

2024年 8月 8日

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

- 8 AUG 2024

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

Appendix I of RNTPC  
Paper No. A/NE-PK/206

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401768 17/6 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-PK/206
	Date Received 收到日期	- 8 AUG 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

綠意承傳有限公司 Green Culture Generation Limited

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

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

### 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)	上水大隴坑村62號C 丈量約份第91約地段第2122號A分段、2122號B分段及2120號和毗連政府土地
(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 ..... 9,012 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,147.5 ..... 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)	..... 3,914 ..... sq.m 平方米 <input checked="" 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	丙崗分區計劃大綱核准圖編號S/NE-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「農業」、「綠化地帶」
(f) Current use(s) 現時用途	休閒農場  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☒ published notices in local newspapers on 07/08/2024 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on 22 & 28/06/2024 & 5/07/2024 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
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			
.....			
.....			
(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)	
(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 ..... ..... .....	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	..... .....		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-PK</u> / <u>148</u>
(b) Date of approval 獲批給許可的日期	<u>15/10/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/10/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時康體文娛場所（休閒農場及附設燒烤場）（為期三年）
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div> <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：       </div> <div> <hr/> <hr/> <hr/> </div> <div>         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div> <hr/> <hr/> <hr/> </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div> <input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

## 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。

「假日農場」部份於70年代已是一個以養殖為主的農場，後期部份改變作飼養禽畜。由80年代開始購入果樹及陸續用不同康樂活動的基地，並於1992年起對外開放為一個提倡自然教育、活動教學、綠色文化」的有機農場直至現在，提供多元種類設施及活動，包括自然教育講座、燒烤場、農耕體驗場、田園生態漫遊、植物園、動物養殖場、創作坊例如：環保工藝班、稻草人製作班、麵包製作班等等。農場成立至今，累積入場人次已超過一萬人。疫情期間/後，吸引更多人到戶活動、呼吸新鮮空氣。

「假日農場」佔地約9,012平方米，共有建/構築物28間，總樓面面積約1,147.5平方米（地積比率約為0.13），覆蓋率不多於12.32%，大部分建/構築物為一層高，只有辦事處高兩層但高度不多於4.11米。自獲得規劃許可後，我們只作定期維修，沒有作出大改動，因此上述均為現有建/構築物的參數，跟上次規劃許可中的參數一樣，而是次申請用途亦不涉及對任何改動。

跟上次規劃許可一樣，農場會繼續實施會員制度，任何會員必須透過電郵或傳真預約活動日期及確認參加人數，每日入場人數最高上限為400人。農場開放時間為星期一至日上午十時正至下午五時正，而黄昏燒烤活動時間為星期六、日及公眾假期下午三時至晚上十時半。

因「假日農場」每天只限接受一個團體的預約到訪，並規定團體參加者必須以旅遊巴士入場，所以來自同一個團體的參加者會在大概相同的時間乘旅遊巴士到訪。

據申請人過往二十多年的營運經驗，在平日到訪「假日農場」的團體主要為幼兒園及小學，此類辦學團體大概在早上十時左右抵達，並最遲於下午三時正離開，所以接載團體的旅遊巴士不會在平日繁忙時段與其他車輛重疊。而申請人亦會限制所有到訪車輛包括私家車及旅遊巴士，祇能於在平日（即星期一至星期五）上午十時正至下午三時正前往申請地點。

為使前往及離開「假日農場」的車輛運作暢通，農場安排多名職員於預約人士指定的到達時間，於通往「假日農場」的村路上安排車輛通過，並於不阻礙其他車輛經過之地方暫時停泊，供到訪人士上落，盡量減低對道路使用者的影響。申請地點之範圍內將不會提供私家車及旅遊巴士泊車設施。

以上提及的各種參數和資料與以獲批的規劃許可編號 A/NE-PK/148 相符，申請人亦已履行全部附帶條件（見附件）。縱使粉嶺/上水擴展區分區計劃大綱核准圖編號 S/FSS/2 已刊憲，唯當中的擬議發展仍在規劃階段，加上申請地點附近沒有大型發展，環境與審議 A/NE-PK/148 時大致相同。

