

23 SEP 2025
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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
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

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

2501844

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by Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/13
	Date Received 收到日期	23 SEP 2025

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

1. Name of Applicant 申請人姓名/名稱

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

金聯建築工程有限公司
GOLDLINK CONSTRUCTION ENGINEERING LIMITED

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

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

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)	新界文錦渡蓮麻坑路丈量約份第90約地段第467號A分段 (部份) 及第468號 Lots 467 S.A (Part) and 468 in D.D. 90, Lin Ma Hang Road, Man Kam To, 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	☒ Site area 地盤面積 1500 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 120 sq.m 平方米 ☒ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	文錦渡分區計劃大綱草圖編號S/NE-MKT/6 DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6
(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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 28/07/2025 (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 _____ (DD/MM/YYYY)[&]
於 12/08/2025 (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所（休閒農場）及相關填土工程（為期3年） (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	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1380sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 120sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	 5
Proposed domestic floor area 擬議住用樓面面積	 0sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 120sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 120sq.m ☒ 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)	
..... Please refer to list of Structures	
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	 2
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	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從蓮麻坑路轉入	
	No 否	☐ 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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 500 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.2 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(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 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒

	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)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

12/08/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	新界文錦渡蓮麻坑路丈量約份第90約地段第467號A分段(部份)及第468號 Lots 467 S.A (Part) and 468 in D.D. 90, Lin Ma Hang Road, Man Kam To, New Territories
Site area 地盤面積	1500 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	文錦渡分區計劃大綱草圖編號S/NE-MKT/6 DRAFT MAN KAM TO OUTLINE ZONING PLAN NO. S/NE-MKT/6
Zoning 地帶	Agriculture 「農業」
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated land filling for a Period of 3 Years 擬議臨時康體文娛場所(休閒農場)及相關填土工程(為期3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	0	☐ About 約 ☐ Not more than 不多於	0	☐ About 約 ☐ Not more than 不多於
		Non-domestic 非住用	120	☒ About 約 ☐ Not more than 不多於	0.08	☒ About 約 ☐ Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	0			
		Non-domestic 非住用	5			
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	☐ (Not more than 不多於) m 米		
			0	☐ (Not more than 不多於) Storeys(s) 層		
		Non-domestic 非住用	4	☒ (Not more than 不多於) m 米		
			1	☒ (Not more than 不多於) Storeys(s) 層		
(iv)	Site coverage 上蓋面積	8 % ☒ 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		2		
		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) _____ _____		2 0 0 0 0 0		
(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 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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Site Plan , Location Plan , Paved Ratio Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明） 預計車輛進出流量報告	☒	☐
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。

List of Structures

Structure No.	Usage	Covered Area (m ²)	GFA (m ²)	Proposed Height
1	Shelter (For Parking)	40	40	Not Exceeding 4 m ; 1 Storey
2	Office (Container)	20	20	Not Exceeding 3 m ; 1 Storey
3	Reception (Container)	20	20	Not Exceeding 3 m ; 1 Storey
4	Storage Room (Container)	20	20	Not Exceeding 3 m ; 1 Storey
5	CCTV Room (Container)	20	20	Not Exceeding 3 m ; 1 Storey
Total		120	120	

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界文錦渡蓮麻坑路丈量約份第 90 約

地段第 467 號 A 分段(部份)及第 468 號

臨時康體文娛場所 (休閒農場) 及相關填土工程 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 休閒農莊的營運說明-----P.3
4. 擬議發展計劃的各方面影響-----P.4-5

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，提交有關新界文錦渡蓮麻坑路丈量約份第 90 約地段第 467 號 A 分段(部份)及第 468 號規劃申請，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) 及相關填土工程。
2. 申請地點位於蓮麻坑路附近，在《文錦渡分區計劃大綱草圖編號 S/NE-MKT/6》上劃為「農業」用途。
3. 申請地盤面積為約 1500 平方米，上蓋面積為 120 平方米，露天地方面積為 1380 平方米，上蓋覆蓋率為 8%。
4. 申請地點將會進行填土工程，填土物料為泥凝土，厚度為 0.2 米，主要用作擺放構築物和行人路的用途。
5. 申請地點將設有 5 個構築物，用途及面積請參考 List Of Structure。
6. 申請地點涉及兩個私家車停車位，主要給職員/訪客停泊，停泊在構築物 1 內。
7. 擬議發展的農場預計每天最多 2 名職員及 20 名訪客。
8. 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文錦渡蓮麻坑路丈量約份第 90 約地段第 467 號 A 分段(部份)及第 468 號作為期不超過三年的臨時康體文娛場所（休閒農場）及相關填土工程。

