

**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 or Regulated Areas; and
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;及**
- (iii) 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.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

**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	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

存寶休閒農莊 (Company 公司)

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

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)	新界古洞南蓮塘尾丈量約份第 91 約地段第 3335 號 AW 分段、第 3335 號 AX 分段、第 3335 號 AY 分段第 1 小分段、第 3335 號 AZ 分段第 1 小分段、第 3335 號 BG 分段第 1 小分段(部分)、第 3335 號 BH 分段第 1 小分段(部分)、第 3335 號 BI 分段第 1 小分段(部分)、第 3335 號 BJ 分段第 1 小分段(部分)、第 3335 號 BJ 分段餘段(部分)、第 3335 號 BM 分段第 1 小分段、第 3335 號 BM 分段第 2 小分段、第 3335 號 BM 分段第 3 小分段及第 3335 號 BM 分段第 4 小分段
(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 1869 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>古河南分區計劃大綱核准圖編號 S/NE-KTS/22</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>「綠化地帶」及「鄉村式發展」</p>
<p>(f) Current use(s) 現時用途</p>	<p>空置</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"#.

根據土地註冊處截至 (日/月/年)的記錄，這宗申請共牽涉 名「現行土地擁有人」#。

- (b) The applicant 申請人 --

- ☐ has obtained consent(s) of "current land owner(s)"#.

已取得 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情

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

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

- ☐ has notified "current land owner(s)"#

已通知 名「現行土地擁有人」#。

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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 16/06/2025 (DD/MM/YYYY)
於 16/06/2025 (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 28/07/2025 (DD/MM/YYYY)
於 28/07/2025 (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	<p>(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)</p>		
(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
(f) Additional Information (if applicable) 附加資料 (如適用)			

(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 593 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)及相關的填土工程(為期5年)

(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												
	<table border="1"><thead><tr><th>Name/type of installation 裝置名稱/種類</th><th>Number of provision 數量</th><th>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)</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	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)									
	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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
- 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 From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

- (b) Additional Information (if applicable)
附加資料 (如適用)

(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）及相關的填土工程（為期 5 年）
(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	N.A. sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	N.A.	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	N.A. %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	N.A.	
Proposed no. of storeys of each block 每座建築物的擬議層數	N.A. 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	N.A. mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	N.A. m 米	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> 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

..... sq. m 平方米

☐ About 約

商店及服務行業

☐ Government, institution or community facilities

(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)

政府、機構或社區設施

.....

☐ 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)

.....

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

..... sq. m 平方米

☐ Not less than 不少於

私人休憩用地

☐ public open space

..... sq. m 平方米

☐ Not less than 不少於

公眾休憩用地

(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]
.....

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

(e) Additional Information (if applicable)
附加資料（如適用）

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）

2025 年 12 月

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>粉錦公路.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</p> <p>Private Car Parking Spaces <u>4</u> 私家車車位</p> <p>Motorcycle Parking Spaces _____ 電單車車位</p> <p>Light Goods Vehicle Parking Spaces <u>1</u> 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces _____ 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input type="checkbox"/></p>
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p>Taxi Spaces _____ 的士車位</p> <p>Coach Spaces _____ 旅遊巴車位</p> <p>Light Goods Vehicle Spaces _____ 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces _____ 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces _____ 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input checked="" type="checkbox"/></p>

Additional Information (if applicable)
附加資料（如適用）

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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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><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 type="checkbox"/></td> </tr> </table> <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>	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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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 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。

可參閱附頁申請理由

11. Declaration 聲明 (Applicant 申請人 #1)

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
Signed with recognised e-signature

Signer: HUI HANG YU

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

文員

Name
姓名

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

孖寶休閒農莊

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

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

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^②

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

^② 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 also 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	新界古洞南蓮塘尾丈量約份第 91 約地段第 3335 號 AW 分段、第 3335 號 AX 分段、第 3335 號 AY 分段第 1 小分段、第 3335 號 AZ 分段第 1 小分段、第 3335 號 BG 分段第 1 小分段(部分)、第 3335 號 BH 分段第 1 小分段(部分)、第 3335 號 BI 分段第 1 小分段(部分)、第 3335 號 BJ 分段第 1 小分段(部分)、第 3335 號 BJ 分段餘段(部分)、第 3335 號 BM 分段第 1 小分段、第 3335 號 BM 分段第 2 小分段、第 3335 號 BM 分段第 3 小分段及第 3335 號 BM 分段第 4 小分段		
Site area 地盤面積	1869 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	古洞南分區計劃大綱核准圖編號 S/NE-KTS/22		
Zoning 地帶	「綠化地帶」及「鄉村式發展」		
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所(休閒農場)及相關的填土工程(為期 5 年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	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	m 米	

	非住用	<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) _____ (□ Include 包括 □ 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	<input type="checkbox"/> (Not more than 不多於) _____ 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) _____ (□ Include 包括 □ 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	% <input 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		5
		Private Car Parking Spaces 私家車車位		4
		Motorcycle Parking Spaces 電單車車位		
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位		1
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
		Others (Please Specify) 其他 (請列明)		
		Total 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)				

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
場地大綱圖、場地位置圖、填土位置圖、排水狀況記錄、消防裝置建議計劃圖、渠務建議	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

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

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

申請理由

申請地點位於新界古洞南蓮塘尾丈量約份第91約地段第 3335 號AW分段、第 3335號AX分段、第3335號AY分段第1小分段、第3335號AZ分段第1小分段、第3335號BG分段第1小分段(部分)、第3335號BH分段第1小分段(部分)、第3335號BI分段第1小分段(部分)、第3335號BJ分段第1小分段(部分)、第3335號BJ分段餘段(部分)、第3335號BM分段第1小分段、第3335號BM分段第2小分段、第3335號BM分段第3小分段及第3335號BM分段第4小分段，面積約 1869 平方米。由孖寶休閒農莊提出申請，作擬議臨時康體文娛場所（休閒農場）及相關的填土工程（為期5年）。申請地點位於古洞南分區計劃大綱核准圖編號S/NE-KTS/22 的「鄉村式發展」及「綠化地帶」，共涉及 13 幅私人土地。

申請地點地型不規則，地勢平坦。場地沒有構築物，但設有耕作區，面積約 1276 平方米，佔申請地點約 68.27% 土地，主要種植士多啤梨及蔬菜。場地主要由附近居民營運及進行耕作，每天會有6個工作人員在場。餘下面積約 593 平方米的土地，佔申請地點約 31.73% 土地，可作流動空間，以便車輛有足夠空間轉動及行人行走。

此申請亦屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識農業耕作及教育他們耕作的知識，因此此規劃申請與綠化地帶的規劃意向不完全衝突。場地每日有約有 10 個人次，最多可容納或招待約 20 人。

填土方面，填土總面積約 593 平方米，填土厚度約 0.2 米，填土物料為混凝土。由 31.7mPD填高至31.9mPD。填土原因有二：首先方便車輛出入，物資補給及運送農產品時，填土可減少泥濘或積水，讓車輛更容易進出。第二，增加可用面積，此申請屬靜態康樂場地，其中會供公眾體驗耕作樂趣。透過填土，可以擴展活動空間，方便公眾活動。填土工程方面，申請地點於多年前已是混凝土，申請人希望把填土工程繼續規範化，故在此申請用途也包含了填土工程，場地不會進行額外的填土工程。

申請地點設有 4 個私家車泊車位（每個面積 5 米 x 2.5米）及 1 個輕型貨車泊車位（每個面積 7 米 x 3.5米），作補給物資。開放時間為星期一至星期日及公眾假期，每日上午九時至晚上七時。場地出入口（閘門）設於場地東邊，出入口位置寬敞明確，闊度約 8 米，可供消防車之類的緊急車輛進入，並連接行車通道接駁粉錦公路，透過粉錦公路貫通新界道路網絡，方便往來各處。行車通道平坦寬廣且沒有彎位，可供駕駛者安全使用。行車通道地段屬私人物業，由場地使用者即申請人與業主管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

粉錦公路實況照片



行車通道實況照片



基於保安考慮，申請地點不歡迎閒雜車輛進入，有關泊車位不是供訪客使用，故不會出現排隊輪候或阻塞公共道路的情況。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。

總括而言，申請地點的運輸工作可按交通情況靈活調配，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

	星期一至六				
	私家車		輕型貨車		
	入	出	入	出	
09:00 - 10:00	2	0	1	0	3
10:00 - 11:00	2	0	0	0	2

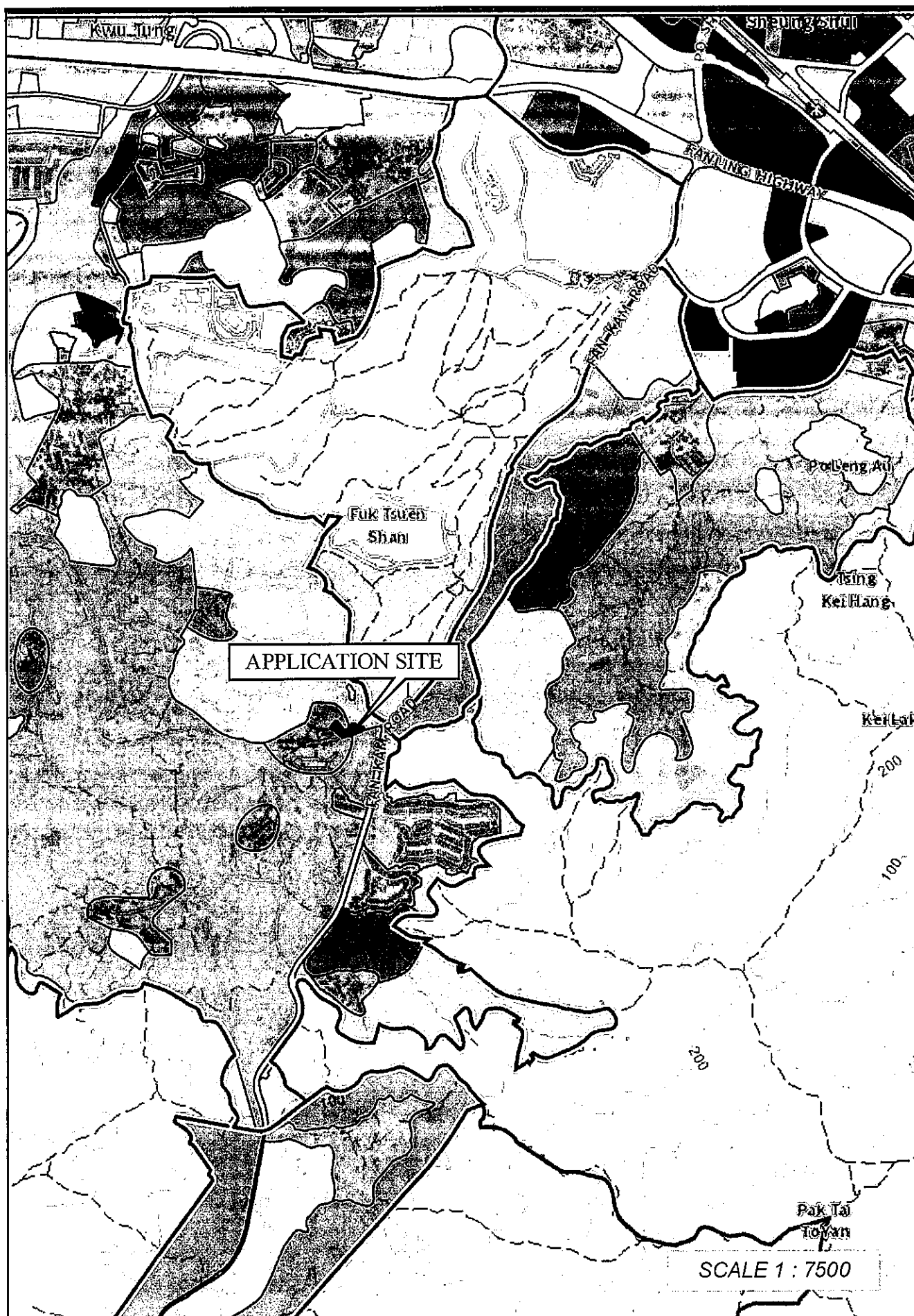
11:00 - 12:00	0	0	0	0	0
12:00 - 13:00	0	2	0	0	2
13:00 - 14:00	2	2	0	0	4
14:00 - 15:00	2	0	0	1	3
15:00 - 16:00	0	0	1	0	1
16:00 - 17:00	0	0	0	0	0
17:00 - 18:00	0	0	0	0	0
18:00 - 19:00	0	4	0	1	5
<p>以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。</p>					

