

2023年11月2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  
五項的日期。

This document is received on 2 NOV 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF YL-SK  
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

2302813 26/10 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/ YL-SK/ 356
	Date Received 收到日期	2 NOV 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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 樓及新界沙田上禾輋路 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)

Ching Yeung (Fu Tso) Limited 青陽(虎草)有限公司

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

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

Allgain Land Planning Limited 全堅土地規劃有限公司

**3. Application Site 申請地點**

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼（如適用）	新界元朗石崗丈量約份第112約地段第428號(部份) Lot 428(Part) in D.D.112, Shek Kong, Yuen Long, New Territories
(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 ..... 780 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 176 ..... 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	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
(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 ..... 2023 ..... 年 ..... 10 ..... 月 ..... 17 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 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 ..... 1 ..... 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)
1	Lot 428 in D.D.112	18/10/2023

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

- ☐ has 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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>#</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>#</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>#</sup>

Others 其他

- ☐ others (please specify)  
其他(請指明)

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

<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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling 擬議臨時康體文娛場所（休閒農場）及填土工程  (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 checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <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	604 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	176 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	176 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	176 .....sq.m <input checked="" 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)	
構築物1：辦公室及接待處，1層高，約40平方米，高度不多於5米。 構築物2：更衣室及洗手間，1層高，約40平方米，高度不多於5米。 構築物3：儲物室及CCTV室，1層高，約40平方米，高度不多於5米。 構築物4：農業教育室，1層高，約56平方米，高度不多於5米。	
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	0 .....
Motorcycle Parking Spaces 電單車車位	0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0 .....
Coach Spaces 旅遊巴車位	0 .....
Light Goods Vehicle Spaces 輕型貨車車位	0 .....
Medium Goods Vehicle Spaces 中型貨車車位	0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	0 .....
Others (Please Specify) 其他 (請列明)	0 .....

Proposed operating hours 擬議營運時間			
星期一至星期日上午九時至下午六時，包括公眾假期。			
(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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 300 ..... 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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input 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"/>

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

**7. Justifications 理由**

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

請參考附件的申請報告書及擬議發展的計劃細節



**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

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 Planning Limited

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

Date 日期

25/10/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗石崗丈量約份第112約地段第428號(部份) Lot 428(Part)in D.D.112, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	780 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」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling 擬議臨時康體文娛場所(休閒農場)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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	176 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23 % <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		0
	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)		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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)		0 0 0 0 0

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 checked="" type="checkbox"/>
Site plan, Location Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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 428 號(部份)

擬議臨時康體文娛場所 ( 休閒農場 ) ( 為期 3 年 ) 及填土工程

**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. 休閒農莊的營運說明-----P.3-4
4. 擬議發展計劃的各方面影響-----P.5-6

## 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 428 號(部份)的規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所(休閒農場)及填土工程。
2. 申請地點位於元朗流浮山深灣路附近，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. 申請地盤面積為約平方米 780，上蓋總面積為 176 平方米，露天地方面積為 604 平方米，上蓋覆蓋率為 23%。
4. 申請地點將設有 4 個構築物，用途及面積如下：
  - 構築物 1：辦公室及接待處，1 層高，約 40 平方米，高度不多於 5 米。
  - 構築物 2：更衣室及洗手間，1 層高，約 40 平方米，高度不多於 5 米。
  - 構築物 3：儲物室及 CCTV 室，1 層高，約 40 平方米，高度不多於 5 米。
  - 構築物 4：農業教育室，1 層高，約 56 平方米，高度不多於 5 米。
5. 申請地點不涉及任何上落貨車位和停車位。
6. 擬議發展的農場預計每天最多 2 名職員及 20 名訪客。
7. 申請地點可從從南慶西路經一條鄉村地區小徑前往，擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。

## 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「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. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
4. 擬議發展涉及部份填土範圍，用作固定構築物，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。