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：把土地分成不同的部份，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，包括舉辦不同的農業工作坊、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蓮麻坑路小巴士站下車，然後步行前來（約 3 分鐘距離），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。



擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及 2 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 5 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

申請地點可從從蓮麻坑路前往，入口設有約 4 米闊的大閘讓訪客步行到農場。

3. 擬議發展的交通安排

申請地點涉及 2 個私家車停車位。

擬議農場將會採用預約模式運作，客人需要提前電話預約才能駕車前往申請地點。

申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知訪客可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。

申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

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，位於構築物 2 內，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

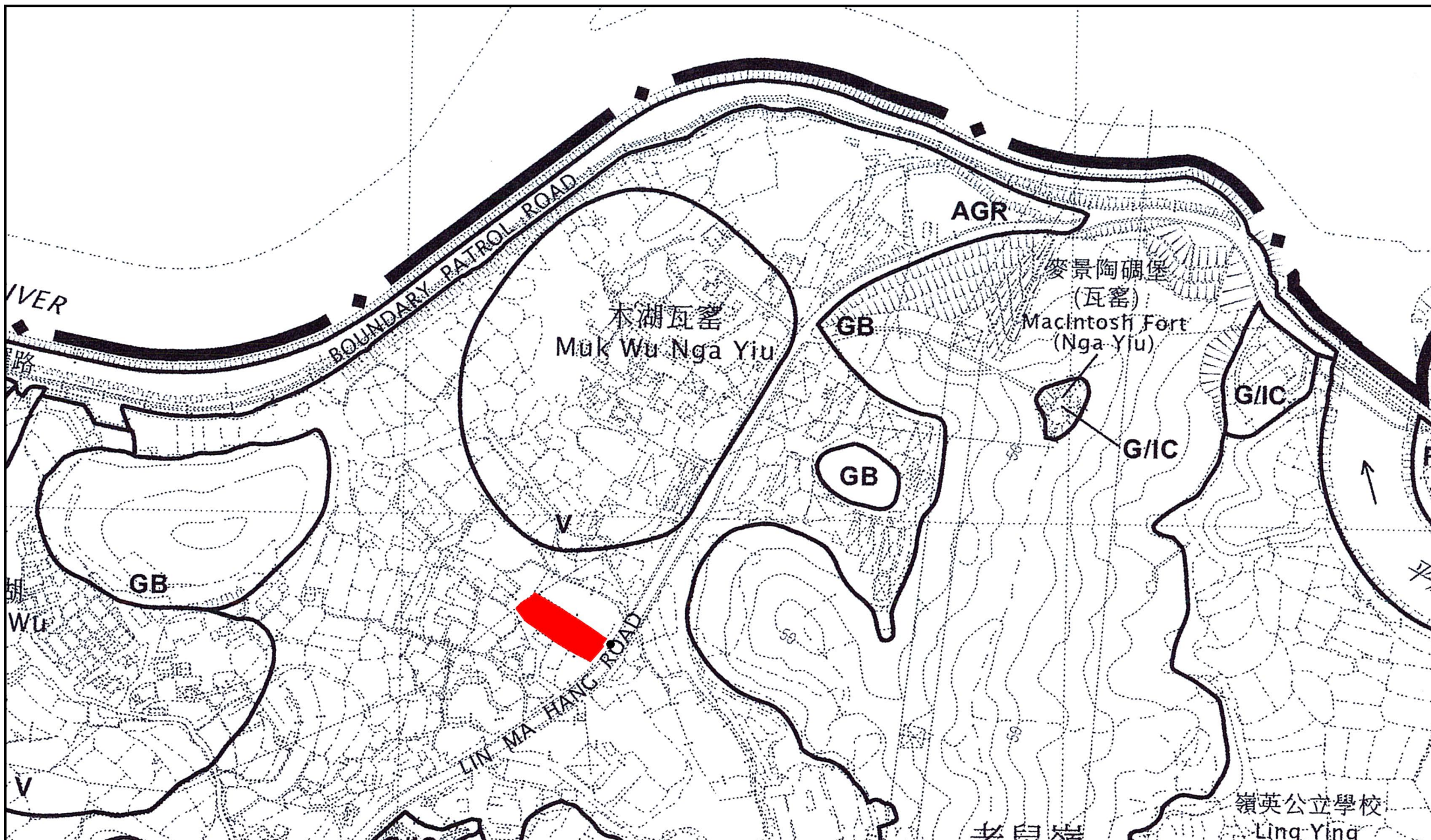
申請人會將按照消防處的指引和要求放置消防裝置。

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文錦渡蓮麻坑路丈量約份第 90 約地段第 467 號 A 分段(部份)及第 468 號作為期不超過三年的臨時康體文娛場所 (休閒農場) 及相關填土工程。