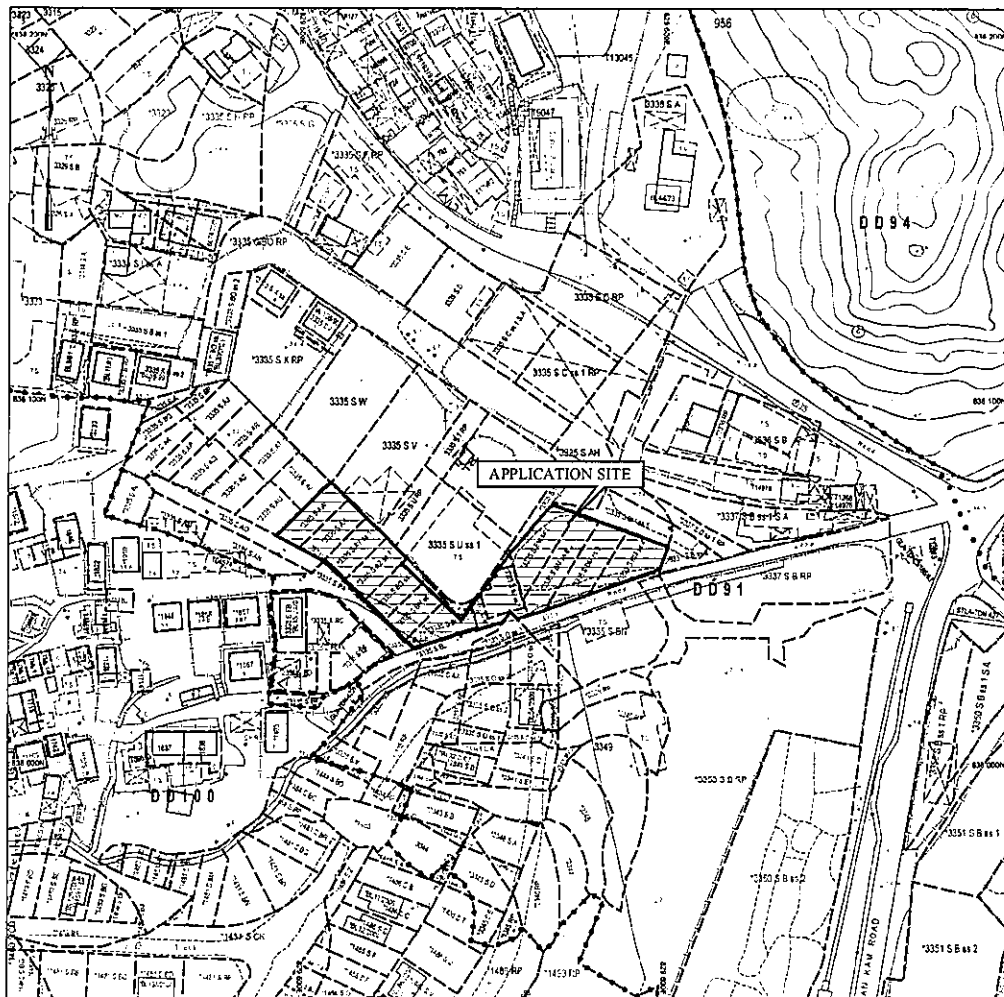
申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會使用公共廣播系統、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。申請人無意永遠作標題的發展，假使政府就現實需要於鄉事發展，擬議發展便會自然地消失。申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此申請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。敬希城規會能接受這份合乎情理的申請，並予以批准。

