

2021年 7月 2 6日

Appendix I of RNTPC  
Paper No. A/YL-SK/314

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 26 JUL 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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/ML-SK/314
	Date Received 收到日期	26 JUL 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

WONG YIN MIA

### 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)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 361 S.B RP(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories 新界元朗石崗丈量約份第112約地段第361號B分段餘段(部份)
(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 ..... 531 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 192 ..... 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)	..... N/A ..... 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	石崗分區計劃大綱核准圖編號 S/YL-SK/9 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture", 「農業」
(f) Current use(s) 現時用途	現時是空置的  (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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 17/06/2021 (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 17/06/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

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

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 160 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	擬議臨時康體文娛場所 (休閒農場)

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

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

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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

擬議臨時康體文娛場所 (休閒農場) (為期5年) 及填土工程

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 192 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.362 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 18.1 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 2 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 6 ..... m 米 <input checked="" type="checkbox"/> About 約	

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約(please specify the number of rooms  
請註明房間數目) .....☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities  
政府、機構或社區設施 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積/總  
樓面面積).....  
.....  
.....☒ other(s) 其他(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積/總  
樓面面積)

構築物1: 辦公室、接待處及更衣室 .....

構築物2: 農業教育室、儲存室及洗手間 .....

每個都是2層高, 每層48平方米, 總面積不多於192平方米。

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
構築物1	G/F	辦公室、接待處
構築物1	1/F	更衣室
構築物2	G/F	農業教育室
構築物2	1/F	儲存室及洗手間
.....	.....	.....

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

.....  
露天面積共435平方米, 其中250平方米是用作耕種用途。  
.....  
.....  
.....



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

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

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

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

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

2022年6月

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從石崗機場路經由一條小路前往 <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.  
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>在申請地點做好排水工程</p> <p>.....</p> <p>不會砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

## 10. Justifications 理由

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

請參考附件的申請報告書及擬議發展的計劃細節

**11. Declaration 聲明**

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

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

Signature  
簽署




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

Ms Hermose Chong

Manager

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED



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

Date 日期

17/06/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 361 S.B RP(Part) in D.D. 112, Shek Kong, Yuen Long, New Territories 新界元朗石崗丈量約份第112約地段第361號B分段餘段(部份)		
Site area 地盤面積	531	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 Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9		
Zoning 地帶	"Agriculture" 「農業」		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land 擬議臨時康體文娛場所(休閒農場)(為期5年)及填土工程		
(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	192 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.362 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	18.1 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	N/A

#### 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan 地盤平面圖		
Location plan 位置圖, Paving ratio plan 鋪路比例圖		
<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 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。

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根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)

擬議臨時康體文娛場所 ( 休閒農場 ) 及填土工程

( 為期五年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)的規劃申請，擬在上述地段申請為期五年的臨時康體文娛場所(休閒農場)及填土工程。
2. 申請地點位於石崗水流田，在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「農業」用途。
3. 申請地盤面積為約 531 平方米，上蓋總面積為 96 平方米，露天地方面積為約 435 平方米(耕種面積約 250 平方米；填土面積約 160 平方米；現有硬地面積約 121 平方米)，上蓋覆蓋率為 18.1%。
4. 申請地盤亦涉及面積約 160 平方米的填土工程，高度不超過 0.2 米，填土物料是混凝土。
5. 申請地點將設有兩個構築物，每個構築物 2 層高，總高度不超過 6 米；每層不多於 48 平方米，每個構築物不超過 96 平方米，總樓面面積合共約 192 平方米。構築物 1 的主要用途為辦公室、接待處及更衣室；而構築物 2 的主要用途為農業教育室、農具儲存室及洗手間。
6. 擬議發展的農場預計每天最多 2 名職員及 10 名訪客。
7. 申請地點可從石崗機場路經由一條小路前往，場內將不會提供泊車位。
8. 擬議發展的營運時間為每天上午九時正至下午六時正，包括星期日及公眾假期。

## 申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「農業」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 城市規劃委員會曾批准申請地點毗鄰的地段作相同用途（請參考城規會編號：A/YL-SK/241、A/YL-SK/290、A/YL-SK/297 等），因此申請人懇請城市規劃委員會對本申請作出相同的對待。
4. 擬議發展只是臨時五年的性質，不會影響農業用途地帶的長遠規劃意向。
5. 擬議發展中的填土工程約 160 平方米，厚度不超過 20 公分，不會給車輛行駛，主要用作構築物的地盤平整。
6. 擬議發展不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城規會寬大批准新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)作為期不超過五年的臨時康體文娛場所（休閒農場）及填土工程。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。擬議農場涉及兩個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