基於以上各種原因，申請人懇請城市規劃委員會能夠通過是次續期申請。

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

黎雍凌

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

綠意承傳有限公司 Green Culture Generation Limited

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

Date 日期

17 JUL 2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b> (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	上水大隴坑村62號C 丈量約份第91約地段第2122號A分段、2122號B分段及2120號和毗連政府土地
Site area 地盤面積	9,012 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,914 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	丙崗分區計劃大綱核准圖編號S/NE-PK/11
Zoning 地帶	「農業」、「綠化地帶」
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時康體文娛場所（休閒農場及附設燒烤場）（為期三年）

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,147.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	28幢	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	不多於4.11米 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1-2層 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	12.32 % <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) _____ _____		Nil
	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) _____ _____		Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點位置圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
已履行全部附帶條件的證明		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

申請人遵循附帶條件的 (b) 條，落實  
交通管理措施



申請人遵循附帶條件的 (c) 條，時刻  
保養申請地點的排水設施



申請人遵循附帶條件的 (d) 條，落實  
已獲批准的消防裝置及滅火水源建議

**規 劃 署**

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

**Planning Department**

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

來函檔號 Your Reference:  
本署檔號 Our Reference: TPB/A/NE-PK/148  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**郵寄及傳真(2668 2573)**

**(共兩頁)**

綠意承傳有限公司  
(經辦人：黎雍凌)

黎女士：

履行規劃許可附帶條件(d)項  
在劃為「農業」地帶及「綠化地帶」的上水丙崗  
丈量約份第 91 約地段第 2120 號、第 2122 號 A 分段  
及第 2122 號 B 分段和毗連政府土地  
開設臨時康體文娛場所(休閒農場及附設燒烤場)(為期 3 年)  
(申請編號 A/NE-PK/148)

就你履行上述規劃許可附帶條件(d)項有關落實已獲批准的消防裝置及滅火水源建議的來信，本署已於二零二三年七月四日收悉，現回覆如下：

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

如你對落實消防裝置及滅火水源建議有任何疑問，請與消防處蔡偉麟先生(電話：2733 5845)聯絡。如你有任何其他疑問，請與本署陳素文女士(電話：2158 6235)聯絡。

規劃署署長

( 陳巧賢

代行 )

二零二三年七月二十八日

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9290666

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client : 假日農場發展有限公司  
顧客姓名Name of Building :  
樓宇名稱

Lots 2120, 2122 S.A and 2122 S.B

Street No./Town Lot :  
門牌號數/市地段in D.D.91 and Adjoining  
Government LandStreet/Road/Estate Name :  
街道/屋苑名稱

Ping Kong

Block :  
座District :  
分區

Sheung Shui

Area :  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 特種處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編號 (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(DDMM/YY)	Next Due Date 下次到期日(DDMM/YY)
11	13x應急照明燈 ("Marsc" Model: MT-1011)x3	As above	Conforms with FSD requirements	24-4-2024	23-4-2025
12	2x出路指示牌 ("Marsc")x2	"	Conforms with FSD requirements		

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

Code 編號 (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(DDMM/YY)
				Reserved	
				Reserved	
				Reserved	
				Reserved	
				Reserved	
				Reserved	
				Reserved	

## Part 3 第三部 Defects 損壞事項

Code 編號 (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

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

Chan Yuen Hung

FSD/RC No. :  
消防處註冊號碼

RC 2/163 RC 1/60

Company Name :  
公司名稱Intercept Fire & Security  
Tech LtdTelephone :  
聯絡電話

2425 5404

Date :  
日期

30-4-2024

For FSD  
use only:

Inspected



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處編號火警處 (裝置及設備) 規例  
(Regulation 9(1))  
(第九條 (1) 款)

A 8841481

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書Name of Client :  
顧客姓名 假日農場發展有限公司Name of Building :  
樓宇名稱Street No./Town Lot :  
門牌號數/地段 Lots 2120/2122 S.A and 2122 S.B in  
D.D.91 and Adjoining Government LandStreet/Road/Estate Name :  
街道/屋苑名稱 Ping KongBlock :  
座 District :  
分區 Sheung ShuiArea :  
地區 ☐ HK 香港 ☐ K 九龍 ☒ NT 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMMYY)
24	24x4 KG DRY POWDER TYPE F.E.	AS ABOVE	Conforms with FSD requirements	24-4-2024	23-4-2025
	7x9 L WATER TYPE F.E.	"	Conforms with FSD requirements	"	"
	1x2 KG CO2 GAS TYPE F.E.	"	Conforms with FSD requirements	"	"
	1x5 KG CO2 GAS TYPE F.E.	地下泵房	Conforms with FSD requirements	"	"