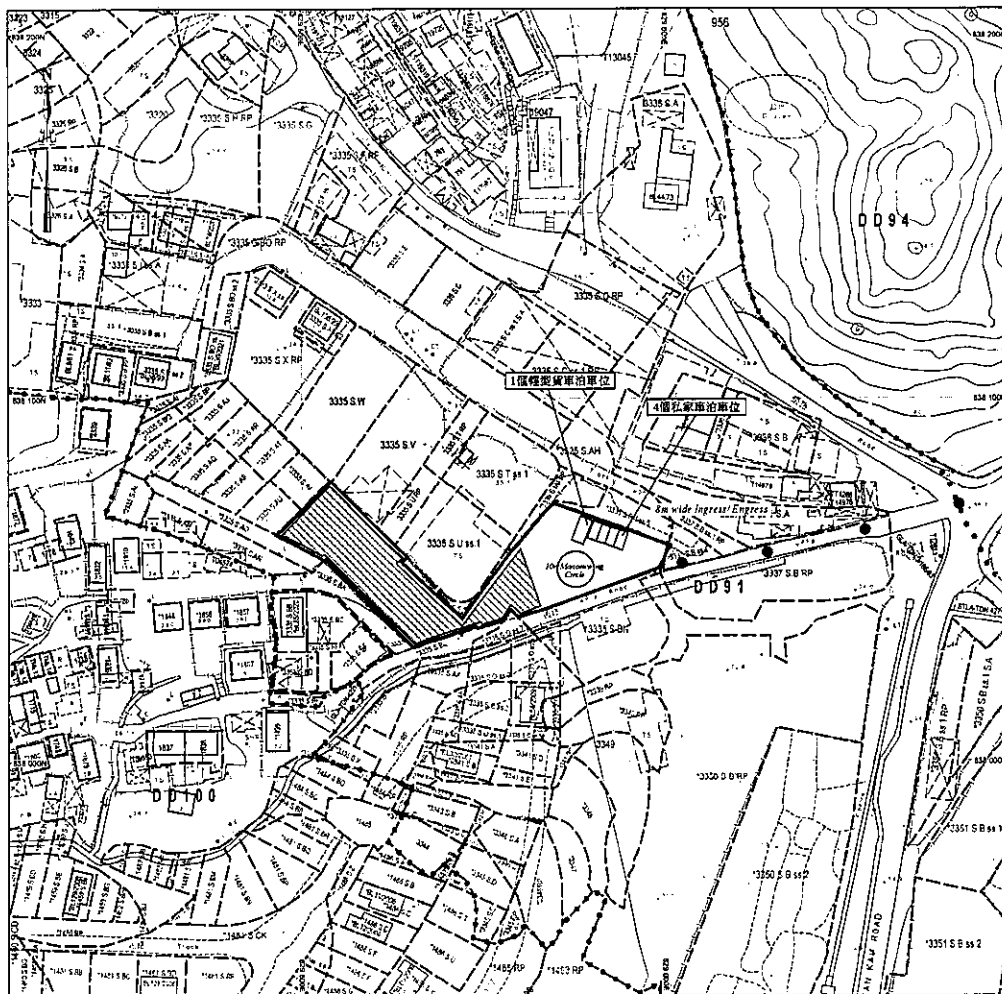
場地大綱圖





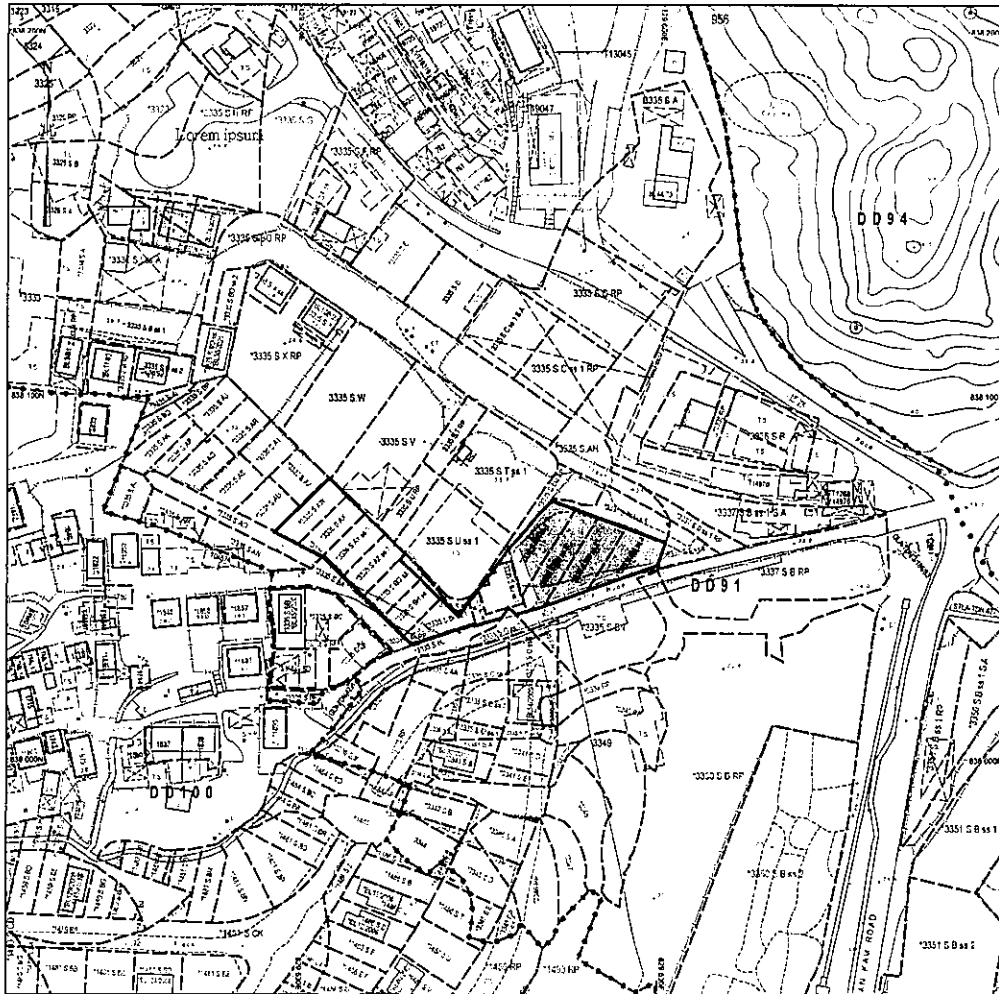
場地位置圖

SCALE 1 : 1000



場地設計圖

耕作區
行車路線
SCALE 1:1000



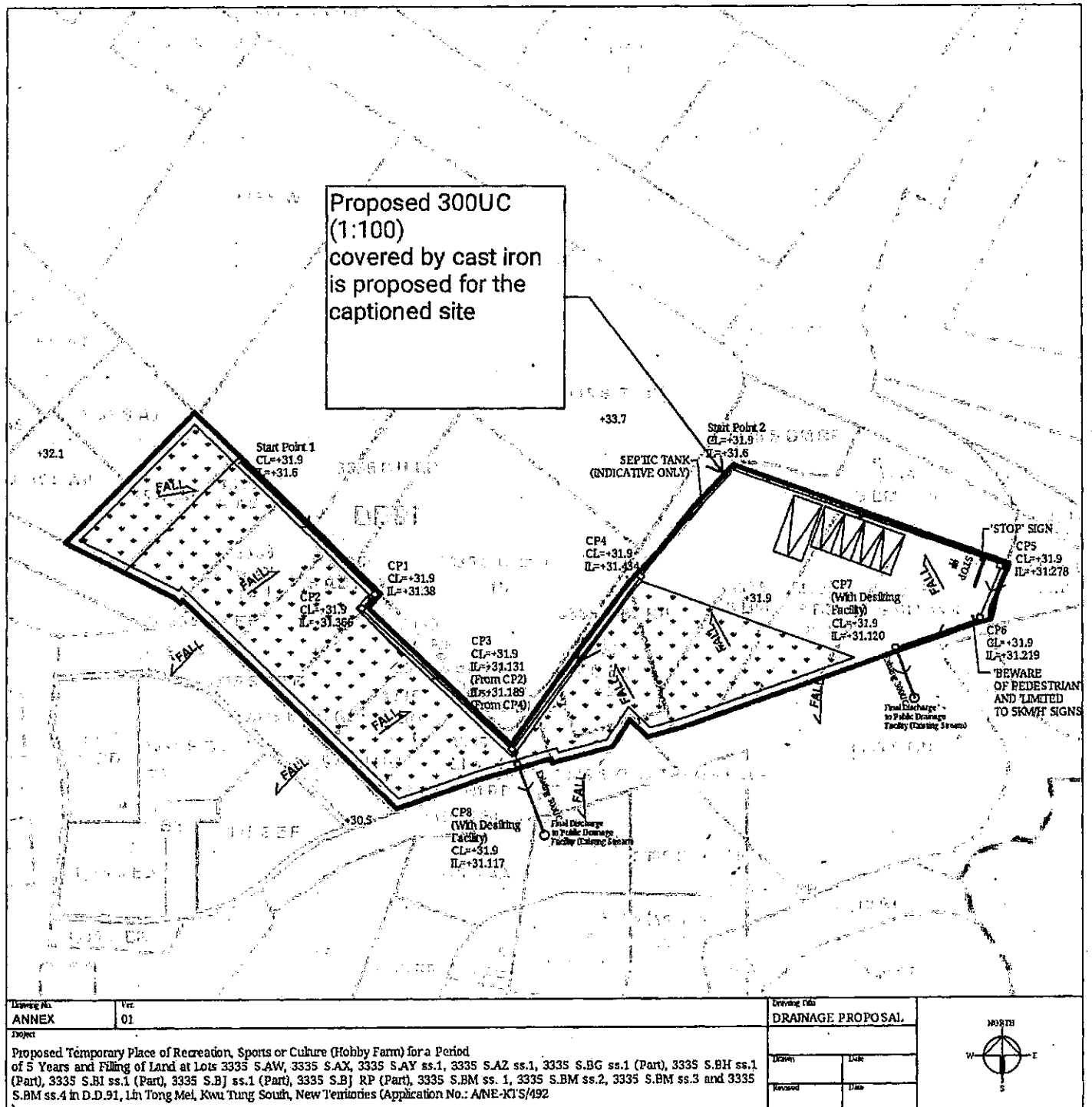
填土位置圖

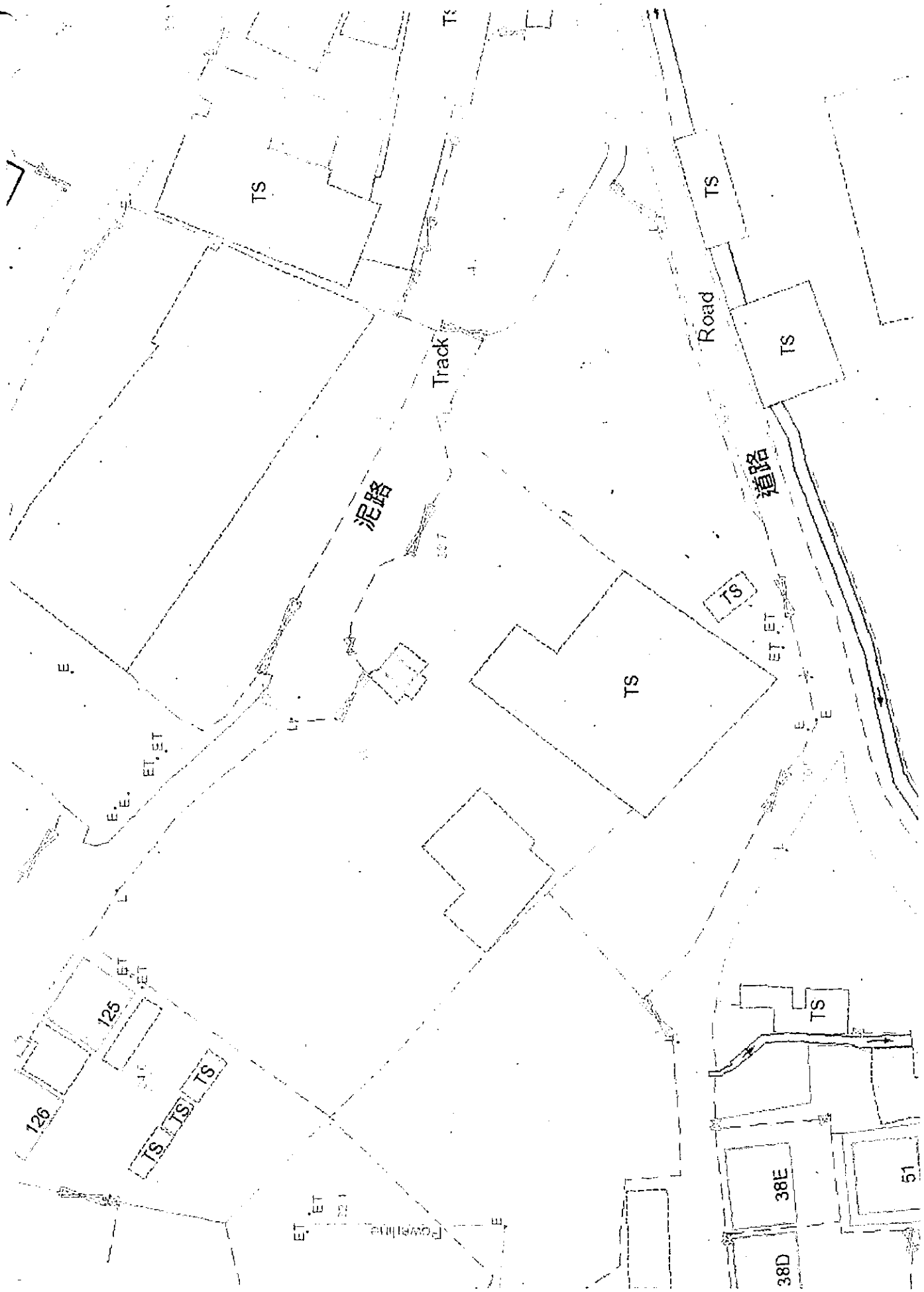
填土面積:約593平方米
厚度:約0.2米
填土物料:泥綠土

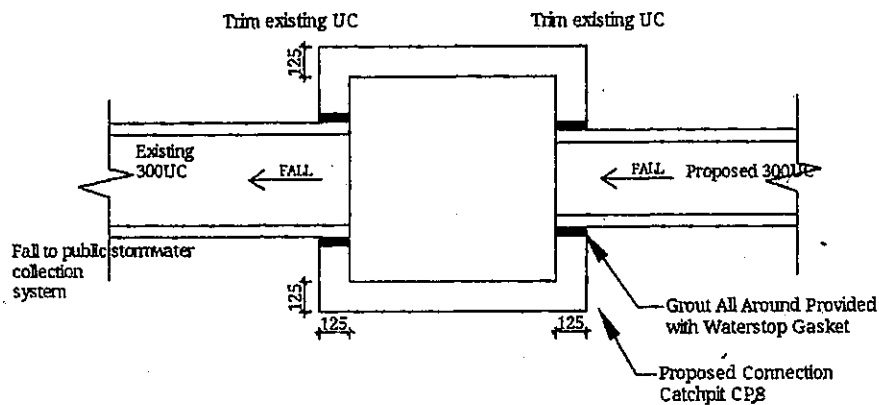
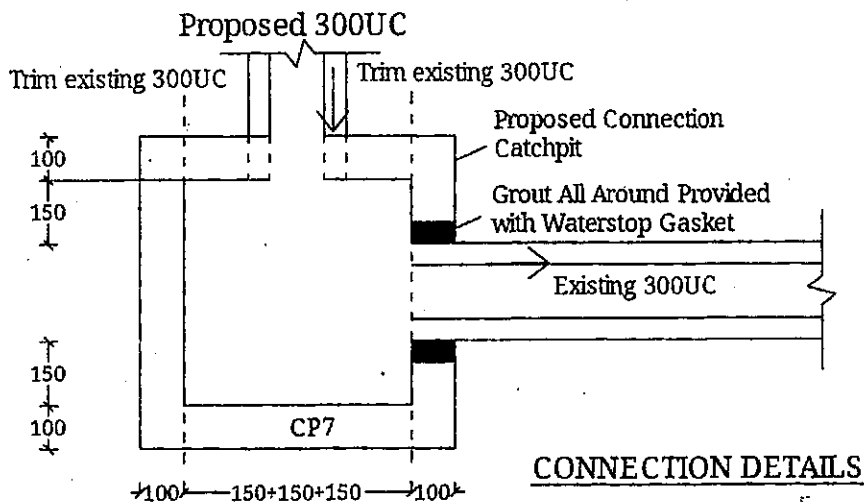
填土位置