## 2. 擬議發展的農場入口

申請地點可從石崗機場路經由一條小路前往，地區道路的闊度約 3 米，足夠讓私家車行駛，沿路亦設有避車處。

## 3. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

## 4. 空氣方面

申請地點是一個休閒農場，不會導致任何空氣污染。

## 5. 噪音方面

申請地點是一個休閒農場，提供一個地點給市民享受田園樂趣，主要都是市民說話的聲音，不會導致噪音污染。

## 6. 排污方面

申請用途涉及一個洗手間，主要供職員及訪客使用，不會對外開放。

申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

## 7. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

## 8. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

## 9. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)作為期不超過五年的臨時康體文娛場所（休閒農場）及填土工程。



tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年09月18日星期六 7:25  
收件者: tpbpd@pland.gov.hk  
副本: jtblai@pland.gov.hk  
主旨: A/YL-SK/314 Departmental Comments  
附件: 步行距離.jpeg; 城鎮發展細節\_20210820.pdf; 附件1: 假日農莊\_Walking\_Path.pdf

Dear [REDACTED],

I refer to the captioned application. Please also find below the comments from the Agriculture, Fisheries and Conservation Department for your response/information.

"

- The subject site falls within the 'AGR' zone and possesses potential for agricultural rehabilitation. Nevertheless, the applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site.
- 
- There is a semi-nature watercourse to the immediate north of the subject site. The applicant shall clarify if there are any measures to be adopted in order not to prevent pollution to the watercourse from the proposed use.

"

申請人的回應:

1. 申請人希望透過本休閒農場讓更多人接觸及體驗農耕樂趣為主，令參與者更了解農耕的過程及運作，擬議種植一些合適香港氣候的農作物（如白菜、生菜、芥菜、蕃薯、粟米、蕃茄等）。
2. 本農場的有機菜主要靠訪客、小型健康食品店和新界農墟銷售。
3. 如獲城規會審批後，申請人將會做好渠務設施，以確保農場內的污水不會流入該自然水道內。

Dear [REDACTED],

I refer to the captioned application. Please also find below the comments from the Transport Department for your response/information.

"

- (a) The applicant should justify for no parking and loading / unloading considering the commute of staff / visitors and logistics. The applicant should also show whether there are any parking space in the vicinity;
- (b) The applicant should provide nearest public transport services and indicate on the layout plan; and
- (c) The applicant should note the local access between Shek Kong Airfield Road and the site is not managed by this Department.

申請人的回應：

申請地點將不設任何車輛(無論是訪客還是職員的車輛)的上落客貨車位或停車位。  
所有人士都會使用公共交通工具往來申請地點。  
請查看附件 1 的圖則。

Dear [REDACTED],

I refer to the captioned s.16 application. Please clarify on the following:

- As no parking space is proposed on-site, please advise on the means of access for the staff and visitors of the proposed hobby farm.
- As the total covered area of the two structures is only about 96 sq.m, please advise on the necessity of the filling of land of about 160 sq.m.
- According to the 'proposed development details' of planning report provided by you, about 121 sq.m of the Site is existing paved area. However, the paving ratio plan has stated that the area is soiled ground instead. Please clarify and/or update the layout plan, if needed.

申請人的回應：

1. 訪客和職員將會乘搭交通工具在錦上路下車，然後步行前往申請地點，約 5-6 分鐘（看附件圖片）。
2. 填土面積為 160 平方，除了用作構築物的地面上，其餘位置將作為臨時擺放農具或花卉盆栽或用作行人通道。

3. 附件已附上更正過的細節，改為：

申請地盤面積為約 531 平方米，上蓋總面積為 96 平方米，露天地方面積為約 435 平方米（耕種面積約 250 平方米；填土面積約 160 平方米；現有泥地面積約 121 平方米），上蓋覆蓋率為 18.1%。

Thanks so much!



