandrine</i>	假桫欏	180	13	3	Fair	Fair	Medium	Retain					
55	T139	<i>Archontophoenix alexandrine</i>	假桫欏	240	13	3	Fair	Fair	Medium	Retain					
56	T141	<i>Archontophoenix alexandrine</i>	假桫欏	210	13	3	Fair	Fair	Medium	Retain					
57	T143	<i>Magnolia grandiflora</i>	荷花玉蘭	250	7	4	Dead	Poor	Low	Retain		Dead tree *Form 2			
58	T147	<i>Archontophoenix alexandrine</i>	假桫欏	250	16	3	Fair	Fair	Medium	Retain					
59	T148	<i>Mangifera indica</i>	芒果	180	7	5	Fair	Fair	Medium	Retain		The tree located outside fencing			
60	T149	<i>Mangifera indica</i>	芒果	250	7	3	Fair	Fair	Medium	Retain					
61	T161	<i>Celtis sinensis</i>	朴樹	500	14	10	Fair	Poor	Low	Retain		Mechanical injury			
62	T165	<i>Delonix regia</i>	鳳凰木	500	13	10	Fair	Fair	Medium	Retain		Cavity and wound on branches. Split branch. Ficus on union			
63	T166	<i>Ravensala madagascariensis</i>	旅人蕉	220	8	4	Fair	Fair	Medium	Retain		*Crown cleaning and crown reduction			
64	T167	<i>Ravensala madagascariensis</i>	旅人蕉	200	8	4	Fair	Fair	Medium	Retain					
65	T168	<i>Liquidambar formosana</i>	楓香	190	7	4	Fair	Fair	Medium	Retain					
66	TA1	<i>Charisia speciosa</i>	絲木棉(美人樹)	280	6	3	Poor	Poor	Low	Retain		Leaning and press on adjacent tree T165, exposed root due to soil level change. *Form 2			

Renewal of Planning Approval for Temporary Educational Institution (Teaching Farm) for a Period of 3 Years - Wo Tong Pui, Tai Po, New Territories

R to C table for Public Comments		
1.	“Members should question if the conditions are now being fully adhered to.”	All planning conditions had been fully complied with.
2.	<p>對何謂「教學農場」缺乏清晰的定義</p> <p>申請書並未清楚交代教學農場的目標和功能。根據申請書的說明，教學農場隸屬城市大學生物醫學科學系和獸醫學院，主要用作生產牛奶，但申請書並無解釋為什麼獸醫學院需要一個生產牛奶的農場？對獸醫學科訓練有何特別功用？這個農場主要是用以輔助獸醫學生進行畜牧牛隻訓練，或是醫治牛隻訓練，還是從事另類經濟活動？</p> <p>申請書並未交代教學農場會進行什麼類型醫治牛隻的訓練，是否包括醫治牛隻的各種病理研究工作，要知道這個這種訓練和研究絕不應在一個與民居相隔甚近的教學農場中進行。</p> <p>申請書亦沒有交代將來教學農場會否引入更多不同動物，進行畜養和醫治研究。近年不同傳染病的產生，例如禽流感，瘋牛症，corvid-19，都證明細菌很容易經由動物傳播給人類，本人認為城規會對審批這種以醫治動物為目標的教學農場，應該更為謹慎。</p>	<p>The site will be used as a demonstration and teaching farm operated by the Jockey Club College of Veterinary Medicines and Life Sciences of City University of Hong Kong.</p> <p>There are no changes on the purpose and use of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020.</p>
3.	<p>資料嚴重缺乏,違反諮詢程序</p> <p>申請人在上次申請 [A/NE-LT/662] 和這次續期申請所提交的資料均嚴重缺乏，完全沒有提供各種重要的評估數據，一方面顯示申請人缺乏週詳的考慮，另一方面反映申請人罔顧農場對周圍環境和附近居住人士可能產生的嚴重影響。我們對城規會在上述缺乏相關評估資料的情況下，仍然批准申請，感到十分遺憾。雖然城規會在上述作出批准決定時，要求申請人在較後時間提交部分評估資料，但這些資料未能在諮詢期讓公眾人士知悉，完全違反諮詢的原意。</p> <p>在今次續期申請中，申請書同樣除基礎建設資料外，祇包括「樹木調查」一項評估資料，其他如交通評估，環境評估及風險評估等重要資料一律欠奉。本人希望城規會能在今次續期申請中，切實執行本身的職權，頓促申請人提交和公開詳細資料，向公眾及受影響人士作出交待，以免重蹈覆轍。</p>	<p>There are no changes on the purpose and use of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020, and all planning conditions had been fully complied with.</p> <p>No technical assessments were required for this application.</p>