SCALE 1 : 1000

O







Drawing No. ANNEX	Ver. 02	Drawing Title Connection Detail	<div style="text-align: center;"> NORTH W E S </div>
Project		Drawn	
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land at Lots 3335 S.AW, 3335 S.AX, 3335 S.AY ss.1, 3335 S.AZ ss.1, 3335 S.BG ss.1 (Part), 3335 S.BH ss.1 (Part), 3335 S.Bi ss.1 (Part), 3335 S.Bj ss.1 (Part), 3335 S.Bj RP (Part), 3335 S.BM ss. 1, 3335 S.BM ss.2, 3335 S.BM ss.3 and 3335 S.BM ss.4 in D.D.91, Lin Tong Mei, Kwai Tung South, New Territories (Application No.: A/NE-KTS/492)		Date 13.12.2021	
		Revised	Date 13.12.2021

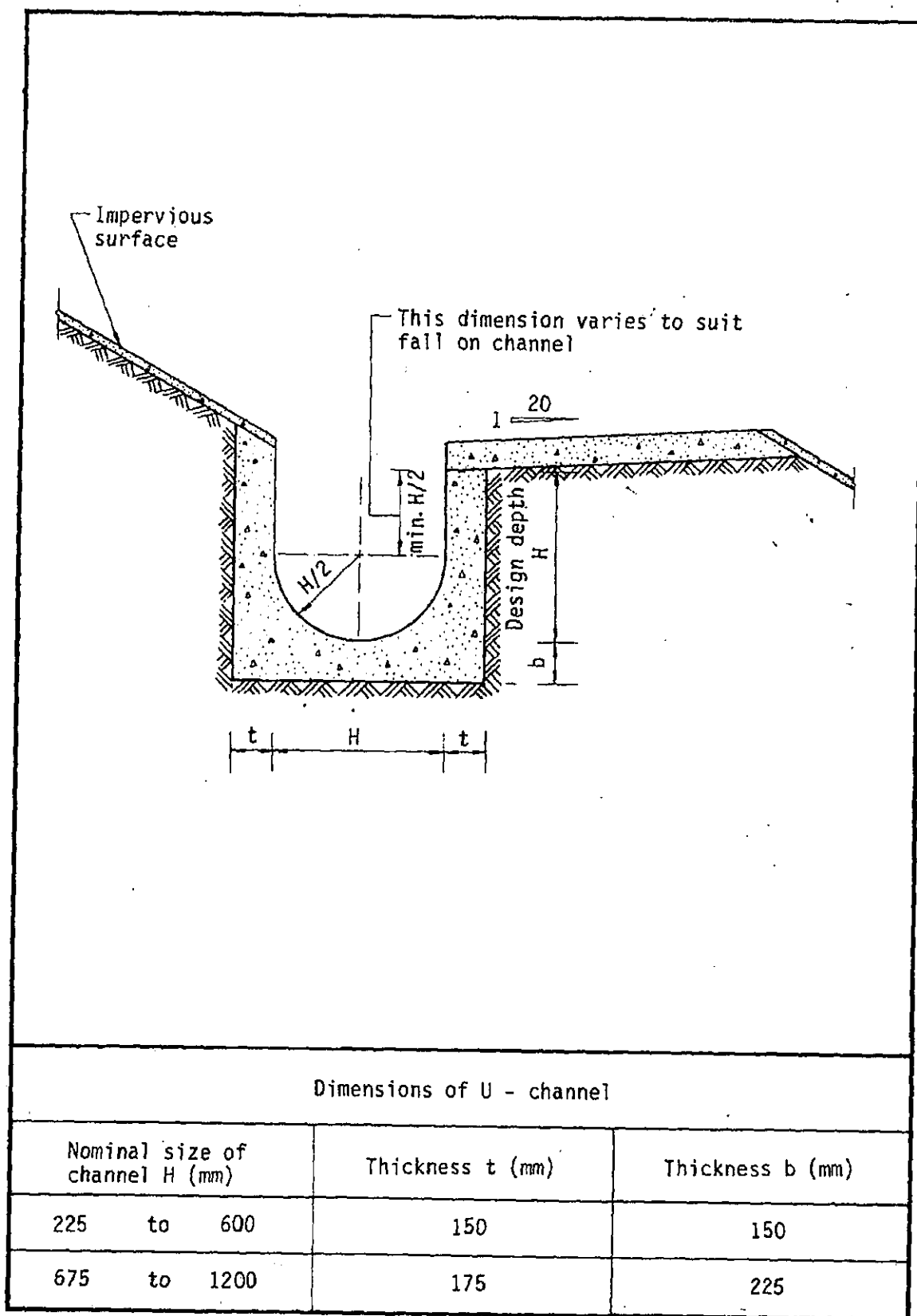


Figure 8.11 - Typical U-channel Details

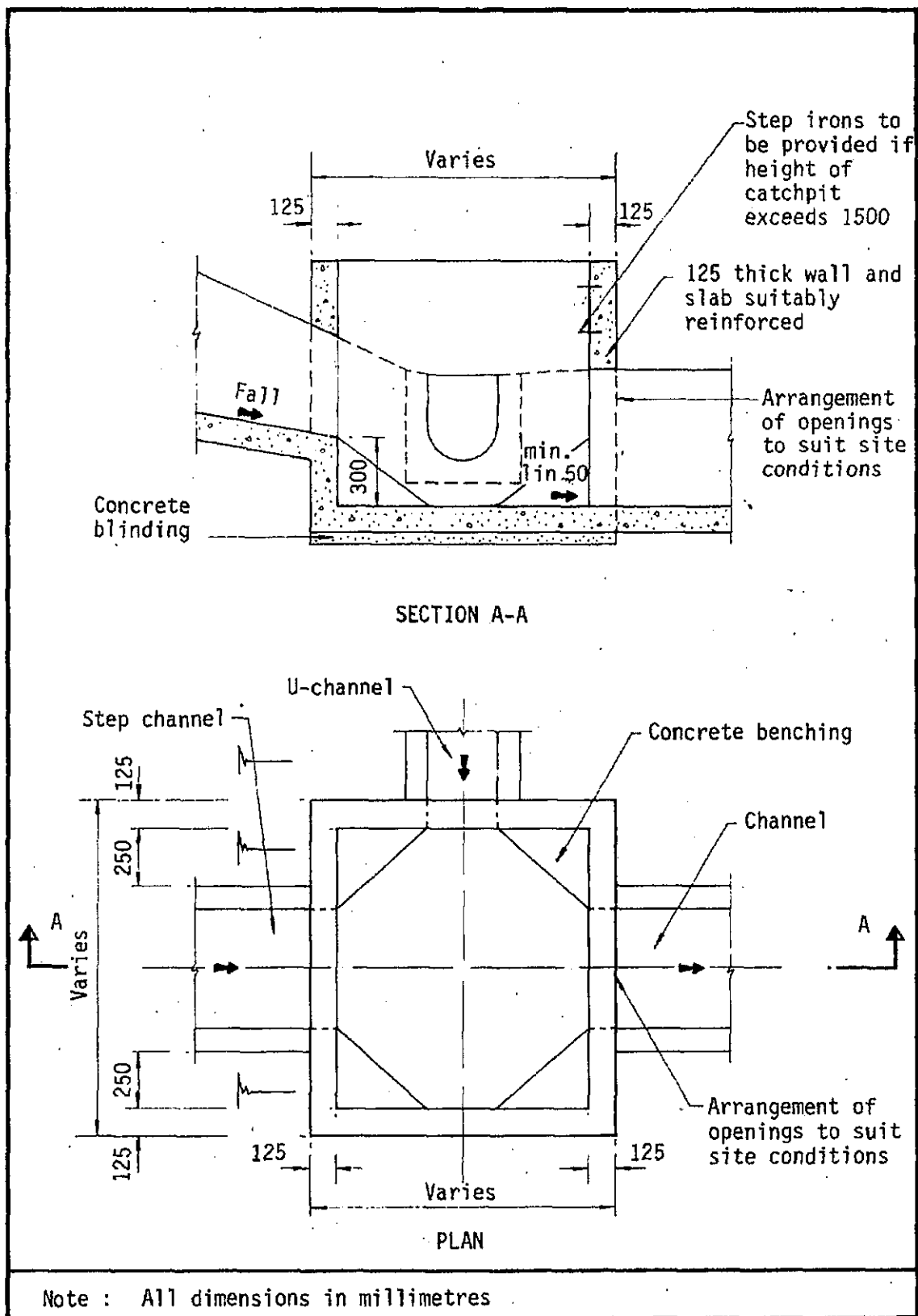
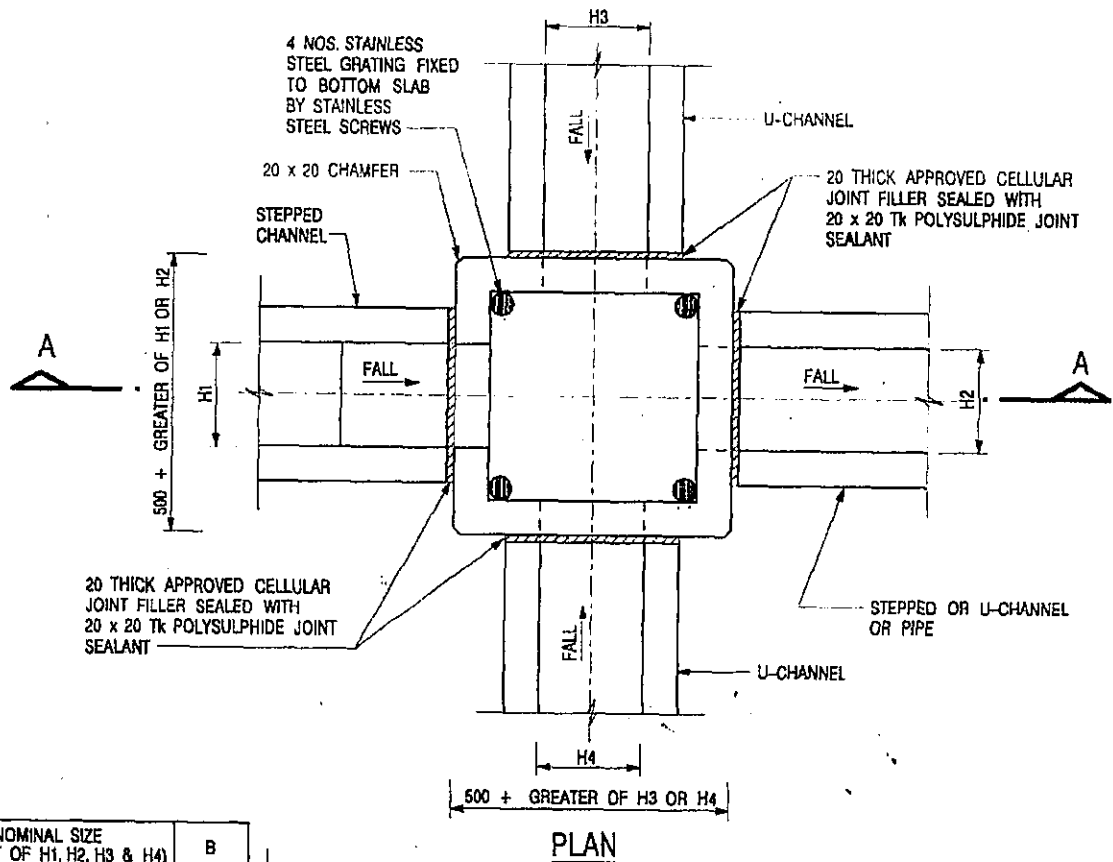
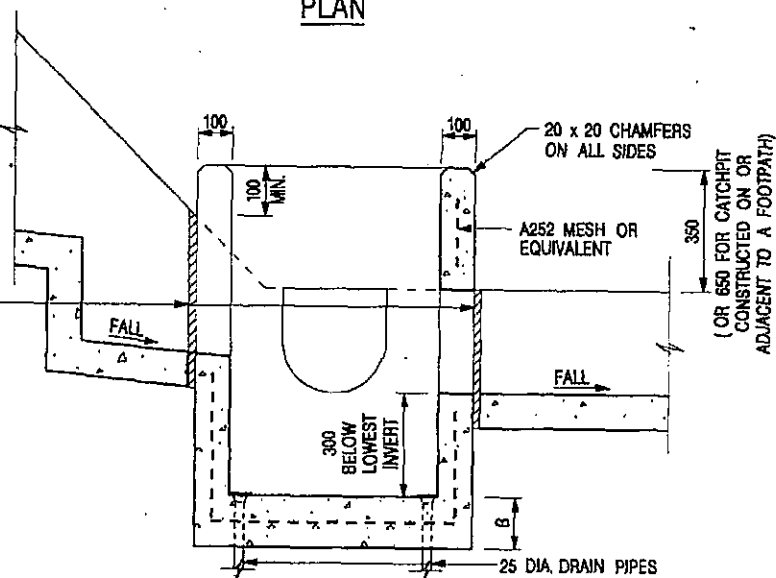