14:49

73%

← ○ Shek Kong

○ Shek Kong

9 min

8 min

—

6 min

9 min

Shek Kong Airfield Rd

石崗

Pat Heung Central  
Primary School  
八鄉中心小學

國茂鄧公祠 (水流田村)

Gold Field Villa Block J  
富豪花園J座

錦福豪園5座

錦福豪園1座

Wong Fai Court  
廣輝苑

Lotus Hill  
錦上華庭

藝軒花園 蝴蝶蘭  
Garden center

6 min

6 min (500 m)

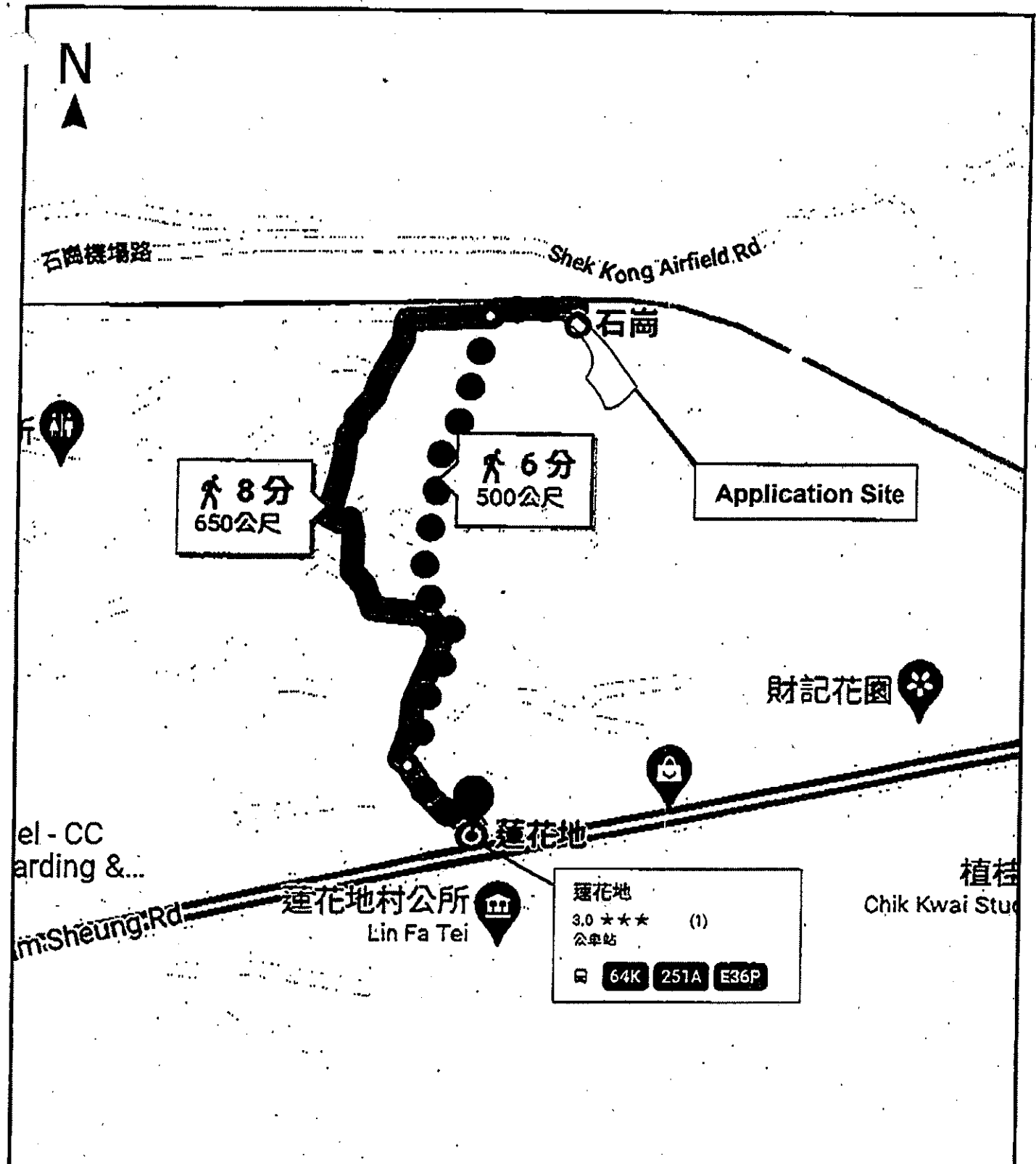
>> Preview

≡ Steps & more



## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條,提交有關新界元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段(部份)的規劃申請,擬在上述地段申請為期五年的臨時康體文娛場所(休閒農場)及填土工程。
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5. 申請地點將設有兩個構築物,每個構築物 2 層高,總高度不超過 6 米;每層不多於 48 平方米,每個構築物不超過 96 平方米,總樓面面積合共約 192 平方米。構築物 1 的主要用途為辦公室、接待處及更衣室;而構築物 2 的主要用途為農業教育室、農具儲存室及洗手間。
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8. 擬議發展的營運時間為每天上午九時正至下午六時正,包括星期日及公眾假期。