4.	<p>缺失農場實際運作資料</p> <p>申請書祇提供教學農場建築物數量和車輛泊位數量的資料，缺乏農場運作的各項資料和數據，例如飼養牛隻的數量，將來可能飼養的其他生畜的種類和數量。這些資料對評估農場可能導致週圍環境和交通的影響，尤為重要。另外，如農場日後直接生產牛奶，其生產模式和數量，將直接影響可能導致社區出現噪音和衛生問題的嚴重程度。</p>	<p>There are no changes on farm operation from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020</p>
5.	<p>飼養模式的疑慮</p> <p>申請書沒有交待農場是採用開放或封閉式飼養模式，這會對週圍環境和居民生活產生不同的影響。以現時觀察所見，牛隻是以半開放模式飼養。從牛隻正式引進農場的一段時間開始，由於牛隻飼養的開放式圍欄與民居住所最近祇有10多米的距離，圍欄所產生的異味和蚊蟲問題，已逐漸浮現。相信夏天炎熱天氣情況，問題將進一步惡化。</p>	<p>There are no changes on farm operation/ housing of cattle from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020</p>
6.	<p>嚴重影響居民日常生活</p> <p>教學農場處於林村地區牛牯嶺新村及堂背村內，週邊約有一百多人居住。農場與民居十分接近，農場入口大間與民居最近的距離祇有幾米。教學農場在建設期間，對週邊居民已產生不同的滋擾。例如儘管本人多次向農場表達不滿，但農場依然強行將大閘一方建於本人門口出入處近1.5米的地方（見相片2），完全罔顧居民日常生活的需要。</p>	<p>The farm had been constructed fully within the site boundaries of the premise.</p>
7.	<p>居民出入不安全</p> <p>農場出入與居民出入共用一條單程路，農場不時有重型車輛運送生畜及飼料，不但嚴重影響單程路的暢通，並且會產生環境污染及交通安全問題。隨著日後農場繼續擴充，交通問題肯定日益嚴重，申請書祇提及三個私家車停車泊位和兩個小型貨車停車泊位，完全未能反映教學農場的實際交通流量和對社區的影響，並且有誤導之嫌。</p>	<p>There are no changes on the operation of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020, and all planning conditions had been fully complied with.</p> <p>There were no in-principal objection to the application from traffic engineering point of view.</p>
8.	<p>重型貨車危機處處</p> <p>申請書絲毫沒有提及重型車輛出入農場的問題！現時教學農場定時使用重型車輛，運送牛隻糞便，農場費物和污水。這些重型車輛交通，已導致路口通道下陷，道路積水，嚴重影響居民出入安全。</p>	<p>There are no changes on the operation of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020, and all planning conditions had been fully complied with.</p> <p>There were no in-principal objection to the application from traffic engineering point of view.</p>