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lots 467S.A(Part) and 468 in D.D.90, Lin Ma Hang Road, Man Kam To, New Territories

Drawing Title 圖紙標題:

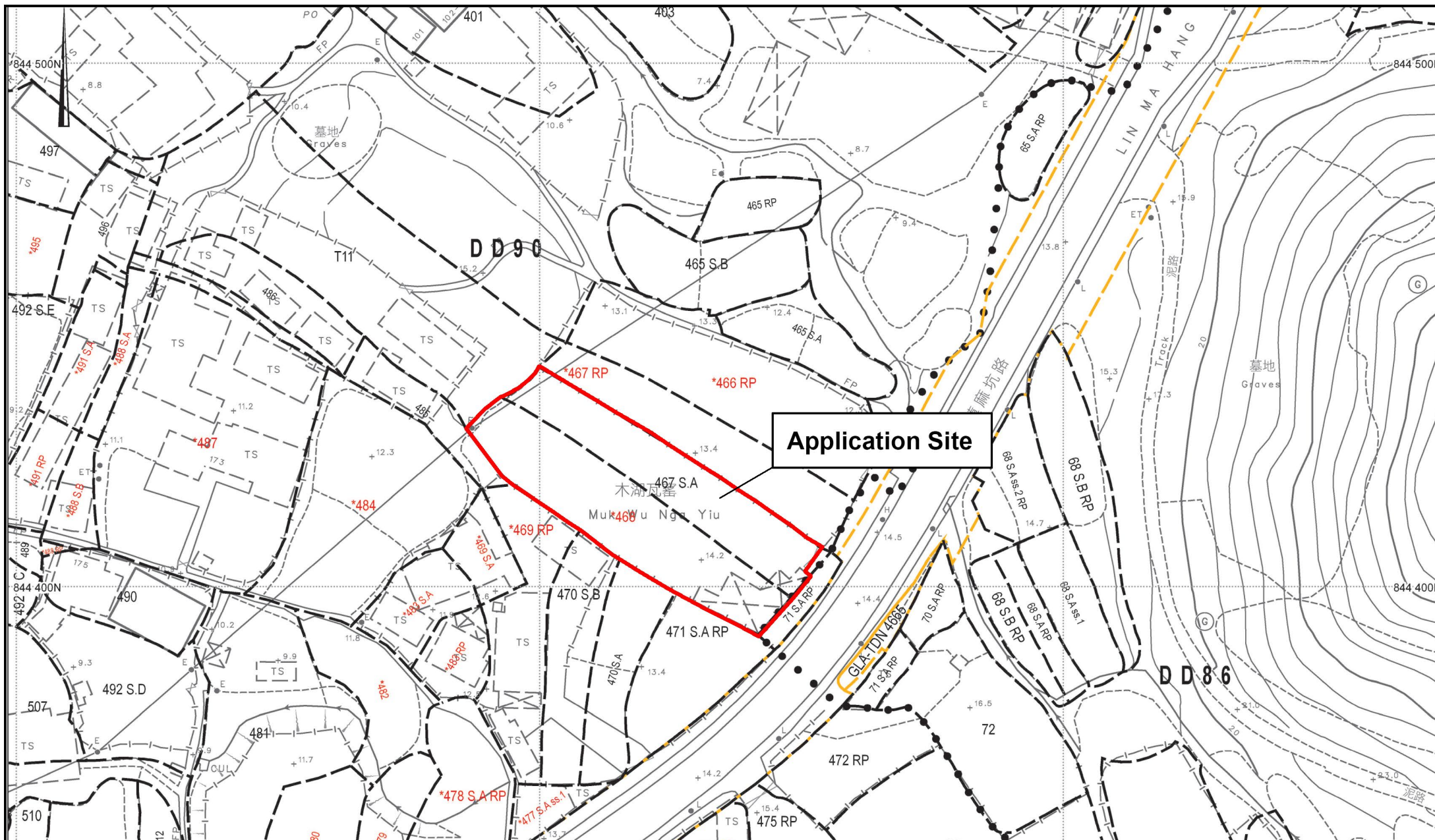
Location Plan

Drawing No. 圖號:

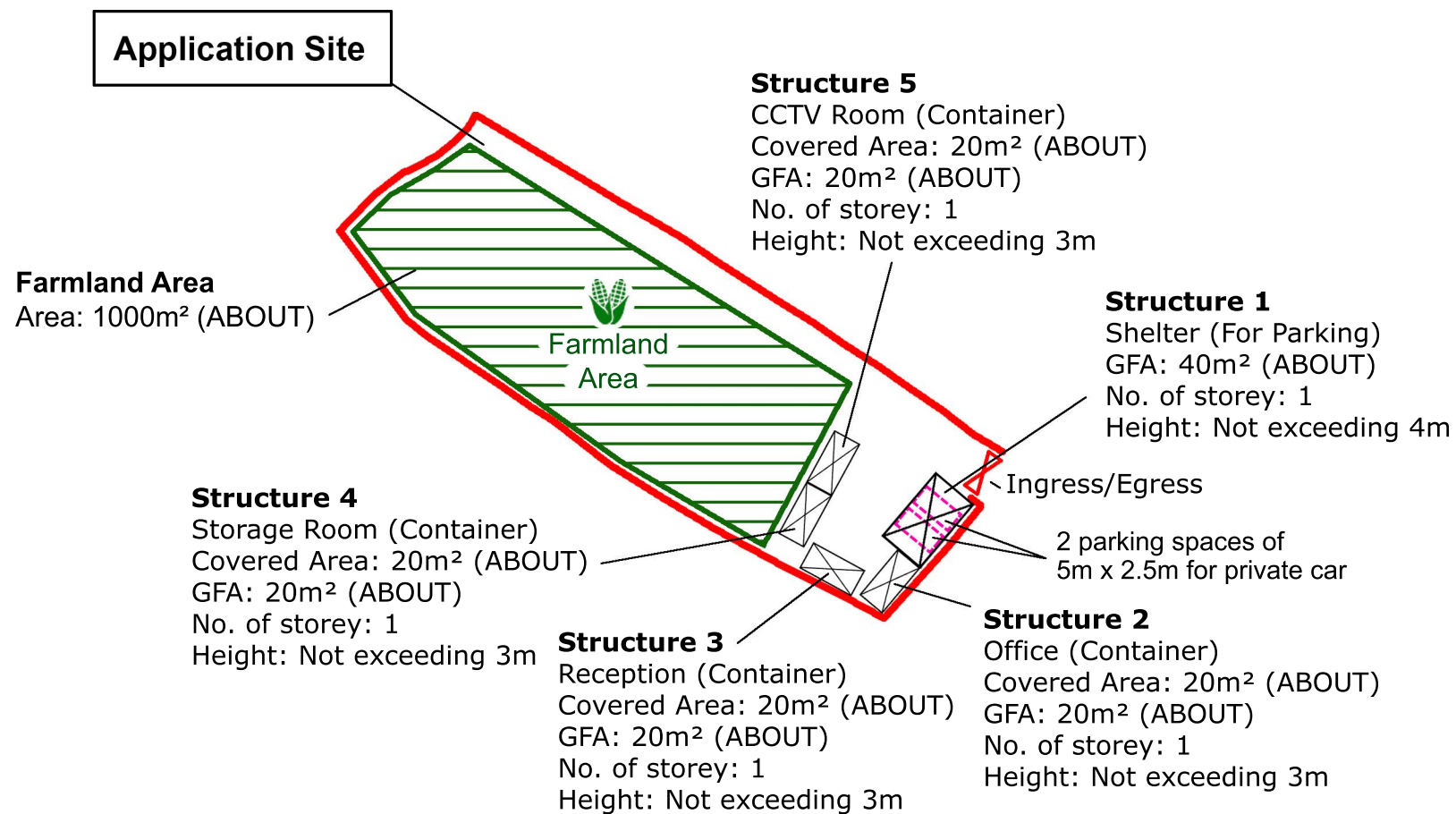
20250809

Remarks 備註:

- Vehicular access leading from Lin Ma Hang Road - Man Kam To



 全堅土地規劃	Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lots 467S.A(Part) and 468 in D.D.90, Lin Ma Hang Road,Man Kam To,New Territories	Drawing Title 圖紙標題: Site Plan	Remarks 備註:



Application Site

Land Filling Area

For site formation of structures and circulation path

Area: 500m² (ABOUT)