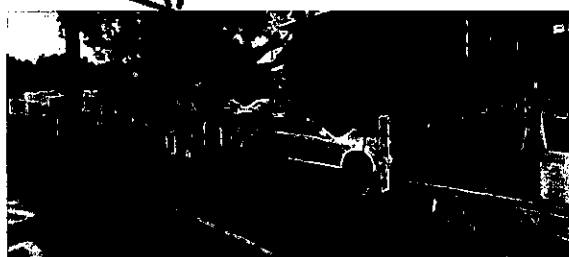
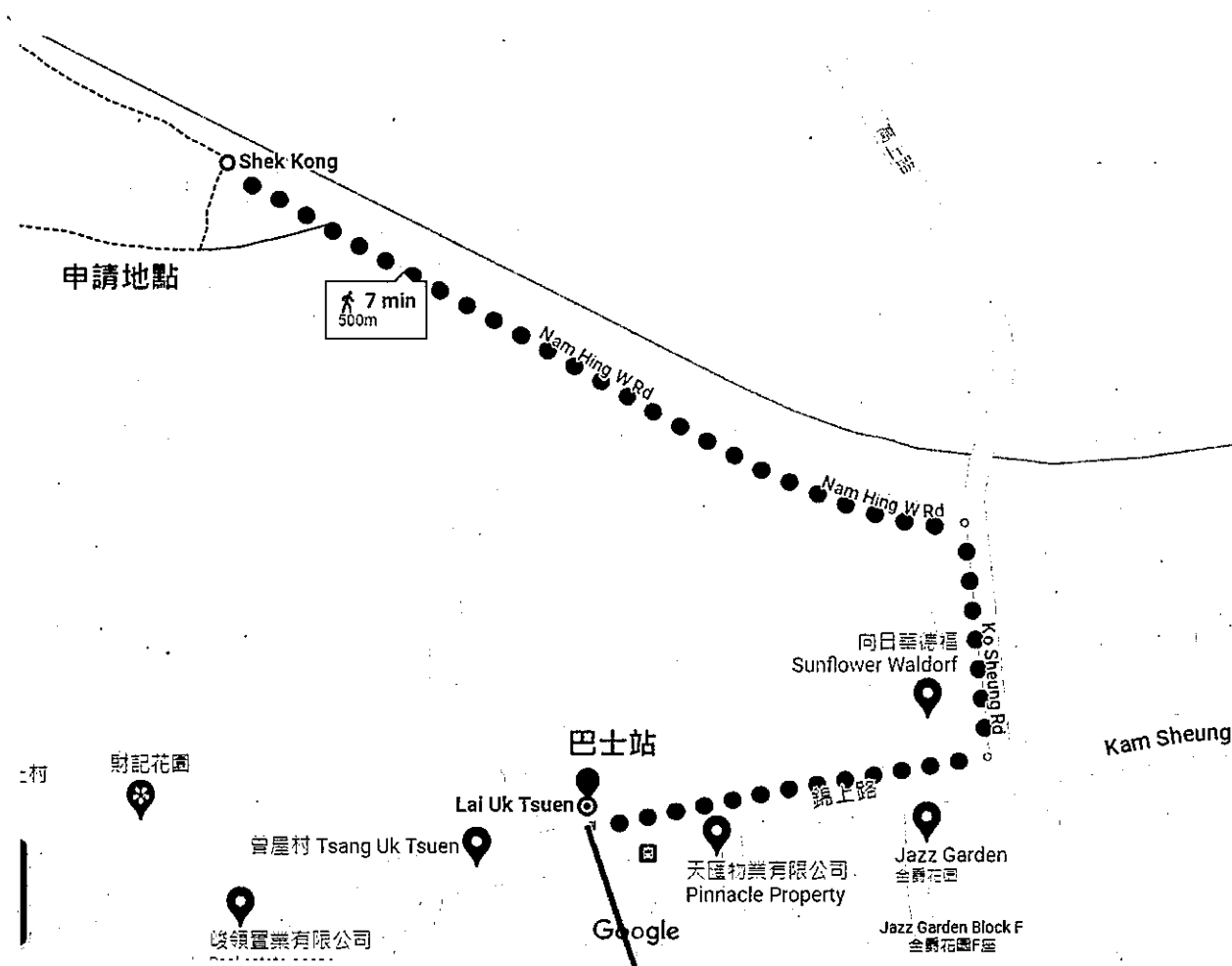
根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗石崗丈量約份第 112 約地段第 428 號(部份)作為期不超過三年的擬議臨時康體文娛場所（休閒農場）及填土工程。



## 休閒農莊的營運說明

1. 擬議休閒農莊是涉及商業營運和收費的。
2. 擬議休閒農莊的營運模式：把土地分成不同的「小農田」，然後租給不同的訪客，每月收取一個固定費用，讓他們在自己租用的「小農田」內進行耕種和農業活動，定期撒種子、淋水，施肥等，待農作物收成期時，他們可以取回自己的農作物，而他們主要是種植時令蔬菜及水果。
3. 擬議休閒農莊涉及少許填土工程。
4. 擬議休閒農莊的四個上蓋，將會由臨時物料搭建。
5. 擬議休閒農莊預計每天最多 2 名職員及 20 名訪客。
6. 申請人預計訪客會從錦上路巴士站下車（見下圖），然後從南慶西路經地區小徑步行前來，訪客在前往農場時需預先致電預約，每天預計不會多於 20 名訪客，同一時段不會多於 8 名訪客。