Figure 8.10 - Typical Details of Catchpits



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




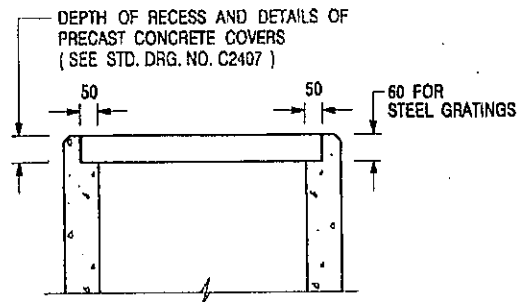
SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /2

APPENDIX: SITE PHOTO



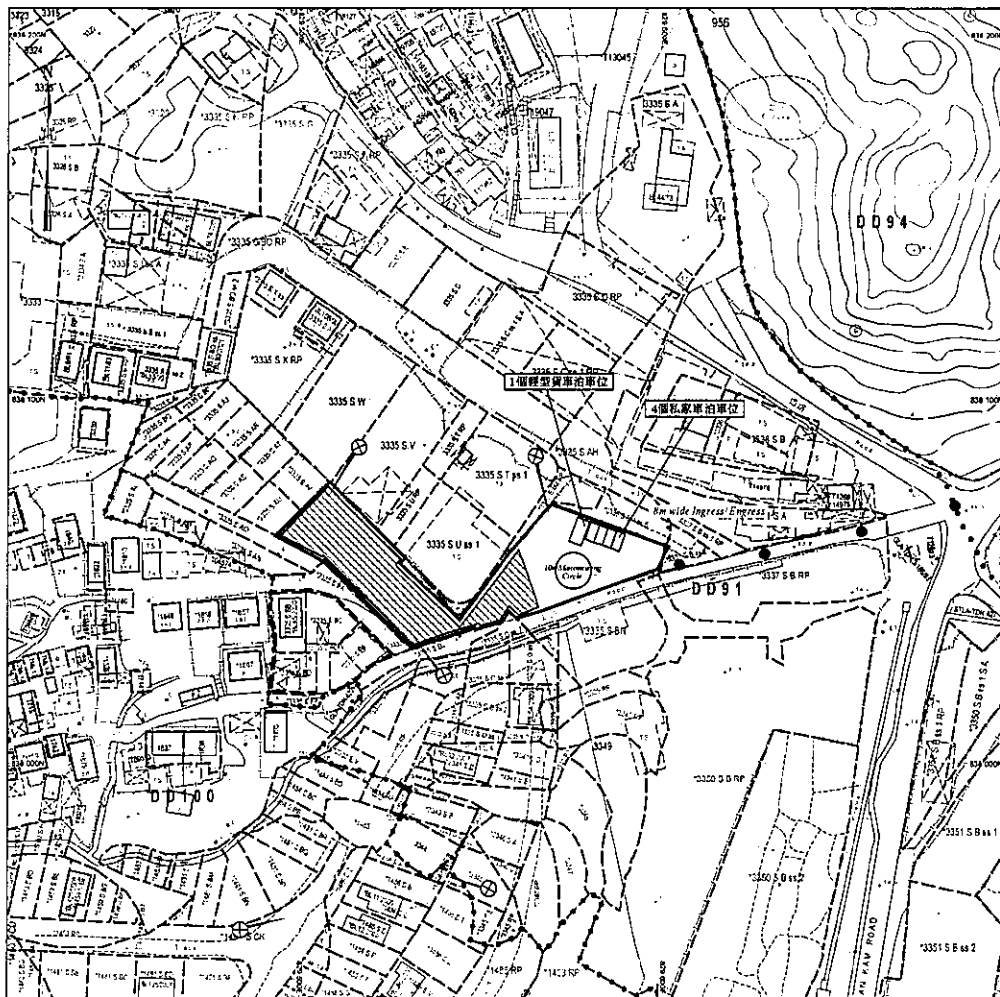
VIEW1 EXISTING 300UC



VIEW2 EXISTING 300UC



VIEW3 Final Discharge Point



消防裝置建議計劃圖

四公斤乾粉滅火筒

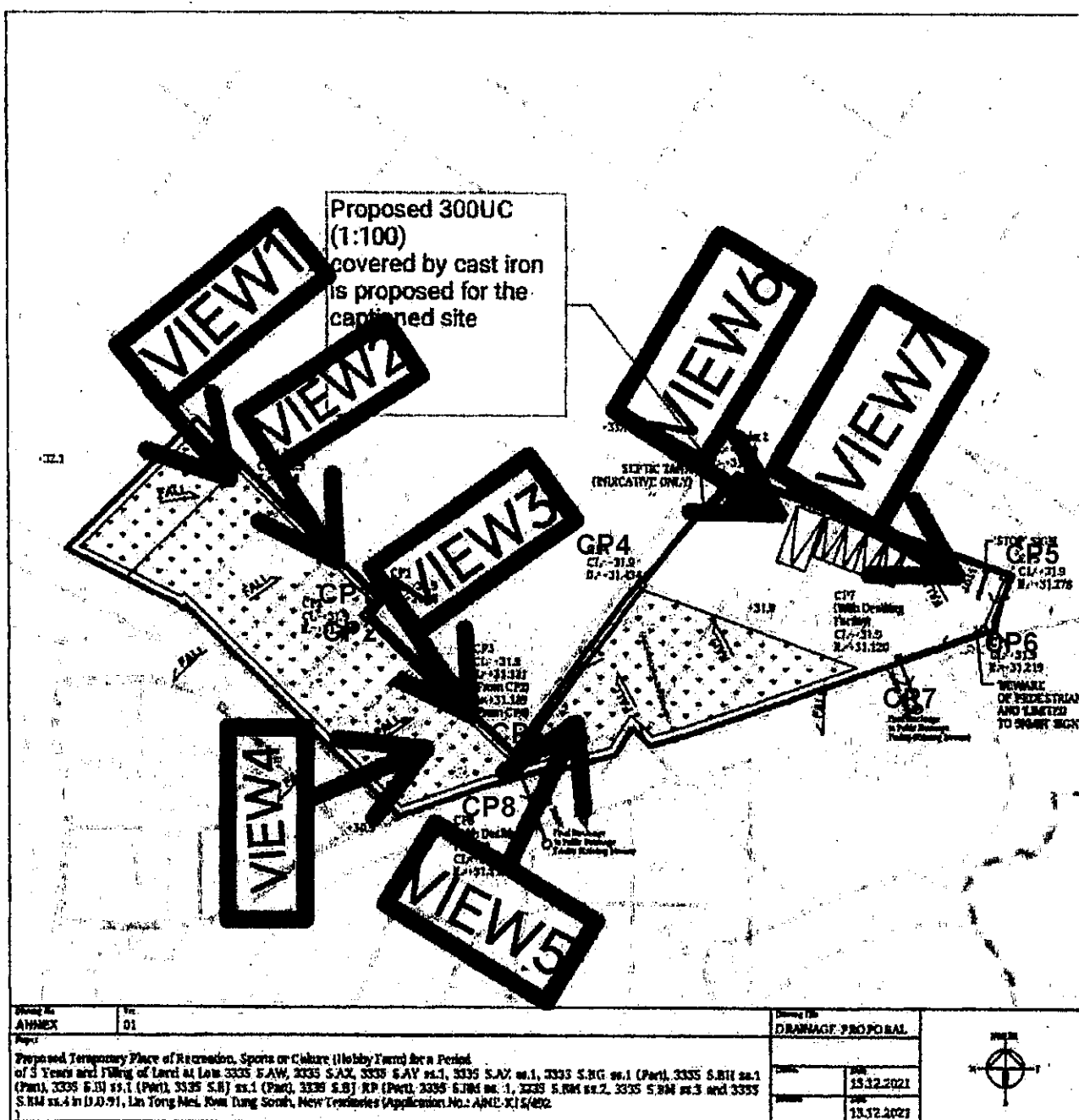
共安裝三支四公斤乾粉滅火筒，位置分別於場地四圍，每隔約40米安裝一支四公斤乾粉滅火筒，場地面積約1860平方米，並沒有構造物，純粹作臨時廣設文娛場所（休閒農場），基於以上條件，申請人建議在申請範圍內安裝三支四公斤乾粉滅火筒。