9.	<p>交通問題將進一步惡化 除著農場教學用途普及和奶類產品生產開始，交通流量肯定進一步增加，申請書對這些可能產生的問題隻字不提，更沒有提供紓解的方案。</p>	<p>There are no changes on the operation of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020, and all planning conditions had been fully complied with.</p> <p>There were no in-principal objection to the application from traffic engineering point of view.</p>
10.	<p>惡臭難聞 如前所述，農場開始運作後已產生嚴重空氣污染問題，牛隻糞便的異味，24小時在社區中隨風飄散，申請書對這些問題亦是隻字不提，當作理所當然，是完全不負責任的行為。一個「可笑」的情況時，居住在牛欄旁邊的一戶老人家，戶主祇能採用不時搗打牛欄旁邊路旁鐵欄的方法，抗議惡臭難忍的情況。</p>	<p>There are no changes on the operation of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020, and all planning conditions had been fully complied with.</p> <p>The relevant environmental impacts, including water quality, air quality, waste management and land contamination assessments and the relevant mitigation measures in the approved Environment Assessment Report have been implement.</p>
11.	<p>蚊蟲問題 由於牛隻是在半開放圍欄中飼養，現已產生嚴重蚊蟲問題，包括蒼蠅，蚊患和老鼠等，不但滋擾居民日常生活，更直接危害居民健康。申請書完全不提及這問題，亦未提供農場在引入牛隻前後，蚊蟲禍害的比較數據。</p>	<p>The farm staff monitor the site constantly and there has been no evidence of vermin whatsoever since the start of operations in September 2022. Because the relevant environmental impacts, including water quality, air quality, waste management and land contamination assessments and the relevant mitigation measures in the approved Environment Assessment Report have been implemented there is no contamination outside of the barns to attract vermin. The feedstuffs are stored inside a fully enclosed, air-conditioned feed store.</p> <p>The implementation of the mitigation measures for the handling of animal waste mean that all solid manure is removed from site when fresh in sealed containers and is not left for flies to breed on. Mosquitoes breed on stagnant water and the extensive surface drainage system installed on the site ensures that there are no stagnant water pools on site. Mosquitoes do not breed on animal waste water but, in any case, this is also contained within sealed tanks and processed daily through the filtration and reverse osmosis system.</p>

12.	<p>污水/噪音問題</p> <p>由於農場的設置，已導致周圍排水環境出現改變，不時出現道路積水的情況。另外，飼養牛隻圍欄的通風系統不時開動，已產生嚴重的噪音問題。隨著農場教學活動和生產活動不斷增加，其產生的污水和噪音問題肯定會一步惡化。申請書未能提供任何措施，以減低這方面對社區的影響。</p>	<p>There are no changes on the operation of this Teaching Farm from the Section 16 application no. A/NE-LT/662 approved by the Rural and New Town Planning Committee on 15.5.2020, and all planning conditions had been fully complied with.</p> <p>The relevant environmental impacts, including water quality, air quality, waste management and land contamination assessments and the relevant mitigation measures in the approved Environment Assessment Report have been implement.</p>
13.	<p>細菌，傳播危機</p> <p>教學農場是用作獸醫訓練和研究，申請書完全沒有提及農場如何確保生畜細菌不會傳播，危及附近居民。</p>	<p>The implementation of the relevant mitigation measures in the approved Environment Assessment Report for water quality, air quality, waste management and land contamination prevent contamination of the local environment and risk to the local residents. These control measures are among the strictest placed on any dairy farm globally.</p> <p>The primary purpose of the farm is to teach veterinary students basic cattle handling skills, clinical examination of cattle, ruminant production medicine and food hygiene and safety. To demonstrate best practice the herd has exceptionally high health status and has been tested free of more than 30 cattle diseases prior to importation and there are strict on site biosecurity measures to maintain this health status. The cattle are not used for infectious disease research and are subject to constant surveillance of their health status. In the unlikely event that an animal did become infected with an infectious notifiable or zoonotic disease there is a purpose built on site isolation facility.</p>
14.	<p>是否符合專業和國際標準</p> <p>申請書並未交代農場的規模及運作，是否遵重一定的專業和國際標準？在缺乏適當社區及專業監察途徑下，農場容易妄作胡為，罔顧農場對居民生活周圍環境產生的不良影響。</p>	<p>The farm is a critical and essential component of City University's Bachelor of Veterinary Medicine (BVM) course. As such the farm will be subject to accreditation visits from teams of acclaimed international veterinary experts. To pass these accreditation visits the farm must demonstrate the highest standards of management, health and safety and cattle welfare.</p> <p>The primary purpose of the farm is to teach veterinary students basic cattle handling skills, clinical examination of cattle, ruminant production medicine and food hygiene and safety. For this teaching function it is essential that</p>