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

Code 編號 (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(DDMMYY)

## Part 3 第三部 Defects 損壞事項

Code 編號 (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

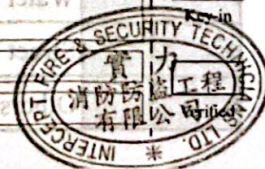
I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time 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之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 Cheung Wai KeungFSD/RC No. :  
消防處註冊號碼 RC 3/456Company Name :  
公司名稱 Intercept Fire & Security  
Tech LtdTelephone :  
聯絡電話 2425 5404Date :  
日期 30-4-2024For FSD  
use only:

Inspected

Key in



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

FSD Ref.:

消防處編號

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9290665

Name of Client : 假日農場發展有限公司  
顧客姓名Name of Building :  
樓宇名稱

Lots 2120/2122 S.A and 2122 S.B

Street No./Town Lot :  
門牌號數/市地段in D.D.91 and Adjoining  
Government LandStreet/Road/Estate Name :  
街道/屋苑名稱

Ping Kong

Block :  
座District :  
分區

Sheung Shui

Area :  
地區☐ HK  
香港☐ K  
九龍☒ NT  
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
23	消防喉轆 x 4套	As above	Conforms with FSD requirements	24-4-2024	23-4-2025
"	消防正副泵 x 2台	"			
"	消防喉轆泵控制箱 x 1套	"	Conforms with FSD requirements		
13	手動火警鐘連警鐘及閃燈 X 4套	"			
"	消防控制指示箱 x 1套	"			

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

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

## 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

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.

F.S. 251 (Rev. 1/2016)

Authorized  
Signature :  
受權人簽署Name :  
姓名FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期

Chan Yuen Hung

RC 2/163 RC 1/60

Intercept Fire & Security  
Tech Ltd

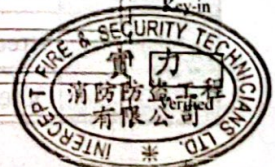
2425 5404

30-4-2024

For FSD  
use only:

Inspected

Key-in



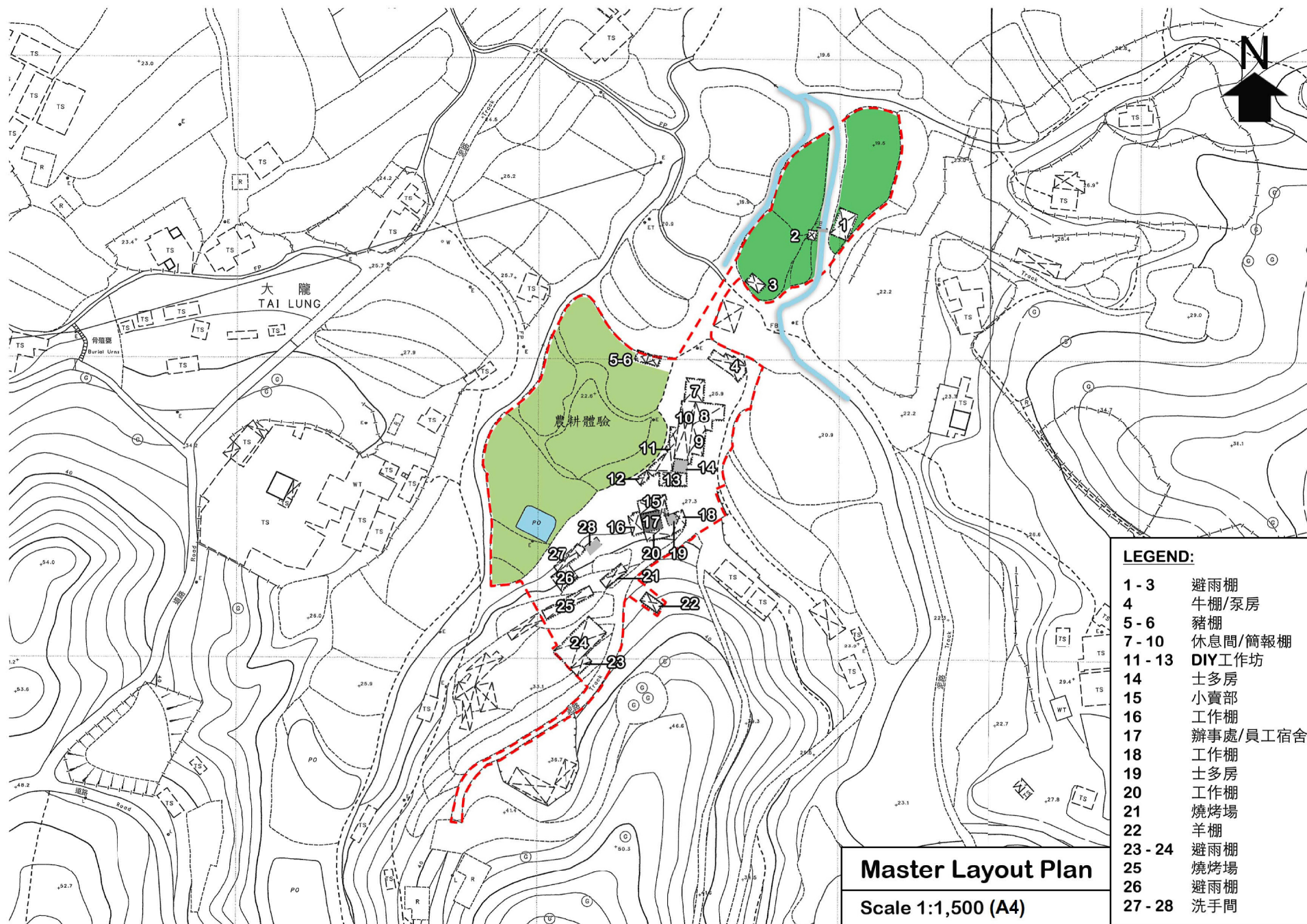




2M³ F.S. WATER TANK  
2,000 升 消防水缸



假日農場平面圖



**LEGEND:**

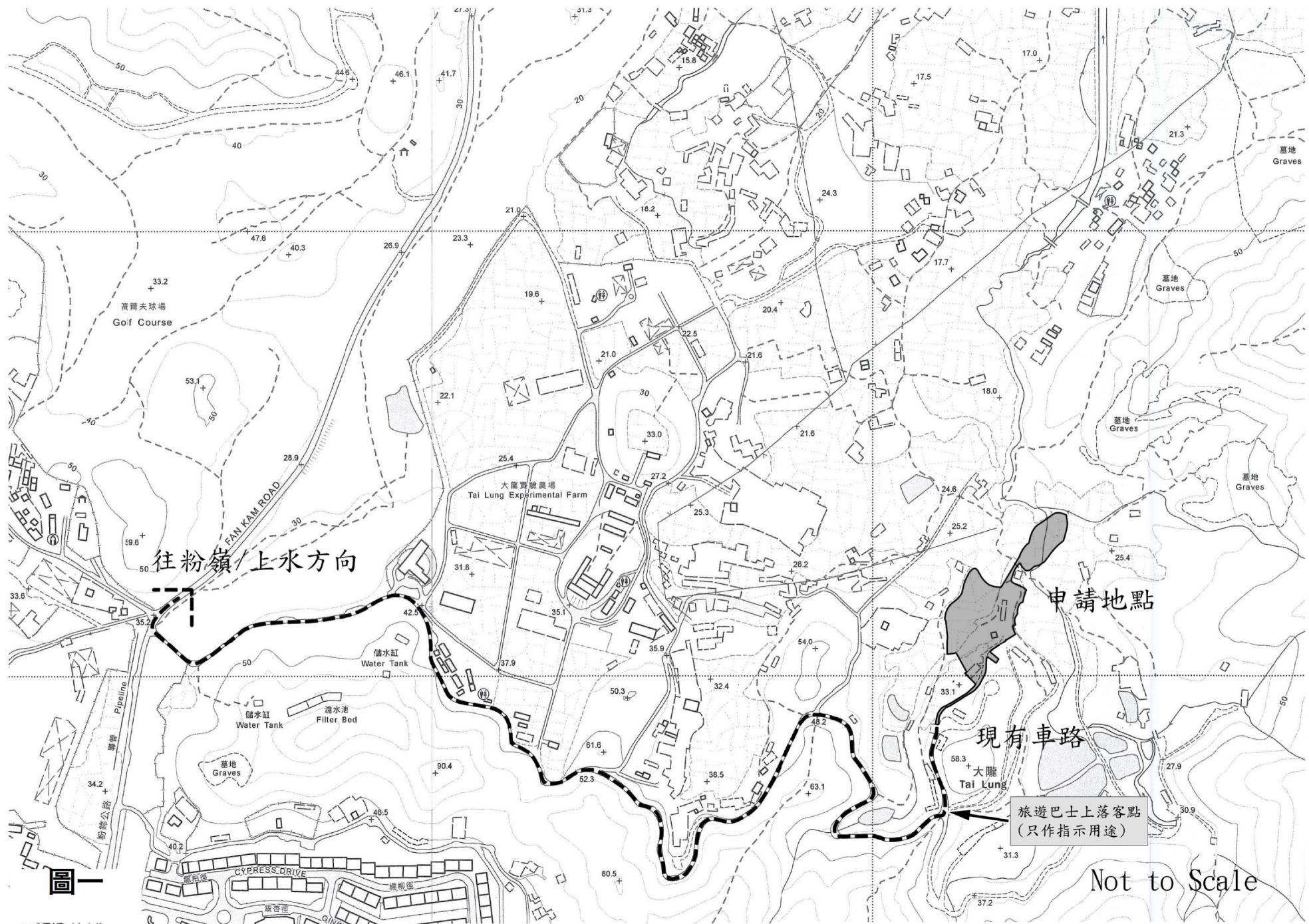
1 - 3	避雨棚
4	牛棚/泵房
5 - 6	豬棚
7 - 10	休息間/簡報棚
11 - 13	DIY工作坊
14	士多房
15	小賣部
16	工作棚
17	辦事處/員工宿舍
18	工作棚
19	士多房
20	工作棚
21	燒烤場
22	羊棚
23 - 24	避雨棚
25	燒烤場
26	避雨棚
27 - 28	洗手間

**Master Layout Plan**  
Scale 1:1,500 (A4)

**第 16 條規劃申請**  
**《丙崗分區計劃大綱核准圖編號 S/NE-PK/11》**  
**上水大隴坑村丈量約份第91約地段第2122號A分段、**  
**2122號B分段及2120號和毗連政府土地**  
**的「農業」地帶及「綠化地帶」**  
**臨時康體文娛場所（休閒農場及附設燒烤場）的規劃許可續期（為期三年）**

建/構築物	用途	樓面面積 (平方米、約)	覆蓋面積 (平方米、約)	層數
1	避雨棚	55	55	1
2	避雨棚	10.5	10.5	1
3	避雨棚	21	21	1
4	牛棚/泵房	60	60	1
5	豬棚	13	13	1
6	豬棚	13	13	1
7	休息間/簡報棚	47	47	1
8	休息間/簡報棚	80	80	1
9	休息間/簡報棚	45	45	1
10	休息間/簡報棚	90	90	1
11	DIY 工作坊	47	47	1
12	DIY 工作坊	10	10	1
13	DIY 工作坊	39	39	1
14	士多房	21	21	1
15	小賣部	52	52	1
16	工作棚	29	29	1
17	辦事處/員工宿舍	74	37	2
18	工作棚	27	27	1
19	士多房	12	12	1
20	工作棚	36	36	1
21	燒烤場	30	30	1
22	羊棚	25	25	1
23	避雨棚	23	23	1
24	避雨棚	138	138	1
25	燒烤場	58	58	1
26	避雨棚	42	42	1
27	洗手間	34	34	1
28	洗手間	16	16	1
		1147.5	1110.5	