耕作區

行車路線

SCALE 1 : 1000

0





VIEW4



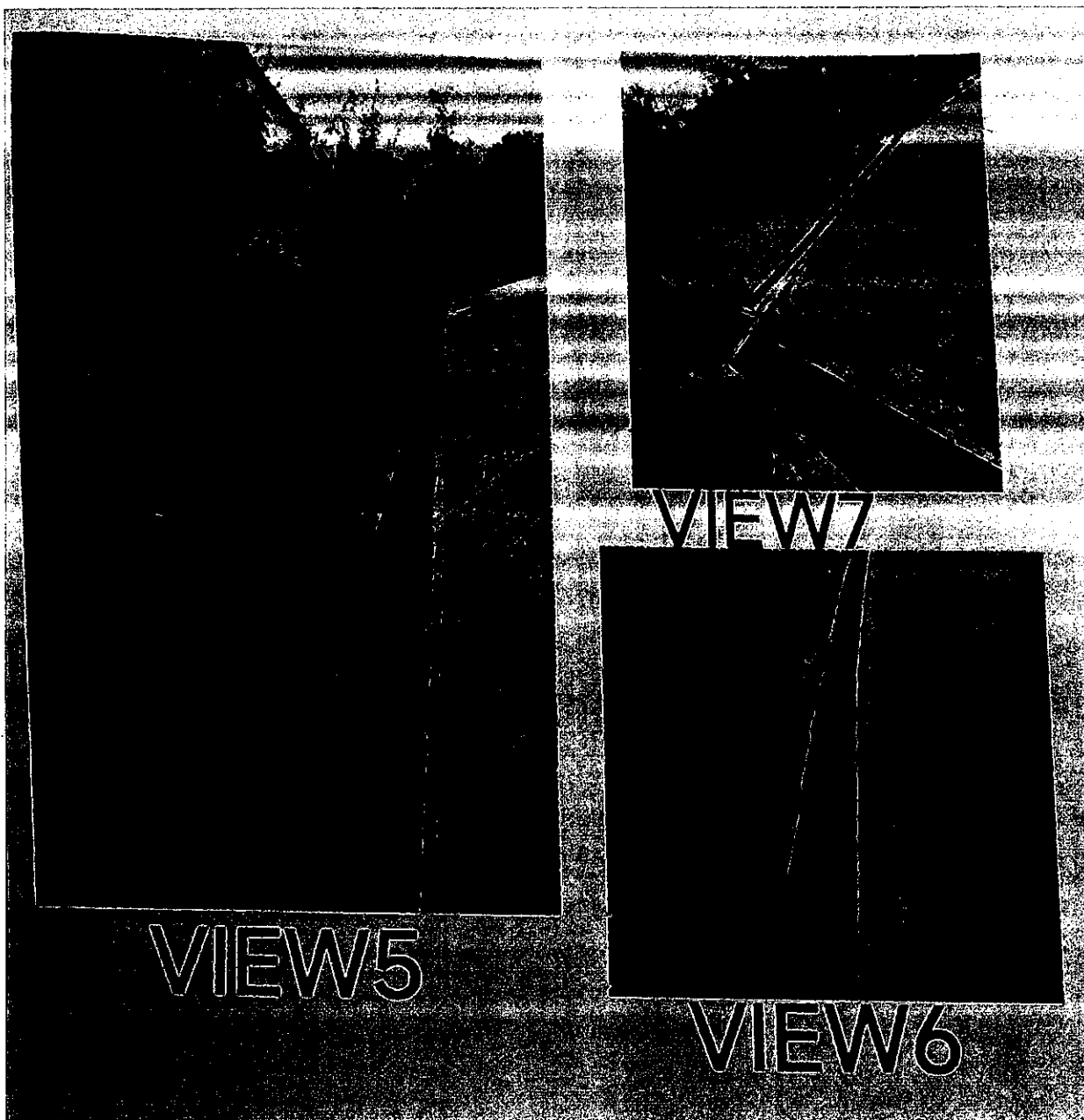
VIEW3



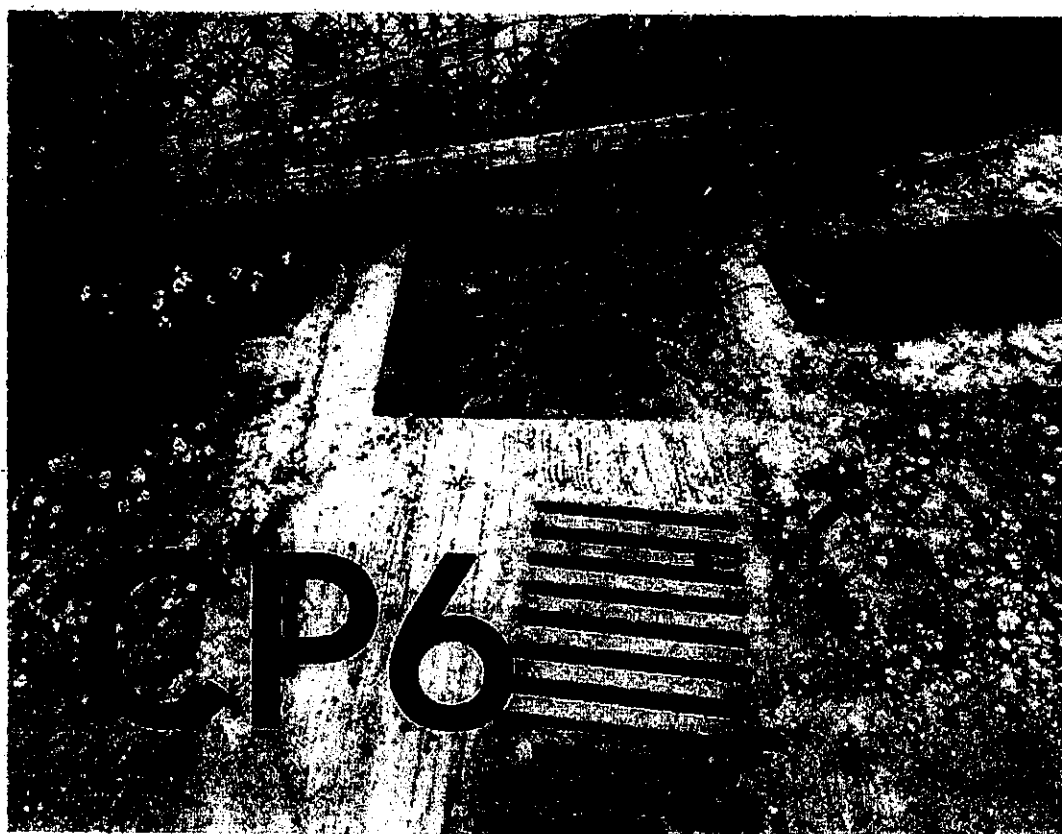
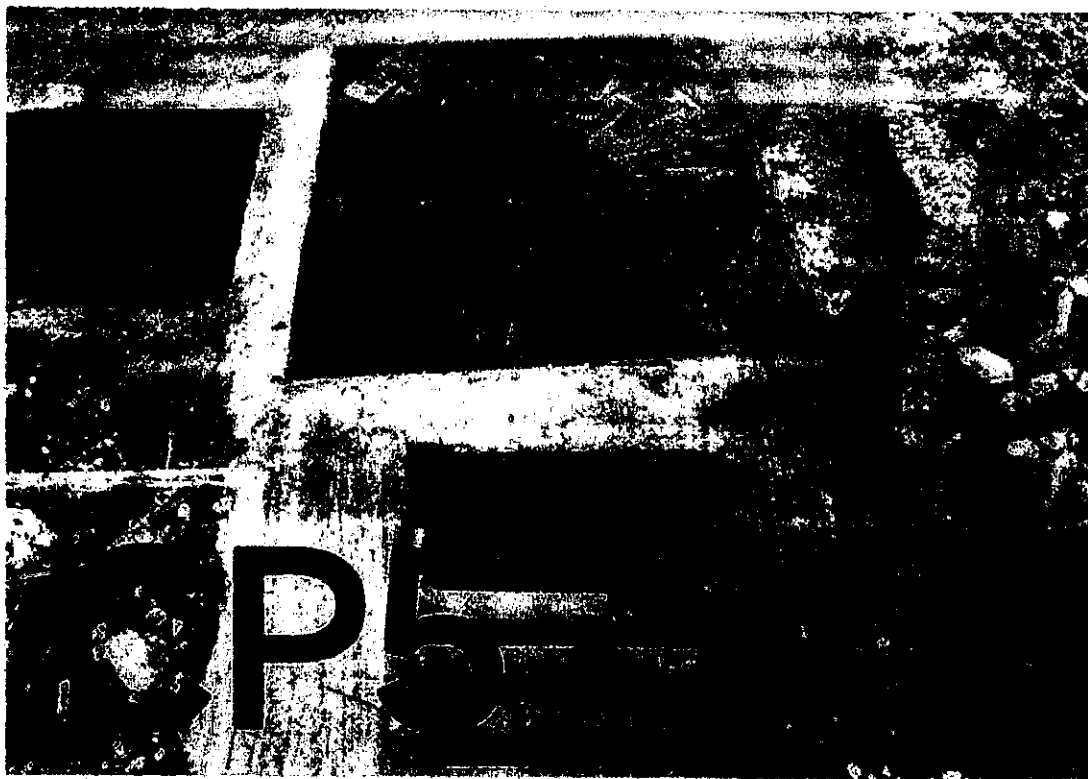
VIEW2