Project 項目名稱:

Proposed Temporary Place of Recreation,  
Sports or Culture(Hobby Farm) for a Period  
of 5 Years and Filling of Land at Lot  
361 S.B RP(Part) in D.D. 112, Shek Kong,  
Yuen Long, New Territories

Drawing Title 圖紙標題:

Drawing No. 圖號:

Remarks 備註:

... Walking path leading  
from Kam Sheung Road

Scale 比例:

**Previous s.16 Applications**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/YL-SK/241	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018  (Revoked on 21.3.2021)	(1) – (7)

**Approval Conditions:**

- (1) no operation between 6:00 p.m. to 9:00 a.m. is allowed on the site.
- (2) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the site.
- (3) the submission/implementation of landscape proposal.
- (4) the submission/implementation of drainage proposal.
- (5) the implemented drainage facilities on the site shall be maintained at all times.
- (6) the submission of fire service installation proposal / the provision of fire service installation.
- (7) the reinstatement of the site to an amenity area upon expiry of the planning application.

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/YL-SK/215	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	26.8.2016	(1) – (3)

**Rejection Reasons:**

- (1) the proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is intended to retain and safeguard good quality agricultural land for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify for a departure from the planning intention, even on a temporary basis.
- (2) the proposed development is not compatible with the surroundings which are predominantly rural in character.
- (3) the approval of the application would set an undesirable precedent for similar applications within this part of the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.



**Similar s.16 Applications**

**Approved Applications**

	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>
1	A/YL-SK/235	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.5.2018 (revoked on 4.8.2020)
2	A/YL-SK/244	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.12.2018 (revoked on 7.5.2021)
3	A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	8.1.2021
4	A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
5	A/YL-SK/306	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	11.6.2021

**Rejected Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/YL-SK/291	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Animal Hospice Services Establishment for a Period of 3 Years	20.11.2020	(1) – (3)

**Reasons for Rejection**

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

## 黎永添區議員辦事處

## OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址：  
電話：

傳真：

Add.:  
Tel.:

Fax.:

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

本處檔號：

送遞方式：傳真及電郵

反對新界元朗八鄉元朗石崗丈量約份第 112 約地段第 361 號 B 分段餘段擬議臨時康體文娛場所（休閒農場）（為期 5 年）及填土工程申請編號：A/YL-SK/314

執事先生/女士：



本人接獲八鄉水流田村村代表及眾多村民的投訴，就上述申請作強烈反對。

申請項目位於八鄉中心小學附近，毗連錦田河（石崗機場段）。交通依賴石崗機場路、水流田行車橋再接連錦田河河邊的一條鄉村道路到達申請地段。近年大量人口遷入水流田村，大多住戶都自駕汽車出入，這條狹窄的鄉村道路單線雙程行車，又缺乏避車處，經常出現阻塞及道路使用者的爭執情況。

相關發展地段位置偏遠，其「顧客」都需要駕車出入，定必增加該段鄉村道路交通的流量，加劇該段鄉村道路的阻塞及爭執情況。此外，相關發展項目不設停車位，其「顧客」的汽車定必停泊在鄉村道路的路邊，阻礙其他道路使用者，對他們造成意外的風險。

再者，相關發展項目涉及在「農業地帶」興建 2 幢樓高 2 層樓面面積達 192 平方米的建築物，而申請地毗鄰錦田河石崗機場段，大量罕有雀鳥在附近棲息覓食，吸引眾多觀鳥愛好者。相關申請項目定必嚴重破壞當地獨特的生態環境，帶來不可逆轉的「生態災難」！

本人懇請城市規劃委員會正視發展項目對水流田村的居民帶來的交通問題、對當地生態環境造成的破壞，否決相關申請，造福水流田村的居民及維護自然生態的平衡！



元朗區議員（八鄉南）黎永添 謹啓

2021 年 8 月 25 日



八鄉蓮花地村

電話：

電郵：



敬啟者：

反對蓮花地丈量 DD112 Lot 361 B RP 臨時康體文娛場所(休閒農場)