Existing site level: +14.2mPD (ABOUT)

Proposed site level: +14.4mPD (ABOUT)

Depth of land filling : No more than 0.2m

Ingress/Egress



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lots 467S.A(Part) and 468 in D.D.90, Lin Ma Hang Road, Man Kam To, New Territories

Drawing Title 圖紙標題:

Paved Ratio

Drawing No. 圖號:

20250809

Remarks 備註:

 Land Filling Area

有關第 16 條規劃申請編號

擬議申請用途：臨時康體文娛場所（休閒農場）及相關填土工程（為期 3 年）

丈量和地段編號：新界文錦渡蓮麻坑路丈量約份第 90 約

地段第 467 號 A 分段(部份)及第 468 號

預計 私家車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
8 : 00 - 9 : 00	0	0
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	1	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	1	0
15 : 00 - 16 : 00	0	1
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

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

Cheryl Tsz Man TSANG/PLAND

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2025年10月28日星期二 17:22
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/53_補充資料
附件: A_NE-MKT_53_Land Filling Plan.pdf; 申請人的申述.pdf; 申請報告書及擬議發展的計劃細節-P.1.pdf

類別: Internet Email

城規會/規劃處：

現附上規劃申請：A/NE-MKT/53 的補充資料，請查收，謝謝。

如有什麼問題，請隨時聯絡我。

Ms Chong
([REDACTED])

A/NE-MKT/53

申請人的申述

1. 申請人計劃把擬議用途的農莊的農田分成三至四部份出租，潛在租客包括一些教育機構及農莊公司（教育機構仍在洽淡中，農莊公司則包括但不限於：綠柔柔環保農莊有限公司、樂由音樂農莊等）。

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，提交有關新界文錦渡蓮麻坑路丈量約份第 90 約地段第 467 號 A 分段(部份)及第 468 號規劃申請，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) 及相關填土工程。
2. 申請地點位於蓮麻坑路附近，在《文錦渡分區計劃大綱草圖編號 S/NE-MKT/6》上劃為「農業」用途。
3. 申請地盤面積為約 1500 平方米，上蓋面積為 120 平方米，露天地方面積為 1380 平方米，上蓋覆蓋率為 8%。
4. 申請地點將會進行填土工程，填土物料為泥凝土，厚度為約 0.2 米，主要用作擺放構築物和行人路的用途。
5. 申請地點將設有 5 個構築物，用途及面積請參考 List Of Structure。
6. 申請地點涉及兩個私家車停車位，主要給職員/訪客停泊，停泊在構築物 1 內。
7. 擬議發展的農場預計每天最多 2 名職員及 20 名訪客。
8. 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。

Application Site

Land Filling Area

For site formation of structures and circulation path

Area: 500m² (ABOUT)

Existing site level: +14.2mPD (ABOUT)

Proposed site level: +14.4mPD (ABOUT)

Depth of land filling : About 0.2m

Ingress/Egress



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lots 467S.A(Part) and 468 in D.D.90, Lin Ma Hang Road, Man Kam To, New Territories

Drawing Title 圖紙標題:

Paved Ratio

Drawing No. 圖號:

Remarks 備註:

 Land Filling Area

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

Cheryl Tsz Man TSANG/PLAND

寄件者: Chong Hermose <[REDACTED]>
寄件日期: 2025年11月14日星期五 14:36
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/53_回應部門意見
附件: A_NE-MKT_53_回應部門意見_20251114.pdf; 附件1.pdf