申請地點位置圖



**Relevant Extract of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB-PG No. 10)**

- (a) there is a general presumption against development in the “GB” zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not be itself the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant Extracts 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 criteria for assessing applications for renewal of planning approval 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 the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/NE-PK/134	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of Three Years	1.2.2019 (Revoked on 1.3.2021)
A/NE-PK/148	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of Three Years	15.10.2021

### **Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approved Conditions</b>
A/NE-PK/121	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of Three Years	17.8.2018	R1 – R3

### **Rejection Reasons:**

- R1        The development was not in line with the planning intention of the “Green Belt” (“GB”) zone which was intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2        The development was not in line with Town Planning Board Guidelines No. 10 for ‘Application for Development with “GB” zone under section 16 of the Town Planning Ordinance’ in that the development would affect the existing natural landscape.
- R3        The approval of the application would set an undesirable precedent for similar applications within the “GB” zones. The cumulative effect of approving such applications would result in a general degradation of the landscape quality of the area.

**Government Departments' General Comments**

**1. Traffic**

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

- the vehicle access from Fan Kam Road to the application site (the Site) is not managed and maintained by her department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access.

**2. Agriculture and Nature Conservation**

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

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from agricultural and nature conservation perspective; and
- his advisory comments are set out at **Appendix VI**.

**3. Landscape**

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area of settled valleys landscape character comprising farmlands, ponds, temporary structures, clusters of tree groups and woodlands. It is covered by active farmland, temporary structures and vegetation with existing trees. Two trees of particular interest i.e. *Aquilaria sinensis* (土沉香) are identified within the Site. Compared with the last approved application, there is no substantial change in the layout under the current application. Further significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the applied use is not anticipated; and
- her advisory comments are set out at **Appendix VI**.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint related to the Site was received in the past three years; and
- his advisory comments are set out at **Appendix VI**.

## 5. **Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- there is no existing DSD maintained public stormwater drains available for connection in this area. In view that the major development parameters under the current application are largely similar to the previous application, an updated submission of photographic record showing the existing drainage conditions is considered sufficient;
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewerage treatment/disposal aspects of the development and the provision of septic tank; and
- his advisory comments are set out at **Appendix VI**.

## 6. **Building**

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

- no objection to the application; and
- his advisory comments are set out at **Appendix VI**.

## 7. **Food and Environmental Hygiene**

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

- he has no adverse comment on the application; and
- his advisory comments are set out at **Appendix VI**.

## 8. **District Officer's Comments**

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- he has issued letters to the Chairman of Sheung Shui District Rural Committee (SSDRC), the Indigenous Inhabitant Representatives and Residence Representatives of Ping Kong and Ng Uk Tsuen, and the Chairman of Fung Shui Area Committee.

## 9. **Other Departments**

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

- Director of Fire Services (D of FS);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) on the following:
- (i) there are unauthorised structures on the private lots. The lot owners should immediately rectify/regularize the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (ii) the Government land (GL) within the application site (the Site) (about 3,914m<sup>2</sup> as mentioned in the application form) has been illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. The extensive illegal occupation of GL had been advised to you since last planning application in 2021. LandsD objects to the planning application since there is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owners/applicant should immediately cease the illegal occupation of GL and remove the unauthorised structures as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
  - (iii) the GL adjoining the application site has been illegal occupied with unauthorised structures without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the Site. Any occupation of GL without Government's prior approval is an offence under Cap.28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
  - (iv) the lot owner/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to this office for STW to permit the structure erected/ to be erected. The application for STW will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the Authorised Person (AP)/Registered Structural Engineers (RSE) certification on the structural safety of the erected unauthorised building works (UBWs), the payment of back-dated waiver fee from the first date;
- (b) to note the comments of the Director of Environmental Protection (DEP) that should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP in order to minimize any potential environmental impact;
- (c) to note the comments of the Commissioner for Transport that the vehicle access from Fan Kam Road to the Site is not managed and maintained by her department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;

- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape of Planning Department on the following:
  - (i) the applicant is advised to preserve the existing trees within the Site as far as practicable, particularly the two trees of particular interest (i.e. *Aquilaria sinensis* 土沉香) identified within the Site; and
  - (ii) the approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Approval for any proposed tree works from relevant departments prior to commencement of the tree works should be sought;
- (e) to note the comments of the Director of Fire Services (D of FS) that if the proposed structure(s) are required to comply with the Building Ordinance (Cap. 123)(BO) or licence is required for the subject barbecue site, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that the Site is not covered by any Livestock Keeping Licence (LKL). Please note that the keeping of pigs (i.e. more than one pig) and its connected activities in Hong Kong is regulated under the Public Health (Animals and Birds) (Licensing of Livestock keeping) Regulation, Chapter 139L. All persons keeping livestock in or on any premises within a livestock waste control area specified in Schedule 1 of Chapter 139L shall hold a LKL issued under the same Ordinance;
- (g) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) on the following:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building Works or UBW on the Site under the BO;
  - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are Subject to the control of Part VII of the B(P)R; and

- (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) on the following:
  - (i) no FEHD facilities will be affected;
  - (ii) proper licence / permit issued by her Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public as follows:
    - (a) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the BD, FSD and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. Pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" does not include any club;
    - (b) depending on the mode of operation, generally there are several types of food business licence that the operator of an outdoor barbecue site may apply for under FBR:
      - (1) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
      - (2) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
      - (3) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
      - (4) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
  - (iii) proper licence issued by her Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public

Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iv) if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2024-09-06 星期五 02:18:11  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-PK/206 DD 91 Ping Kong Green Belt

Dear TPB Members,

While the applicant has provided some images of fire equipment, it is not clear if all the conditions have been fulfilled. Members have a duty to ensure they are as this is a large site.

Also the application does not mention parking but images show a large filled in area with bus parking?

There is no data with regard to filling in of land.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 23 May 2021 4:40 AM HKT  
**Subject:** A/NE-PK/148 DD 91 Ping Kong Green Belt

Dear TPB Members,

**SIX Extensions of Time** but applicant clearly does not intend to fulfill conditions so falls back on the reliable 'submit another application and TPB will roll over formula'.

There is no mention of parking, the coach drop off mentioned in the meeting minutes is dodgy to say the least. The paper mentions 200 to 300 visitors per day, surely the safety of such large numbers should be a matter of concern. Also the capacity of the toilet and handwashing facilities, etc

The site was already being used as a hobby farm without approval and animals being raised without the requisite licence.

it is noted that two pig sheds are found in the layout plan (Drawings A-1 and A-2). According to his record, the hobby farm under application does not have any livestock keeping licence and exhibition licence from his Department. The applicant has confirmed that only one pig will be kept in the Site and would comply with the requirements under Waste Disposal (Livestock Waste) Regulations

I cannot find information about the applicant Green Culture Generation Limited online, also a matter of concern when the operation appears to target school groups.

Members have a duty to inquire into such matters.

Mary Mulvihill

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

**Sent:** Thursday, January 10, 2019 2:26:28 AM

**Subject:** A/NE-PK/134 DD 91 Ping Kong

A/NE-PK/134

Lots 2120, 2122 S.A and 2122 S.B in D.D. 91 and Adjoining Government Land, Ping Kong, Sheung Shui

Site area : About 9,012m<sup>2</sup> Includes Government Land of about 3,914m<sup>2</sup>

Zoning : "Agriculture" and "Green Belt"

Applied Use : Culture (Hobby Farm and Ancillary Barbecue Site/ ??? Vehicle Parking

Dear TPB Members,

This is the same application as 121 except that a strip of government land to the south intended for coach parking has been dropped. On 17 August 121 was rejected for a number of reason:

The District Lands Officer/North, Lands Department (DLO/N, LandsD) advised that unauthorised structures were erected on the site without prior approval and illegal occupation of Government land was also found.

PlanD did not support the application based on the assessments set out in paragraph 12 of the Paper. Whilst a substantial area of the site used for agricultural and related education purposes fell within an area zoned "Agriculture", a small part of the site currently occupied by barbecue areas, animal shed, rain shelters and car and coach parking areas were zoned "GB" where there was a general presumption against development. The barbecue sites and coach and car parking areas were not in line with the planning intention of the "GB" zone and there were no strong justifications in the submission for a departure from the planning intention, even on a temporary basis. **In addition, about 48.1% of the site was on government land, there were no strong justifications in the submission for using a large piece of government land in support of the applied use, even on a temporary basis.**

The percentage of government land under the current application would be **43.43%** and therefore still substantial.