		<p>the students are shown best farming practice and City University has recruited a highly qualified and committed farm staff who are also advised by the veterinary clinical professors including internationally recognized experts in cattle health and production.</p> <p>As a secondary function the farm is also aiming to become a model for sustainable agriculture.</p>
15.	<p>缺乏危機意識</p> <p>從申請書缺乏各項重要評估的狀況中，充分顯示申請人完全缺乏危機意識，申請人祇滿足於自身的發展需要，完全忽略在與民居近距離情況下，飼養不同種類生畜對居民可能產生不同的健康風險。</p>	<p>The full implementation of the relevant mitigation measures in the approved Environment Assessment Report for water quality, air quality, waste management and land contamination prevent contamination of the local environment and minimizes the risk of any potential impact to local residents. These control measures are among the strictest placed on any dairy farm globally.</p>

**Relevant Extract of Town Planning Board Guidelines No. 34D on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB- PG No. 34D)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine appropriate approval period, which may be shorter than the time under request.

Previous Application covering the Application Site on the
Lam Tsuen Outline Zoning Plan

Approved Application

Application No.	Proposed Development	Date of Consideration
A/NE-LT/662	Proposed Temporary Educational Institution (Teaching Farm) for a Period of 3 Years and Excavation of Land	15.5.2020

Detailed Comments from Relevant Government Bureau/Departments

1. Policy Aspect

Comments of the Secretary of Education (SED):

- supports the renewal application for planning permission for temporary educational institution (teaching farm) for a period of 3 years.

2. Land Administration

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

- (a) the Site consists of 11 private lots (i.e. Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346 all in D.D. 16). All the lots are Old Scheduled Agricultural Lots held under the Block Government Lease demised for agricultural purpose which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- (b) the private lots are covered by Short Term Waivers (STW) No. 789 to permit erection of 13 structures and a covered walkway for the purpose of Temporary Educational Institution (Teaching Farm) use for a term of 1 year from 15.9.2020 and thereafter quarterly.

3. Landscape

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

- (a) no objection to the application from landscape planning perspective;
- (b) compared the aerial photos in 2019 and 2022, there is no significant change in the landscape character surrounding the Site dominated by vegetated areas, clusters of trees, farmland, temporary structures and village houses within the “Village Type Development” zone; and
- (c) further adverse impact on the landscape character arising from the applied use is not anticipated.

4. Drainage

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

- (a) no in-principle objection to the application from the public drainage viewpoint;

- (b) the applicant shall maintain the drainage facilities as those implemented under previous planning application No. A/NE-LE/662; and
- (c) if the application is approved, a condition should be included to request the applicant to maintain the drainage facilities and submit condition records of the existing drainage facilities.

5. Fire Safety

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

- no in-principle objection to the renewal application subject to the existing fire services installations implemented on the Site being maintained in efficient working order at all times.

6. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application; and
- (b) with a view to demonstrating the long-term commitment on no material increase in pollution effect within the water gathering ground arising from the animal farming activities upon renewal, conditions (a), (b), and (c) are required for the captioned renewal application.

7. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). According to the layout plan submitted by the applicant, no facility is proposed within the 'no-build' zone. By imposing the 'no-build' zone, the requirement for a NTHS can be waived

8. Other Departments

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

- (a) Commissioner for Transport (C for T);
- (b) Director of Environmental Protection (DEP);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC);
- (d) Director of Food and Environmental Hygiene (DFEH);
- (e) Director of Fire Services (D of FS);
- (f) Director of Electrical and Mechanical Services (DEMS);

- (g) Commissioner of Police (C of P);
- (h) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (i) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- (j) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- (k) District Officer/Tai Po, Home Affairs Department (DO/TP, HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) upon the renewal of the s.16 application approved by the Town Planning Board, application(s) for modification of the Short Term Waiver (STW) will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD; and
 - (ii) there is no guarantee to the grant of a right of access to the private lots under lease.
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works including compensatory proposal from relevant departments prior to commencement of the works.
- (c) to note the comments of the Director of Environmental Protection (DEP) that as the Government is actively developing more advanced waste management facilities to promote resources recovery and divert the solid waste including animal waste from landfills, the applicant should be encouraged, after suitable recycling outlet for cattle waste is available down the road, to make use of it to turn the waste into energy and useful products instead of landfill disposal.
- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that for any waste generated from the activity/operation, the applicant should arrange disposal properly at their own expenses. It shall be the due diligence of the applicant to make every effort to take precautionary measures within the private lots and on related activities to prevent mosquito breeding and rodent infestation. Authority conferred by relevant legislation would be executed by the Food and Environmental Hygiene Department where situation warrants.

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



A/NE-LT/756 DD 116 Wo Tong Pui GB City U

07/04/2023 02:50

From:

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

File Ref:

Dear TPB Members,

It is alarming to note that this project was granted numerous extensions of time. Tax payers have expectations that our universities be in full compliance with relevant rules and regulations from Day 1.

Members should questions if the conditions are now being fully adhered to.

Mary Mulvihill

From:

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

Date: Friday, 3 January 2020 2:40 AM CST

Subject: Re: A/NE-LT/662 DD 116 Wo Tong Pui GB City U

Dear TPB Members,

Some tweaking of the layout does not change the core issues. This plan would destroy Green Belt and remove a big chunk of land zoned for public recreation into private hands.

Some universities have begun installing turnstiles on campus so there would be little or no access open to the general public.

CityU can negotiate with the large property developers to use some of their browfield land banks instead on encroaching on land designated for community pleasure or use.

Mary Mulvihill

From:

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

Sent: Monday, March 4, 2019 2:35:53 AM

Subject: A/NE-LT/662 DD 116 Wo Tong Pui GB City U

A/NE-LT/662

Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 339, 340, 341, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po

Site area : About 9,329,76m²
Zoning : "Recreation" and "Green Belt"
Applied Development : City U Demo Farm

Dear TPB Members,
Same plan with some additional GFA.
Previous objections upheld.
Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 11, 2018 2:21:56 AM
Subject: A/NE-LT/652 DD 116 Wo Tong Pui GB City U

A/NE-LT/652
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 339, 340, 341, 345 S.A
and 346 in D.D. 16, Wo Tong Pui, Tai Po
Site area : About 9,208m²
Zoning : "Recreation" and "Green Belt"
Applied Development : City U Demo Farm

Dear TPB Members;

I strongly object to this application. City U refers to the site as Farm Land, however Google Map shows that this is a tract of Green Belt with much of it covered in trees and vegetation. It obviously serves as a buffer zone between villages.

There are hundreds of hectares of land zoned Agriculture in NT lying fallow or being used for brownfield use. It is totally unacceptable that a tax payer funded educational institute should propose to negatively impact our countryside by bulldozing hundreds of trees and shrubs, impacting wildlife, birds, butterflies and fauna when it could easily find a more appropriate site.

CityU has gradually concreted over its campus, I have watched over the years the trees disappear at regular intervals as it expands its kingdom. Now it wants to trash the countryside. No wonder our youngsters are lost as our universities have lost all sense of ethics.

Hopefully other tax payers will join me in a strong condemnation of this proposal that abuses our annual contribution to what should be funds to provide worthy projects.