訪客從巴士站下車，然後步行約 7 分鐘，即能到達申請地點。



Lai Uk Tsuen  
葵屋村

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 4 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. 擬議發展的入口

申請地點可從從南慶西路經地區小徑前往，入口設有約 2 米闊的大閘讓訪客步行到農場。

## 3. 擬議發展的交通安排

申請地點車輛不能到達，沒有任何上落貨/停車位。

## 4. 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。

## 5. 空氣方面

申請地點是臨時休閒農場，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時休閒農場，不會有重大的噪音影響。

## 7. 排污方面

申請用途涉及臨時洗手間，申請人會租用流動洗手間，並定期找清潔公司來清理。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造雨水排水渠，不會影響周邊環境。

9. 消防方面

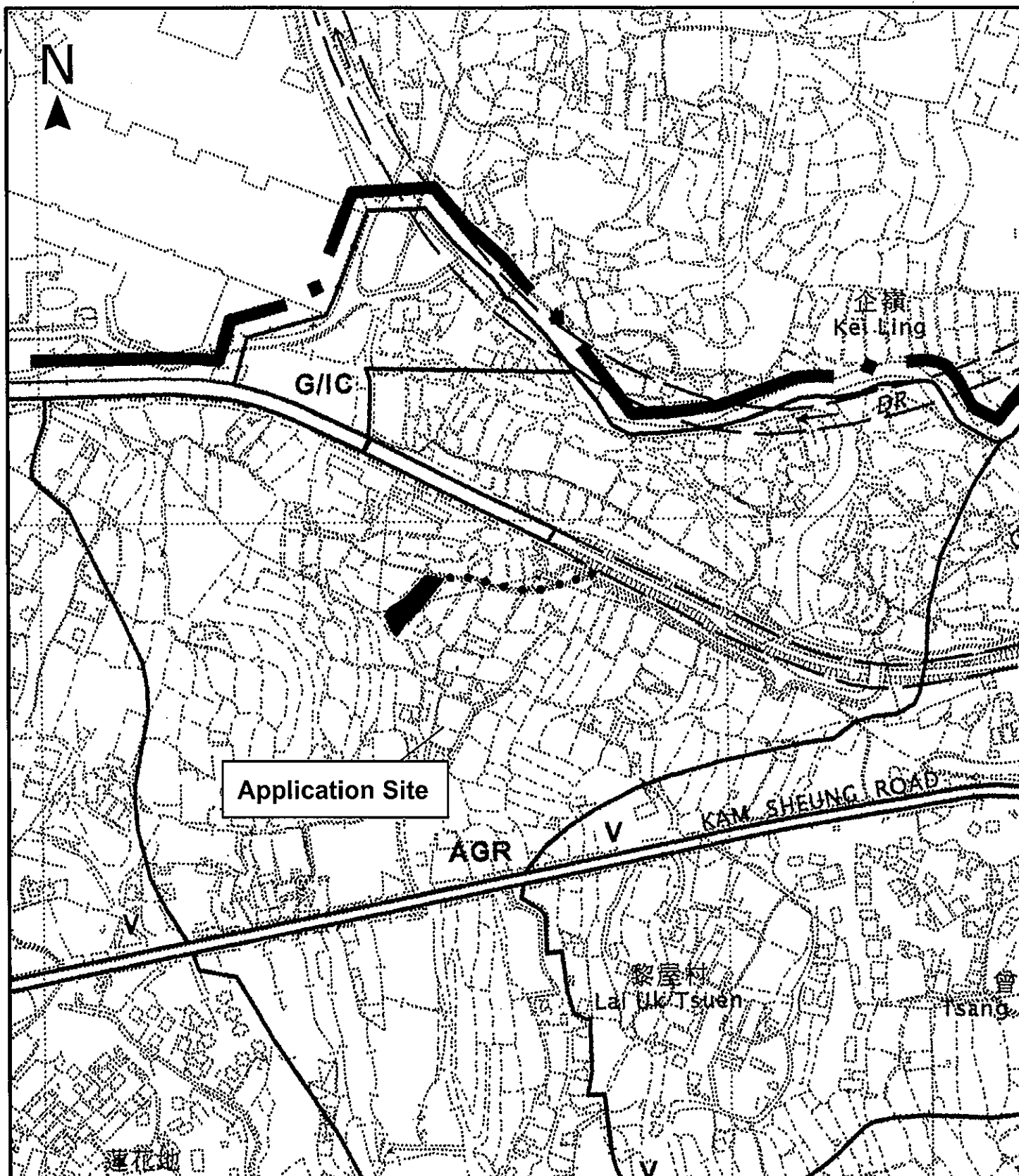
申請人會將按照消防處的指引和要求放置消防裝置。

10. 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 428 號(部份)作為期不超過三年的臨時康體文娛場所（休閒農場）及填土工程。



Project 項目名稱:

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm) for a  
Period of 3 Years and land filling at Lot 428  
(Part) in D.D.112, Shek Kong, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Location Plan



全堅土地規劃

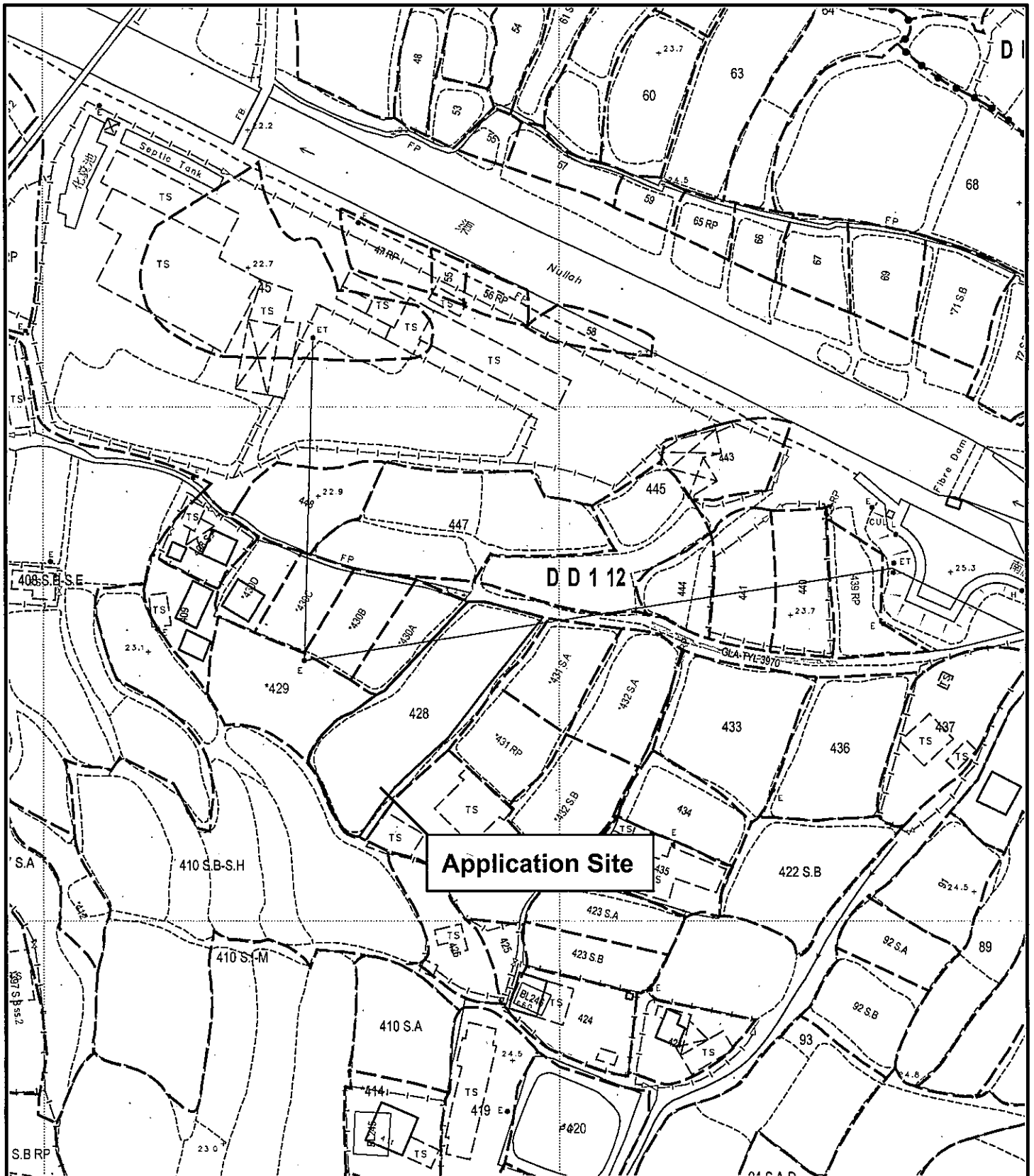
Drawing No. 圖號:

20231021

Remarks 備註:

●●● Walking access leading  
from Nam Hing West  
Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm) for a  
Period of 3 Years and land filling at Lot 428  
(Part) in D.D.112, Shek Kong, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Site Plan

全堅土地規劃

Drawing No. 圖號:

20231021

Remarks 備註:

Scale 比例:

**Structure 1**

Site office &amp; Reception

GFA: 40m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m

**Structure 2**

Changing Room &amp; Toilet

GFA: 40m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m

**Structure 3**

Storage &amp; CCTV Room

GFA: 40m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m

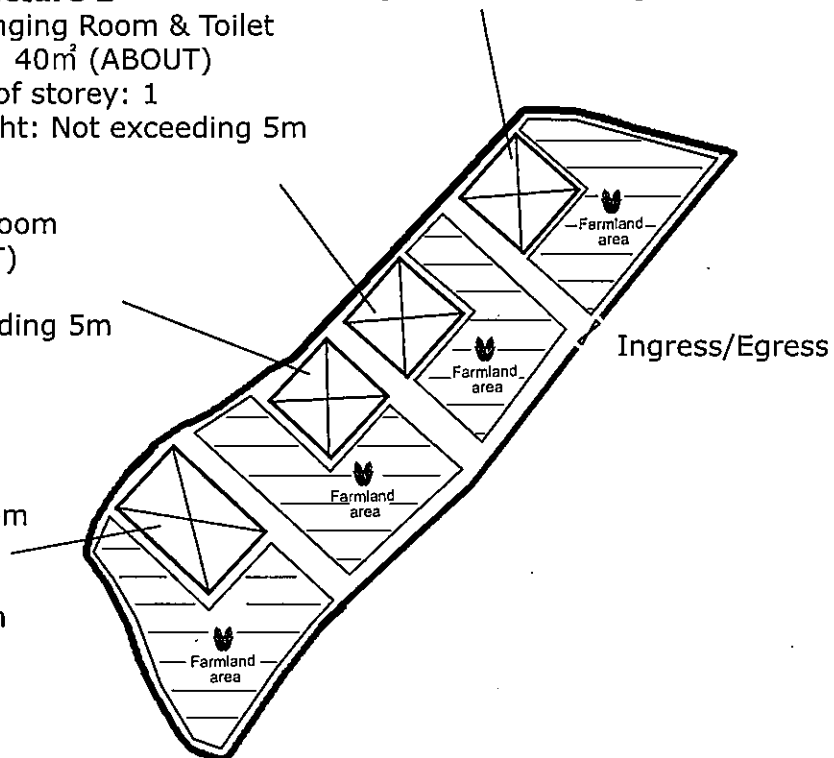
**Structure 4**

Agriculture Education Room

GFA: 56m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m



Project 項目名稱:

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm) for a  
Period of 3 Years and land filling at Lot 428  
(Part) in D.D.112, Shek Kong, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Layout Plan



全堅土地規劃

Remarks 備註:



Farmland



Structure

Drawing No. 圖號:

20231025

Scale 比例:



### Land Filling Area

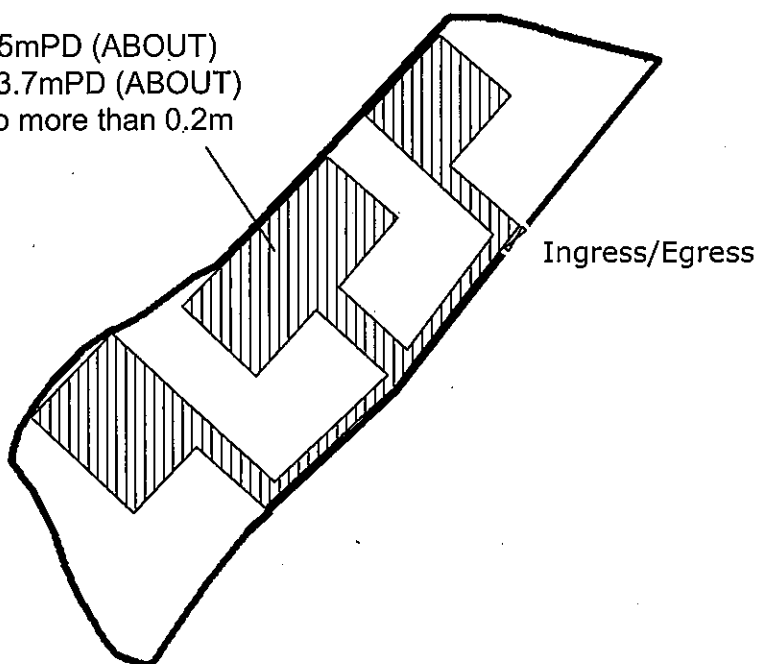
For site formation of structures and circulation path