Noting that DLO/N, LandsD reserved the right to take necessary lease enforcement and land control action against the unauthorised structures and the illegal occupation of government land, a Member enquired whether enforcement action would be taken. In response, Mr Tim T.Y. Fung, STP/STN, said that **LandsD had advised that lease enforcement action would be taken.**

It is obvious that removing the coach parking does not resolve the many issues relating to the proposed land use.

Members should again reject the plan.

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Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Friday, October 12, 2018 10:31:30 PM

**Subject:** Re: A/NE-PK/121 DD 91 Ping Kong

Dear TPB Members,

The minutes of 17 Aug 2018 include the following statements:

The District Lands Officer/North, Lands Department (DLO/N, LandsD) advised that unauthorised structures were erected on the site without prior approval and illegal occupation of Government land was also found. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had strong reservation on the coach and car parking areas from the landscape planning perspective as vegetation removal had taken place prior to obtaining planning permission and the approval of the application would set an undesirable precedent, causing cumulative adverse impact on landscape resource and character in the "Green Belt" ("GB") zone.

LandsD had advised that lease enforcement action would be taken.

PD: about 48.1% of the site was on government land, there were no strong justifications in the submission for using a large piece of government land in support of the applied use, even on a temporary basis. Although the applied use was not incompatible with the surrounding uses which were of rural agricultural landscape character, CTP/UD&L, PlanD had strong reservation on the application from landscape planning perspective. The application did not comply with Town Planning Board Guidelines No. 10 in that the coach and car parking areas at the southern portion of the site would have adverse landscape impact.

It is obvious that the review has no merit.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Friday, April 13, 2018 2:28:58 AM

**Subject:** Re: A/NE-PK/121 DD 91 Ping Kong

Dear TPB Members,

Some images of coaches do not make the plan any better.

This site is zoned GB and Agriculture. The proposed use is not compatible with the zoning.

Previous objections upheld.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Thursday, August 24, 2017 1:25:19 AM

**Subject:** Re: A/NE-PK/121 DD 91 Ping Kong

Dear TPB Members,

Note that there are parking issues, is this a brownfield parking operation?

Previous objections upheld.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Monday, May 8, 2017 1:45:26 AM

**Subject:** A/NE-PK/121 DD 91 Ping Kong

A/NE-PK/121

Lots in D.D. 91 and adjoining Government Land, Ping Kong, Sheung Shui,

Site area : About 9,820 m<sup>2</sup> Includes Government Land of about 4,722 m<sup>2</sup>

Zoning : "Agriculture" and "Green Belt"

Applied Use : Culture (Hobby Farm and Ancillary Barbecue Site)

Dear TPB Members,

This is a very large site and 50% of it is government land. There is no history of previous approvals but the Gist mentions 28 structures? All this on lots zoned Agriculture and GB. Is the application to legitimize previous unapproved land use?

The proposed use is not compatible with either zoning

"Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

"Agriculture" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

There is no strong planning justification provided in the submission for a departure from the planning intention of either GB or AG.

TPB should reject this application as inappropriate land use. The AG land should be rehabilitated and used to grow produce, not fake farming. GB should be left in its natural state.

BBQ sites are infamous for encouraging the trashing of natural surroundings with lots of garbage.

To legitimize inappropriate land use would set an undesirable precedent.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

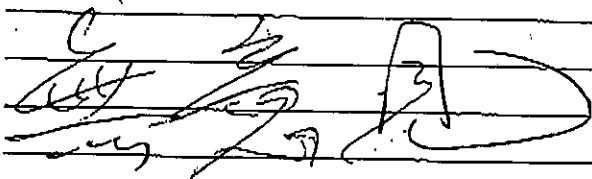
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-PK/206

意見詳情 (如有需要，請另頁說明)

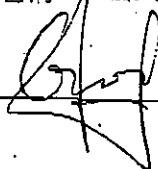
Details of the Comment (use separate sheet if necessary)



上區鄉事委員會

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強 主席

簽署 Signature



日期 Date

23 AUG 2024