Mary Mulvihill

2

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



就申請編號 **A/NE-LT/756** 的意見
11/04/2023 16:29

From:

To: Tpbpd@pland.gov.hk

File Ref:

1 attachment



就申請編號 A_NE-LT_756 的意見.pdf

Attached please find the comments regarding Application of A/NE-LT/756.

就申請編號 A/NE-LT/756 的意見

以下是本人就申請編號 A/NE-LT/756 的各項意見:

A. 就申請規劃程序的意見

1. 對何謂「教學農場」缺乏清晰的定義

申請書並未清楚交代教學農場的目標和功能。根據申請書的說明,教學農場隸屬城市大學生物醫學科學系和獸醫學院,主要用作生產牛奶,但申請書並無解釋為什麼獸醫學院需要一個生產牛奶的農場?對獸醫學科訓練有何特別功用?這個農場主要是用以輔助獸醫學生進行畜牧牛隻訓練,或是醫治牛隻訓練,還是從事另類經濟活動?

申請書並未交代教學農場會進行什麼類型醫治牛隻的訓練,是否包括醫治牛隻的各種病理研究工作,要知道這個這種訓練和研究絕不應在一個與民居相隔甚近的教學農場中進行。

申請書亦沒有交代將來教學農場會否引入更多不同動物,進行畜養和醫治研究。近年不同傳染病的產生,例如禽流感,瘋牛症,corvid-19,都証明細菌很容易經由動物傳播給人類,本人認為城規會對審批這種以醫治動物為目標的教學農場,應該更為謹慎。

2. 資料嚴重缺乏,違反諮詢程序

申請人在上次申請 [A/NE-LT/662] 和這次續期申請所提交的資料均嚴重缺乏,完全沒有提供各種重要的評估數據,一方面顯示申請人缺乏週詳的考慮,另一方面反映申請人罔顧農場對周圍環境和附近居住人士可能產生的嚴重影響。我們對城規會在上次缺乏相關評估資料的情況下,仍然批准申請,感到十分遺憾。雖然城規會在上次作出批准決定時,要求申請人在較後時間提交部分評估資料,但這些資料未能在諮詢期讓公眾人士知悉,完全違反諮詢的原意。

在今次續期申請中,申請書同樣除基礎建設資料外,祇包括「樹木調查」一項評估資料,其他如交通評估,環境評估及風險評估等重要資料一律欠奉。本人希望城規會能在今次續期申請中,切實執行本身的職權,頓促申請人提交和公開詳細資料,向公眾及受影響人士作出交待,以免重蹈覆轍。

B. 就現時農場規模的意見

1. 缺乏農場實際運作資料

申請書祇提供教學農場建築物數量和車輛泊位數量的資料,缺乏農場運作的各項資料和數據,例如飼養牛隻的數量,將來可能飼養的其他生畜的種類和數量。這些資料對評估農場可能導致週圍環境和交通的影響,尤為重要。另外,如農場日後直接生產牛奶,其生產模式和數量,將直接影響可能導致社區出現噪音和衛生問題的嚴重程度。

2. 飼養模式的疑慮

申請書沒有交待農場是採用開放或封閉式飼養模式,這會對週圍環境和居民生活產生不同的影響。以現時觀察所見,牛隻是以半開放模式飼養(見相片 1)。從牛隻正式引進農場的一段時

間開始,由於牛隻飼養的開放式圍欄與民居住所最近祇有 10 多米的距離,圍欄所產生的異味和蚊蟲問題,已逐漸浮現.相信在夏天炎熱天氣情況,問題將進一步惡化.

3. 嚴重影响居民日常生活

教學農場處於林村地區牛牯嶺新村及堂背村內,週邊約有一百多人居住.農場與民居十分接近,農場入口大閘與民居最近的距離祇有幾米.教學農場在建設期間,對週邊居民已產生不同的滋擾.例如儘管本人多次向農場表達不滿,但農場依然強行將大閘一方建於本人門口出入處近 1.5 米的地方(見相片2),完全罔顧居民日常生活的需要.