Area: 300m<sup>2</sup> (ABOUT)

Existing site level: +23.5mPD (ABOUT)

Proposed site level: +23.7mPD (ABOUT)

Depth of land filling : No more than 0.2m



Project 項目名稱:

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm) for a  
Period of 3 Years and land filling at Lot 428  
(Part) in D.D.112, Shek Kong, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Paved Ratio



Drawing No. 圖號:

20231030

Remarks 備註:

 Land Filling Area

Scale 比例:



**Tiffany Cheuk Ting HUI/PLAND**

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寄件者:  
寄件日期: 2023年12月15日星期五 16:02  
收件者: tpbpd/PLAND  
副本: Tiffany Cheuk Ting HUI/PLAND  
主旨: A/YL-SK/356-Further Information  
附件: 0. Responses to Departmental Comments.pdf; A\_YL-SK\_356\_Layout\_Plan\_20231213B.pdf; A\_YL-SK\_356\_Paved\_Ratio\_20231213.pdf  
  
類別: Internet Email

城規會/規劃處：

您好。

有關規劃申請：A/YL-SK/356，現附上補充資料。

補充資料主要回應：

- 1.澄清填土物料
- 2.澄清流動洗手間的位置

這電郵將取代2023年12月14日的電郵。

請查收，謝謝。

Ms Chong

**Structure 1**

Site office &amp; Reception

GFA: 40m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m

**Structure 2**

Changing Room &amp; Toilet

GFA: 40m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m

**Structure 3**

Storage &amp; CCTV Room

GFA: 40m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m

Portable Toilet

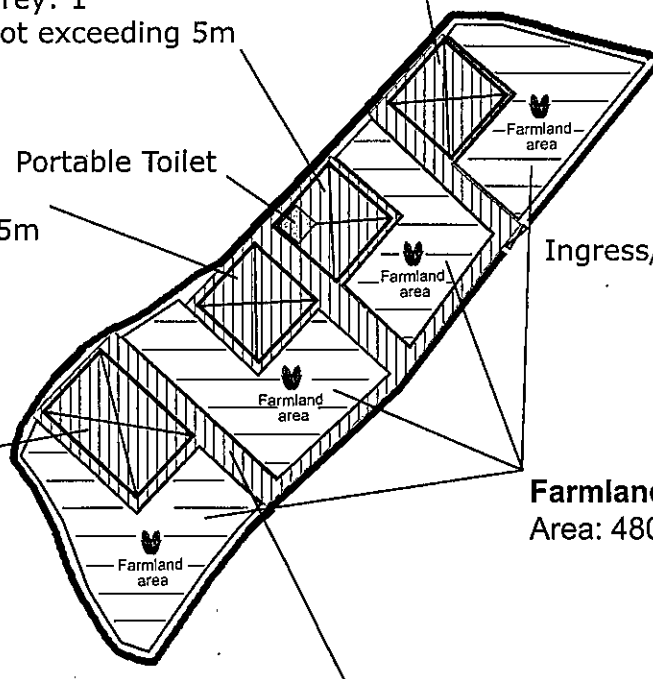
**Structure 4**

Agriculture Education Room

GFA: 56m<sup>2</sup> (ABOUT)

No. of storey: 1

Height: Not exceeding 5m



Ingress/Egress

**Farmland Area**Area: 480m<sup>2</sup> (ABOUT)**Land Filling Area**

For site formation of structures and circulation path

Area: 300m<sup>2</sup> (ABOUT)

Existing site level: +23.5mPD (ABOUT)

Proposed site level: +23.7mPD (ABOUT)

Depth of land filling : No more than 0.2m

Project 項目名稱:

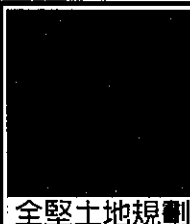
Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm) for a  
Period of 3 Years and land filling at Lot 428  
(Part) in D.D.112, Shek Kong, Yuen Long,  
New Territories

Drawing Title 圖紙標題:

Layout Plan

Drawing No. 圖號:

20231213B



全堅土地規劃

Remarks 備註:



Farmland



Structure



Land Filling Area

Scale 比例:



### Land Filling Area

For site formation of structures and circulation path

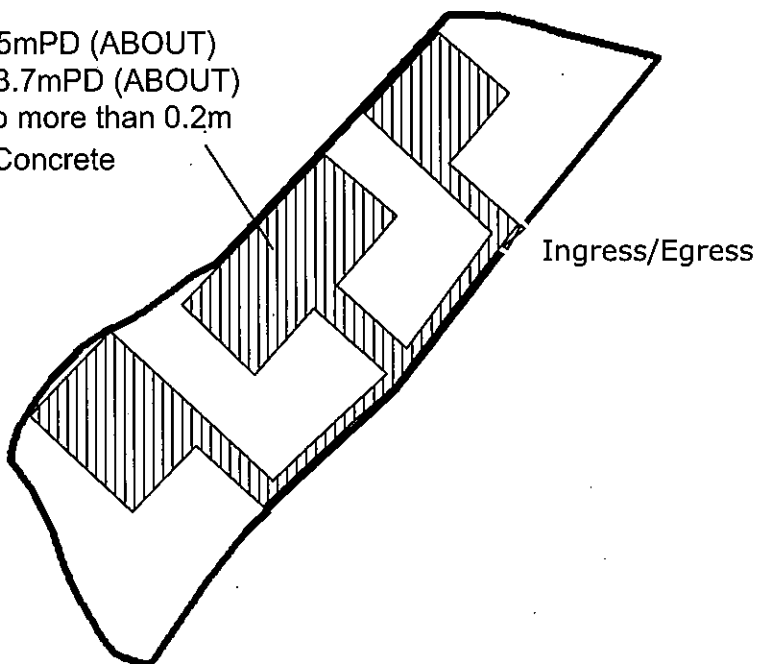
Area: 300m<sup>2</sup> (ABOUT)

Existing site level: +23.5mPD (ABOUT)

Proposed site level: +23.7mPD (ABOUT)

Depth of land filling : No more than 0.2m

Land filling materials : Concrete

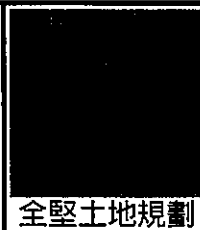


Project 項目名稱:

Proposed Temporary Place of Recreation,  
Sports or Culture (Hobby Farm) for a  
Period of 3 Years and land filling at Lot 428  
(Part) in D.D.112, Shek Kong, Yuen Long,  
New Territories


Drawing Title 圖紙標題:

Paved Ratio



Drawing No. 圖號:

Remarks 備註:

 Land Filling Area

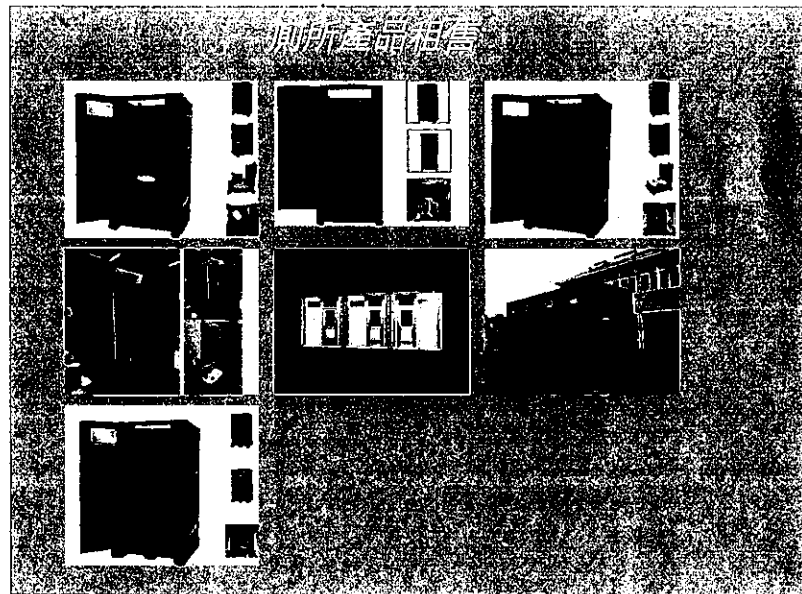
Scale 比例:

## Planning Application No. A/YL-SK/356

Table A: Responses to Departmental Comments (dated 15.12.2023)

	Departmental Comments	Responses
	Environmental Protection Department	
(a)	Please clarify whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person; and	申請地點不會興建任何化糞池。申請人會租用流動洗手間供訪客和職員使用，並會安排清潔公司每月定期來吸糞。
(b)	Whether there are any usage of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing at the Site.	申請人不會在申請地點使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。

<p><b>NW</b> 新發業務工程</p> <p>CCTV地下管道探測   土壤測試評估   建築測量估價   公屋維修   地下管線尋獲   地下管線探測   機械式車道設計工程</p>
<p><b>N</b> 新發園藝工程</p> <p>私家花園設計   園藝工程設計   地下管線探測   園藝設計</p>
<p><b>NW</b> 新發環保工程</p> <p>污水處理   空氣質素改善   廢水處理   廢物處理</p>
<p><b>NW</b> 新發機械工程</p> <p>機電   園藝   機電   園藝</p>





**Similar s.16 Applications within the Same “Agriculture” Zone  
on Shek Kong OZP in the Past 5 Years**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	Approved with condition(s) on a temporary basis (08/01/2021)
A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	Approved with condition(s) on a temporary basis (12/03/2021)
A/YL-SK/306	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	Approved with condition(s) on a temporary basis (11/06/2021)

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reason
A/YL-SK/314	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	Rejected/Not agreed (24/09/2021)	1
A/YL-SK/322	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Rejected/Not agreed (14/01/2022)	1

1. The application site was located in close proximity to the Shek Kong Barracks. Approval of the application might result in security concerns.





**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (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.

**2. Traffic**

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

- no comment from traffic engineering perspective.

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

- no objection to the application.

**3. Agriculture and Nature Conservation**

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

- the Site falls within the "Agriculture" ("AGR") zone and possesses potential for agricultural rehabilitation. He has no strong view against the application for the proposed use and land filling from agricultural perspective on the understanding that agricultural activities are involved in the proposed use. Nonetheless, the Site should be reinstated upon the expiry of the planning permission; and
- no comment on the planning application from nature conservation perspective.

**4. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- should the application be approved, approval condition requiring that no public announcement system, portable loudspeaker or any form of audio amplification

system and whistle blowing is allowed to be used on the Site during the planning approval period; and

- there was no environmental complaint concerning the Site received in the past three years.

## 5. 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;
- based on the aerial photo of 2022, the Site is located in a rural inland plains landscape character comprising of village houses, scattered temporary structures, active farmlands, vacant lands and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- according to site photos of November 2023, the Site is fenced off and vacant. No existing tree is observed within the site boundary. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

## 6. Drainage

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

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the applicant to submit a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

## 7. Fire Safety

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

- no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction.

## 8. **Building Matters**

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

- no objection to the application.

## 9. **District Office's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

## 10. **Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Commissioner of Police (C of P); and
- Director of Food and Environmental Hygiene (DFEH).



**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- 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 the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Nam Hing West Road; and
  - adequate drainage measures shall 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 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 shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; (ii) to recruit licensed collectors to collect and dispose the sewage and waste from the portable toilets; 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 Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. 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 (e.g. a restaurant, a refreshment kiosk etc). Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department 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;
- proper licence issued by FEHD 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 (PPE) 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
- 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;

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- 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;
- 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;
- 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 unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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;
- 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
- detailed checking under the BO will be carried out at building plan submission stage;

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

- in consideration of the design/nature of the proposal, fire services 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 of proposed FSIs to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structures are required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

(h) to note the comments of the Director of Electrical and Mechanical Services that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.



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**A/YL-SK/356 DD 112 Shek Kong**  
29/11/2023 02:39

From:

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

File Ref:

**A/YL-SK/356**

Lot 428 (Part) in D.D. 112, Shek Kong, Yuen Long

Site area: About 780sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / **Filling of Land**

Dear TPB Members,

Objections, the intention is clearly to obtain approval for land filling. The amount of land to be filled in for buildings is 300sq.mts but the images indicate that more land would be filled in to provide passageways between the four sections.

There is genuine farming activity in the district and this trend should be conserved.

Mary Mulvihill