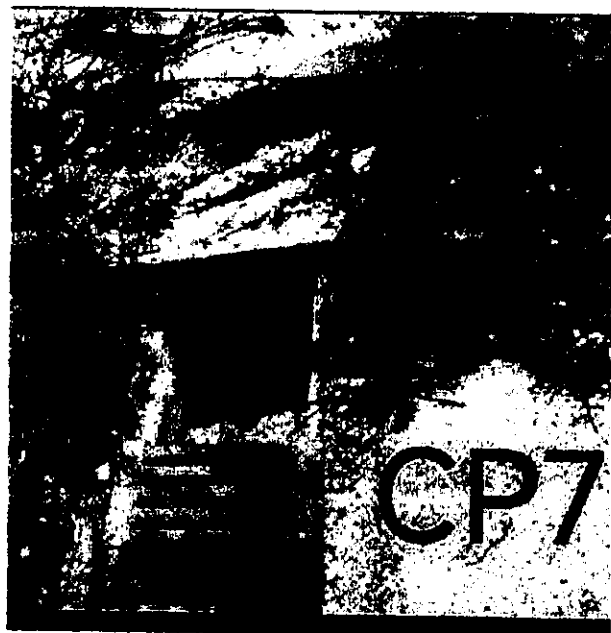


VIEW1









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

From: 陳灝然 <[REDACTED]>
Sent: 2025-08-22 星期五 10:32:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: A/NE-KTS/563 補充資料
Attachment: 排水狀況記錄.pdf; 申請理由.pdf

敬啟者

此電郵取代今日 09:18 發出的電郵。

就上述檔案，現提交補充資料。

孖寶休閒農莊

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

From: 陳灝然 <[REDACTED]>
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Subject: A/NE-KTS/563 進一步資料
Attachment: 行車路線圖.pdf

敬啟者

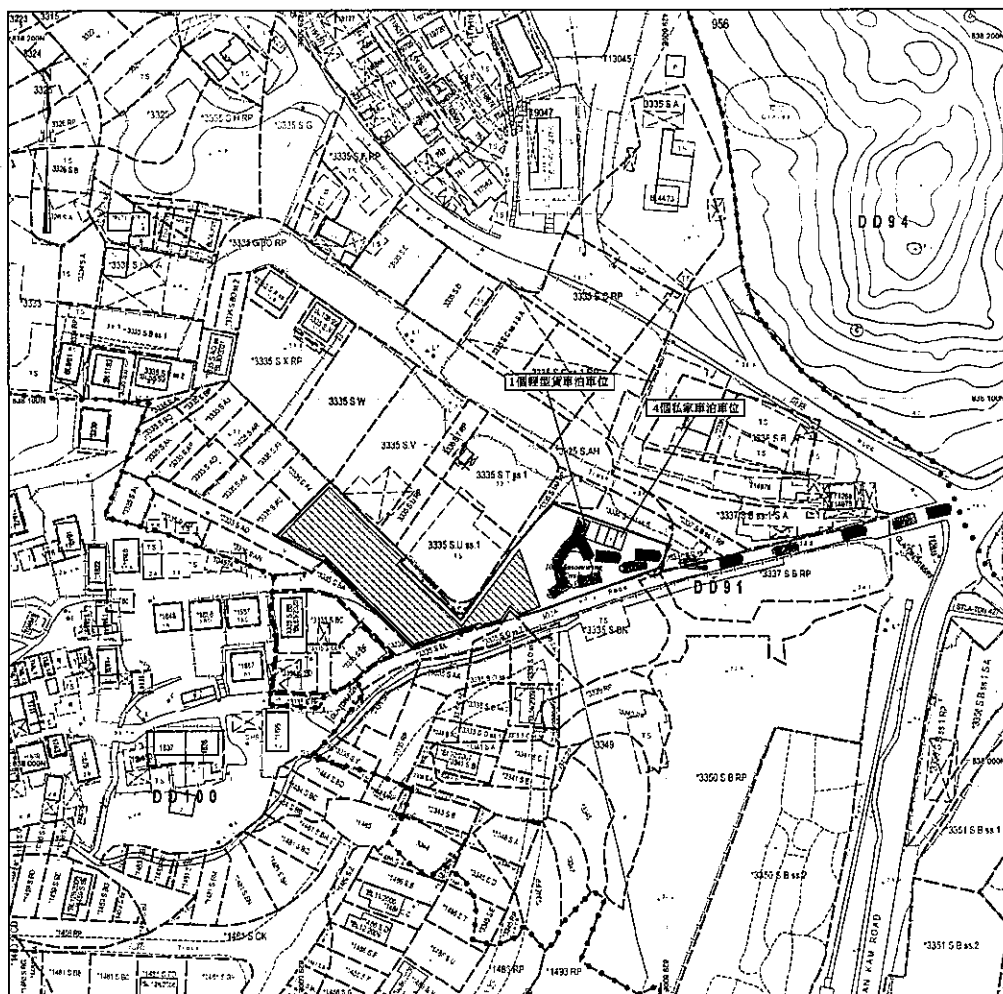
就上述檔案，現提交進一步資料。

第一，附件為行車路線圖，可作參考。

第二，出入口會安裝大門，闊度約 8 米，大門於營業時間是不會關閉的，直至下午七時才會關閉。另外，場地設置的是電動閘門，可遙距控制大門的開關，因此不可能會有車輛於公共道路排隊。

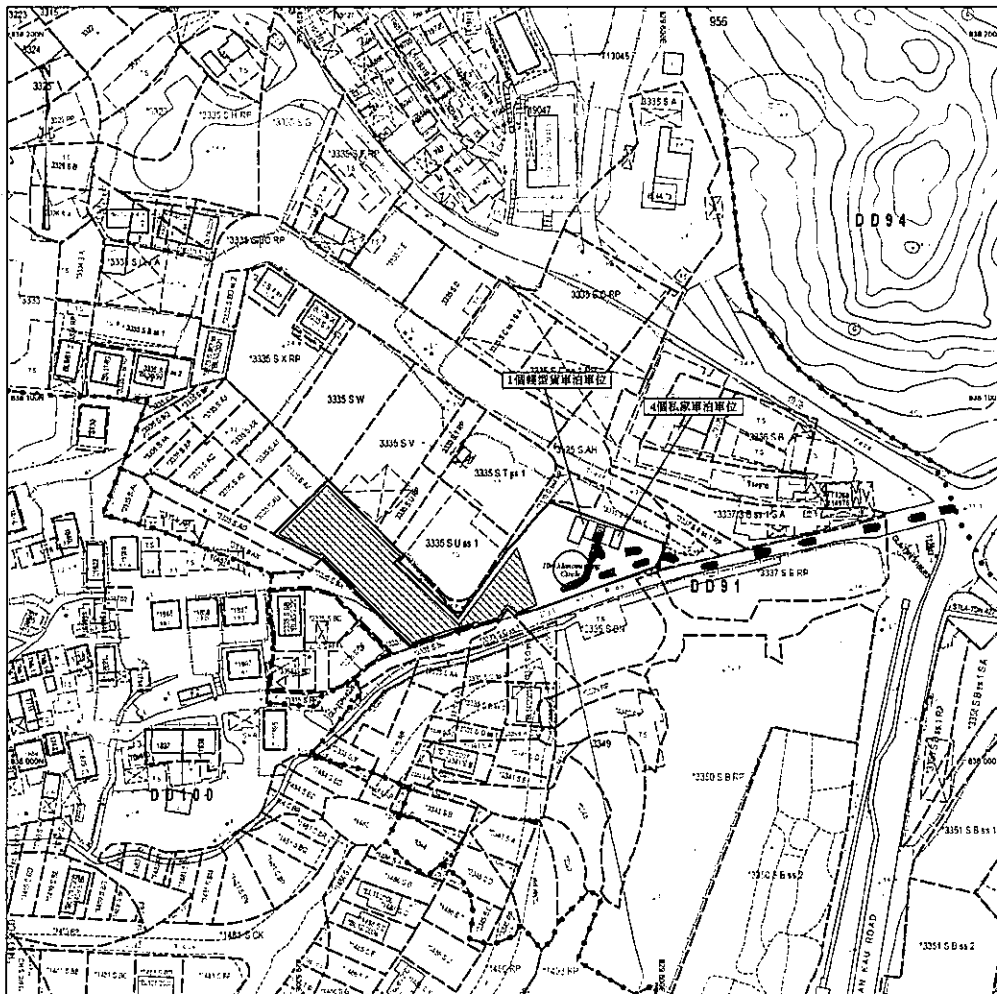
第三，車量管制及行人安全方面，現場會有職員協助疏導車流量。申請人會於車輛進出時分派兩名職員進行車管制，分別分派於場內大門及粉錦公路的位置，並提供對講機，指揮出入，避免影響公共道路及加強行人安全，杜絕車輛於公共道路排隊的機會。

第四，行車通道方面，申請場地與粉錦公路之間的通道屬私人土地，申請人已取得有關土地的業主同意獲准許使用。申請人會與各地段業主，共同負責行車通道的管理、維修及補養工作。



行車路線圖(輕型貨車)

SCALE 1 : 1000



行車路線圖(私家車)

SCALE 1 : 1000

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

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Sent: 2025-10-03 星期五 15:32:21
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Cc: [REDACTED]
Subject: A/NE-KTS/563 補充資料
Attachment: SWEPT PATH ANALYSIS.pdf

敬啟者

此電郵取代 10 月 2 日 18:46 及 10 月 3 日 12:55 發出的電郵。

就上述檔案，現提交補充資料以回應部門意見及作進一步澄清。

規劃署

申請地點設有 4 個私家車泊車位（每個面積 5 米 x 2.5 米）及 1 個輕型貨車泊車位（每個面積 7 米 x 3.5 米），作補給物資。場地主要由附近居民營運，因此場地職員會以步行方式進出申請場地。

此外，4 個私家車泊車位是預留給訪客的，場地實施預約制模式，即訪客需於早一天預約車位，故不會出現排隊輪候或阻塞公共道路的情況。一般來說，沒有預約車位的訪客會透過步行或乘搭交通工具的方式進出申請場地。

另外，在同一申請地點曾批給過一個規劃申請：A/NE-KTS/492，當時規劃申請的用途、申請範圍與是次申請一致，但佈局及構築物數量則不同。A/NE-KTS/492 因未完成其中一項附帶條件，落實消防裝置建議而被撤銷。

A/NE-KTS/492 的規劃申請中有構築物的存在，因此申請人向地政署遞交短期豁免書申請，地政署於 2023 年拒絕了我們的申請。由於不能搭建上蓋，因此我們沒法完成附帶條件－落實消防裝置建議。

於是，我們再一次遞交規劃申請，是次提交的規劃申請並沒有任何構築物，如是次的規劃申請獲城規會批給，申請人承諾會履行所有附帶條件，包括消防裝置建議及落實消防裝置建議。