申請編號：A/YL- SK/314

元朗民政處檔案：(9)in HAD YL C&D/17-45/45/15/181

本人向有關當局作出上述申請反對，理由如下：

- (1) 在上述地點裝上鐵皮圍欄多時，圍欄邊非常靠近公用道路，沒有預留避車處。
- (2) 改變土地用途，發現該範圍內已被封閉，可見圍欄外貼上『瑞士魚子醬研發中心』字樣。用臨時康體文娛場所(休閒農場)名義而進行商業或其他活動。
- (3) 申請地點進行如此商業活動，嚴重影響交通及本區環境衛生。

此致

城市規劃署署長、  
元朗民政事務專員 及  
元朗地政專員

馮精能

元朗八鄉蓮花地 原居民村代表 謹呈

2021 年 8 月 22 日

信寄：香港北角渣華道 333 號，北角政府合署 15 樓，城市規劃署署長  
元朗民政事務專員  
元朗地政專員

副本：黎永添議員(八鄉南區)



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A/YL-SK/314 DD 112 Pat Heung  
27/08/2021 03:26

From:

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

FileRef:

A/YL-SK/314

Dear TPB Members,

Application 215 was rejected but the minutes of 241 revealed that

Ms Ivy C.W. Wong, STP/FSYLE, responded that the subject application was subject to planning enforcement action (No. E/YL-SK/195) involving storage use.

Enforcement Notice (EN) was issued to the responsible person on 11.7.2017. Upon the discontinuation of the unauthorized development on site, Compliance Notice was issued on 19.4.2018. Reinstatement Notice (RN) was issued on 26.4.2018 requiring the notice recipients to remove the fill materials on-site and to grass the Site.

According to the site inspection at RN expiry and recent site inspection, **it was noted that the RN requirements had not been met.** The Planning Authority would continue to monitor the progress of reinstatement of the Site to determine whether further enforcement/prosecution action had to be taken.

The Chair advised members not to dwell on such issues but merely on "the assessment mainly focussed on whether the applied use was acceptable from land use planning perspective"

So 241 was approved but after Eight Extensions of Time conditions were not fulfilled and approval was revoked more than two years later.

But mo man tai, applicant knows the tricks and is back again.

I would remind members that they have a duty to inquire into matters and this was underlined in a JR judgment some years ago.

This site has a history of non compliance. Members must take this into consideration.

Mary Mulvihill

From:

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

Sent: Thursday, August 23, 2018 2:23:39 AM

Subject: A/YL-SK/241 DD 112 Pat Heung

Dear TPB Members,

RE Agency no longer 'in', now the buzz word is 'Hobby Farm'.

The term 'Hobby Farm' is the poster child for all sorts of activities that were previously called Open Storage. Now that this is synonymous with Brownfield, the hobby farm tag is being trotted out.

Last week a report was issued by The Hong Kong Bird Watching Society detailing

the damage being done to agricultural land by fake hobby farms and clandestine camping ground.

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

Unfortunately far too many approvals have been granted for this use without a careful examination of the current conditions of the site and the likelihood of abuse of the approval conditions.

Mary Mulvihill

**From:**

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

**Sent:** Thursday, May 12, 2016 1:45:21 AM

**Subject:** A/YL-SK/215 Pat Heung Another RE Agency

A/YL-SK/215

Lot 361 S.B RP (Part ) in D.D.112, Pat Heung, Yuen Long

Site area : 540m<sup>2</sup>

Zoning "Agriculture"

Applied Use : Real Estate Agency

Dear TPB Members,

Real Estate Agency is obviously the new buzz word.

500+sqmts, give over. Most agencies operate in shops of a few hundred square feet or less.

This is obviously a ploy to trash agriculture land..

TPB members should advise the realtor to find a shop on the ground floor of a village house, a permitted use.

..The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address 126: *The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management* .

TPB must play its part in promoting government policy by rejecting this and similar applications.



Mary Mulvihill



**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Commissioner for Transport (C for T) that the local access between Shek Kong Airfield Road and the Site is not managed by Transport Department.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) HyD shall not be responsible for the maintenance for any access connecting the Site and Shek Kong Airfield Road; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise any potential environmental nuisance; (ii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application;
  - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iv) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (vi) the Site does not abut on a specified street of not less than 4.5m wide, and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (viii) detailed checking under the BO will be carried out at the building plan submission stage.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/ nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.