C. 就農場對週圍交通影响的意見

1. 居民出入不安全

農場出入與居民出入共用一條單程路(牛牯嶺徑,見相片3),農場不時有重型車輛運送生畜及飼料,不但嚴重影响單程路的暢通,並且會產生環境污染及交通安全問題.隨著日後農場繼續擴充,交通問題肯定日益嚴重.申請書祇提及三個私家車停車泊位和兩個小型貨車停車泊位,完全未能反映教學農場的實際交通流量和對社區的影響,並且有誤導之嫌.

2. 重型貨車危機處處

申請書絲毫沒有提及重型車輛出入農場的問題!現時教學農場定時使用重型車輛,運送牛隻糞便,農場糞物和污水(見相片4).這些重型車輛交通,已導致路口通道下陷,道路積水,嚴重影响居民出入安全(見相片5).

3. 交通問題將進一步惡化

除著農場教學用途普及和奶類產品生產開始,交通流量肯定進一步增加,申請書對這些可能產生的問題隻字不提,更沒有提供紓解的方案.

D. 就農場對週圍環境影响的意見

1. 惡臭難聞

如前所述,農場開始運作後已產生嚴重空氣污染問題,牛隻糞便的異味,24小時在社區中隨風飄散,申請書對這些問題亦是隻字不提,當作理所當然,是完全不負責任的行為.一個「可笑」的情況時,居住在牛欄旁邊的一戶老人家,戶主祇能採用不時敲打牛欄旁邊路旁鐵欄的方法,抗議惡臭難忍的情況.

2. 蚊蟲問題

由於牛隻是在半開放圍欄中飼養,現已產生嚴重蚊蟲問題,包括蒼蠅,蚊患和老鼠等(見相片6及7),不但滋擾居民日常生活,更直接危害居民健康.申請書完全不提及這問題,亦未提供農場在引入牛隻前後,蚊蟲禍害的比較數據.

3. 污水/噪音問題

由於農場的設置,已導致周圍排水環境出現改變,不時出現道路積水的情況. 另外,飼養牛隻圍欄的通風系統不時開動,已產生嚴重的噪音問題(見相片8).隨著農場教學活動和生產活動不斷增加,其產生的污水和噪音問題肯定會一步惡化.申請書未能提供任何措施,以減低這方面對社區的影響.

E. 就農場缺乏風險評估的意見

1. 細菌傳播危機

教學農場是用作獸醫訓練和研究,申請書完全沒有提及農場如何確保生畜細菌不會傳播,危及附近居民.

2. 是否符合專業和國際標準

申請書並未交代農場的規模及運作,是否尊重一定的專業和國際標準?在缺乏適當社區及專業監察途徑下,農場容易妄作胡為,罔顧農場對居民生活周圍環境產生的不良影響.

3. 缺乏危機意識

從申請書缺乏各項重要評估的狀況中,充分顯示申請人完全缺乏危機意識,申請人祇滿足於自身的發展需要,完全忽略在與民居近距離情況下,飼養不同種類生畜對居民可能產生不同的健康風險.

F. 建議

1. 教學農場應盡量公開資訊,讓公眾人士及社區知悉農場實際運作和發展.城規會亦應履行本身的責職,確保農場對公眾及社區人士作出交代.
2. 城規會亦祇應責成教學農場造好各項評估工作,只有在足夠的數據和資訊的情況下,才作出續期申請決定.
3. 城規會更應限制教學農場的發展規模,避免農場對居民生活和周圍環境產生的不良影響進一步惡化.
4. 最後,城規會有必要督促教學農場採取有效措施,盡量減低農場對週圍環境影响及居民生活質數的各種不良影响.

提交人: 劉健生

地址:

聯絡電話:

日期: 11/4/2023



相片 1



相片 2



相片 3



相片 4



相片 5



相片 6 (老鼠 1)



相片 7 (老鼠)



相片 8