地政署

是次規劃申請的地點為：新界古洞南蓮塘尾丈量約份第 91 約地段第 3335 號 AW 分段、第 3335 號 AX 分段、第 3335 號 AY 分段第 1 小分段、第 3335 號 AZ 分段第 1 小分段、第 3335 號 BG 分段第 1 小分段(部分)、第 3335 號 BH 分段第 1 小分段(部分)、第 3335 號 BI 分段第 1 小分段(部分)、第 3335 號 BJ 分段第 1 小分段(部分)、第 3335 號 BJ 分段餘段(部分)、第 3335 號 BM 分段第 1 小分段、第 3335 號 BM 分段第 2 小分段、第 3335 號 BM 分段第 3 小分段及第 3335 號 BM 分段第 4 小分段。

申請人已得悉丈量約份第 91 約地段第 3335 號 U 分段第 1 小分段的構築物佔領到申請範圍的地段，即以上有底線的地段，但我們的規劃申請是以部分地段作申請，而非整個地段，因此我們的規劃申請並不涉及任何構築物。

同時，我們亦會通知業主有關事項，讓地段第 3335 號 U 分段第 1 小分段的經營者注意有關事宜。

運輸署

第一，附件為 SWEPT PATH ANALYSIS，可作參考。

第二，出入口會安裝大門，闊度約 8 米，大門於營業時間是不會關閉的，直至下午七時才會關閉。另外，場地設置的是電動閘門，可遙距控制大門的開關，因此不可能會有車輛於公共道路排隊。

第三，車量管制及行人安全方面，現場會有職員協助疏導車流量。申請人會於車輛進出時分派兩名職員進行車管制，分別分派於場內大門及粉錦公路的位置，並提供對講機，指揮出入，避免量影響公共道路及加強行人安全，杜絕車輛於公共道路排隊的機會。

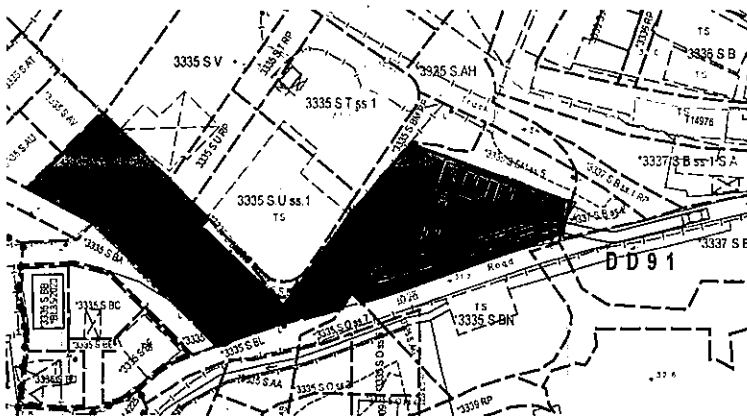
第四，行車通道方面，申請場地與粉錦公路之間的通道部分屬私人土地，部分屬官地範圍。有關私人土地方面，由場地使用者即申請人與業主管理，並非由運輸署。申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。

至於官地範圍，當申請人已向城規會遞交規劃申請時，規劃署及城規會會向各個有關政府部門作出諮詢，相信涉及的部門已收到通知，若相關部門不反對此規劃申請，即不反對申請人通過官地進出其私人地方。

孖寶休閒農莊

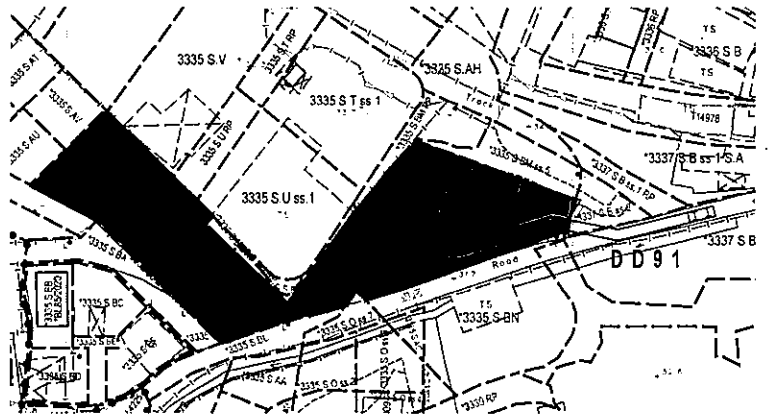
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



LEGEND

- PARKING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE
- 8M WIDE INGRESS / EGRESS
- APPLICATION SITE

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

From: 陳灝然 <[REDACTED]>
Sent: 2025-10-06 星期一 10:29:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: A/NE-KTS/563 補充資料

敬啟者

就上述檔案，現提交補充資料。

場地用作臨時康體文娛場所（休閒農場）及相關的填土工程（為期 5 年），場地不會因為此用途而進行斬樹活動，申請人會保護及保育現場所有樹木。

孖寶休閒農莊

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

The relevant assessment criteria are as follows:

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

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/492	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021 [revoked on 12.8.2024]

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no comment to the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the application from nature conservation perspective; and
- it is noted that a previous planning application at the same site with the same proposed use was approved with conditions by the Rural and New Town Planning Committee.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental perspective;
- from the information submitted by the applicant, heavy vehicle and dusty operation will not be involved in the proposed use. No source of sewage generation (e.g. toilets, car washing facilities etc.) will be involved;
- no environmental complaint was received against the Site in the past three years; and
- advisory comments are at **Appendix V**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection to the application from public drainage viewpoint;

- it is noted that the condition regarding submission and implementation of drainage proposal had been complied in the previous application under A/NE-KTS/492; and
- advisory comments are at **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no comment on the application and the inclusion of fire services-related approval conditions is deemed not necessary.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of November 2024, the Site is located in an area of rural inland plains landscape character comprising temporary structures, farmlands, village houses, vacant lands and scattered tree groups. Fanling Golf Course is located to the northeast of the Site. The proposed use is considered not incompatible with the landscape setting in the proximity;
- with reference to site photos of August 2025 and the aerial photo of November 2024, dense coverage of self-seeding vegetation is observed within the Site. With reference to the application form and the Landscape Plan of the submission, the proposed use will not involve felling of trees. Significant adverse landscape impact within the Site from the proposed use is not anticipated; and
- advisory comments are at **Appendix V**.

7. **District Officer's Comments**

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

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

8. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (North), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Construction, Water Supplies Department;

- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (b) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to resolve the right-of-way issue, if any, within the Site with concerned parties;
- (e) to note the comments of the District Lands Officer/North, Lands Department that the applicant shall comply with all the land filling requirements imposed by relevant Government departments. Government Land shall not be disturbed unless with prior approval;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
 - (ii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:

- (i) the applicant shall provide a set of updated as-built drawings to reflect the actual condition of the completed drainage works for DSD's record;
 - (ii) DSD shall conduct a site inspection to verify the latest condition of the drainage works upon approval of the application; and
 - (iii) the applicant shall maintain the drainage works properly and rectify the system if any of them is found to be inadequate or ineffective during operation;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) site formation works are building works under the control of the Buildings Ordinance (BO). Before the filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;
 - (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 UBW under the BO and should not be designated for any proposed use under the captioned application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) 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 Building (Planning) Regulations;
 - (v) the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
- (i) existing water mains will be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of any diversion shall be borne by the applicant; and the applicant shall submit all the relevant proposals to his department for consideration and agreement before the works commence;

(iii) if diversion is not required, the following conditions shall apply:

- (1) existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (6) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains;
- (l) 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 under the mentioned document shall approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They shall 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.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

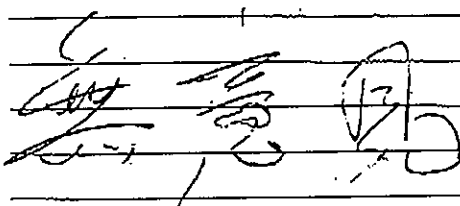
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-KTS/563

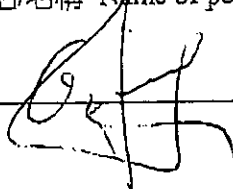
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2025-9-1

From: [REDACTED]
Sent: 2025-09-15 星期一 03:48:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KTS/563 Lin Tong Mei GB

Dear TPB Members,

492 approved 12 Mar 2021 and subsequently granted a staggering 14 extensions of time.

Four years later a drainage plan has been provided, but no insurance that it will be implemented.

In view of the procrastination and the suspicious filling in of almost 600sq.mts to park a mere 5 vehicles, there is no justification to approve a further 5 years.

Any approval should be limited to ensure that conditions will actually be implemented.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 8 December 2020 3:51 AM HKT
Subject: A/NE-KTS/492 Lin Tong Mei GB

A/NE-KTS/492

Lots 3335 S.AW, 3335 S.AX, 3335 S.AY ss.1, 3335 S.AZ ss.1, 3335 S.BG ss.1 (Part), 3335 S.BH ss.1 (Part), 3335 S.BI ss.1 (Part), 3335 S.BJ ss.1 (Part), 3335 S.BJ RP (Part), 3335 S.BM ss. 1, 3335 S.BM ss.2, 3335 S.BM ss.3 and 3335 S.BM ss.4 in D.D. 91, Lin Tong Mei, Kwu Tung South
Site area : About 1,869sq.m
Zoning : "VTD" and "Green Belt"
Applied use : Hobby Farm / **Filling of Land / 5 Years / 5 Vehicle Parking**

Dear TPB Members,

Part of the site was Application 419 for parking that was withdrawn. However it is clear from Google maps that the operation went ahead and the GB section was paved over.

This is clearly a 'Destroy to Build' application. The immediate area has all been trashed. Hobby Farm, seriously?

Members must ask why the unapproved activity was allowed and why enforcement action was not taken to prosecute operator and have the GB restored.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, July 26, 2016 1:04:48 AM

Subject: A/NE-KTS/419 Lin Tong Mei Parking on GB

A/NE-KTS/419

Lots in D.D. 91 and adjoining Government Land, Lin Tong Mei, Kwu Tung South

Site area : About 1,456.4 m² Includes Government Land of about 58.2 m² (Lots 3335 RP (Part), 3337 S.B ss.1 S.A (Part) and 3337 S.B RP (Part))

Zoning : "Green Belt"

Applied Use : Public Vehicle Park 35 vehicles

Dear TPB Members,

In 2005 an application to build two houses on this GB site was rejected.

The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zoning for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention.

The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments affects the natural landscape.

TPB by granting approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise, is part of the problem. Parking facilities should be accommodated underground or in multi-storey buildings with Japanese style vehicle lifts.

This application must be rejected as approval would set an undesirable precedent.

Mary Mulvihill