類別: Internet Email

城規會/規劃處：

現附上規劃申請：A/NE-MKT/53 回應部門的意見，請查收，謝謝。

如有什麼問題，請隨時聯絡我。

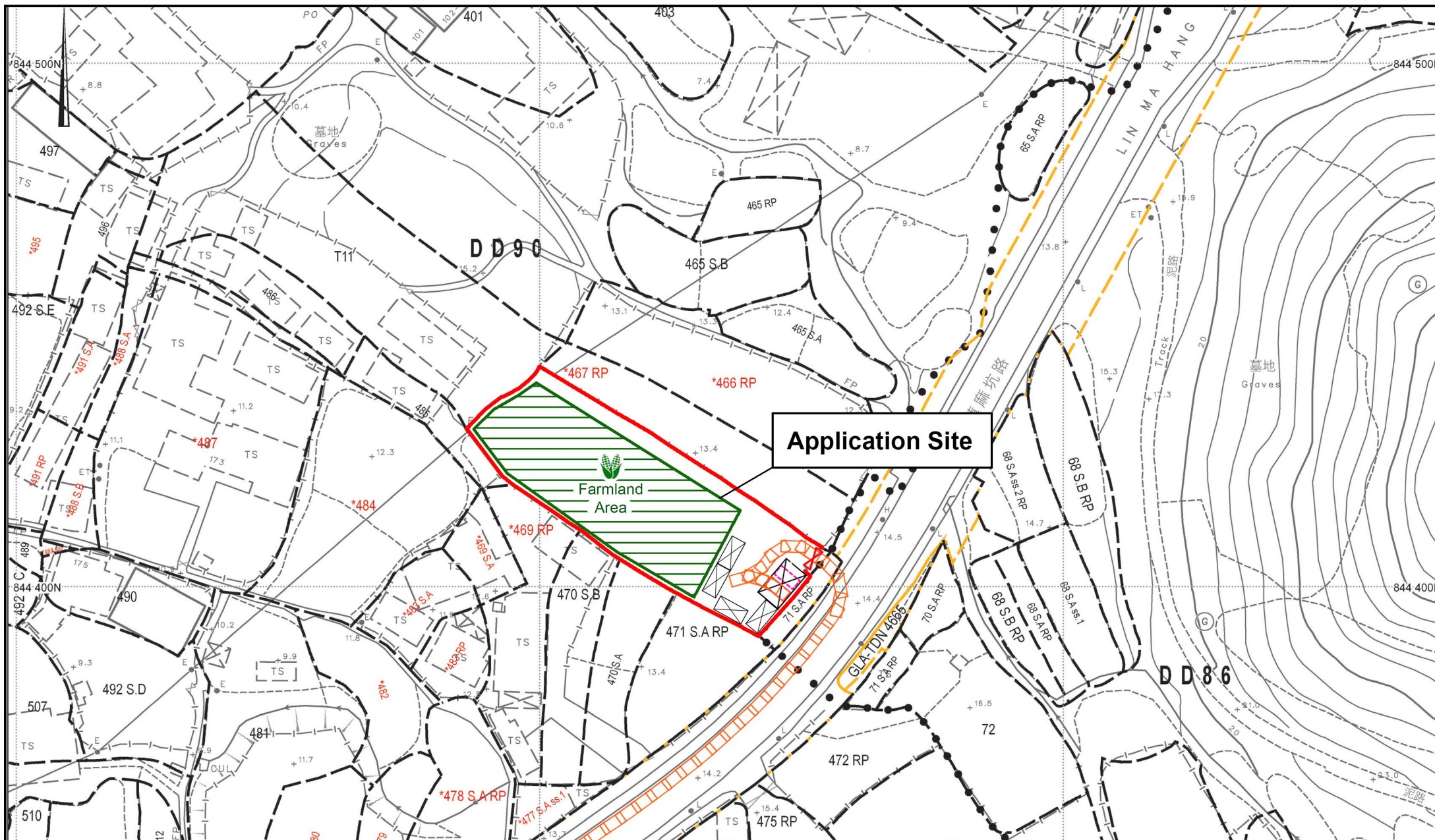
Ms Chong
([REDACTED])

Planning Application No. A/NE-MKT/53

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Commissioner for Transport (Contact person: Mr. Eric TAM, Tel: 2399 2405)	
(1)	The applicant should advise the width of the ingress and egress points;	申請地點的出入口約5米闊。
(2)	The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the proposed use;	請看下圖，現場已設置車輛出入口通道。
(3)	The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the application (the Site), maneuvering within the Site and into / out of the parking and loading/unloading spaces, preferably using the swept path analysis;	請看附件1。
(4)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	申請人知悉。 如獲批准，申請人會在出入口安裝感應器，如有車輛出入會發出聲音，提醒附近的行人，並會請專人管理申請地點出入口的行人設施，確保周邊行人的安全。
(5)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site; and	申請地點設置大門的。 申請人保證申請地點外面不會有車輛在排隊等待，所有車輛需要預先致電預約才能前往申請地點。
(6)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site.	申請人保證申請地點外面不會有車輛在排隊等待，所有車輛需要預先致電預約才能前往申請地點，如遇到非法停泊車輛，會馬上報警。





Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land at Lots 467S.A(Part) and 468 in D.D.90, Lin Ma Hang Road, Man Kam To, New Territories

Drawing Title 圖紙標題:

Swept Path Analysis (IN)

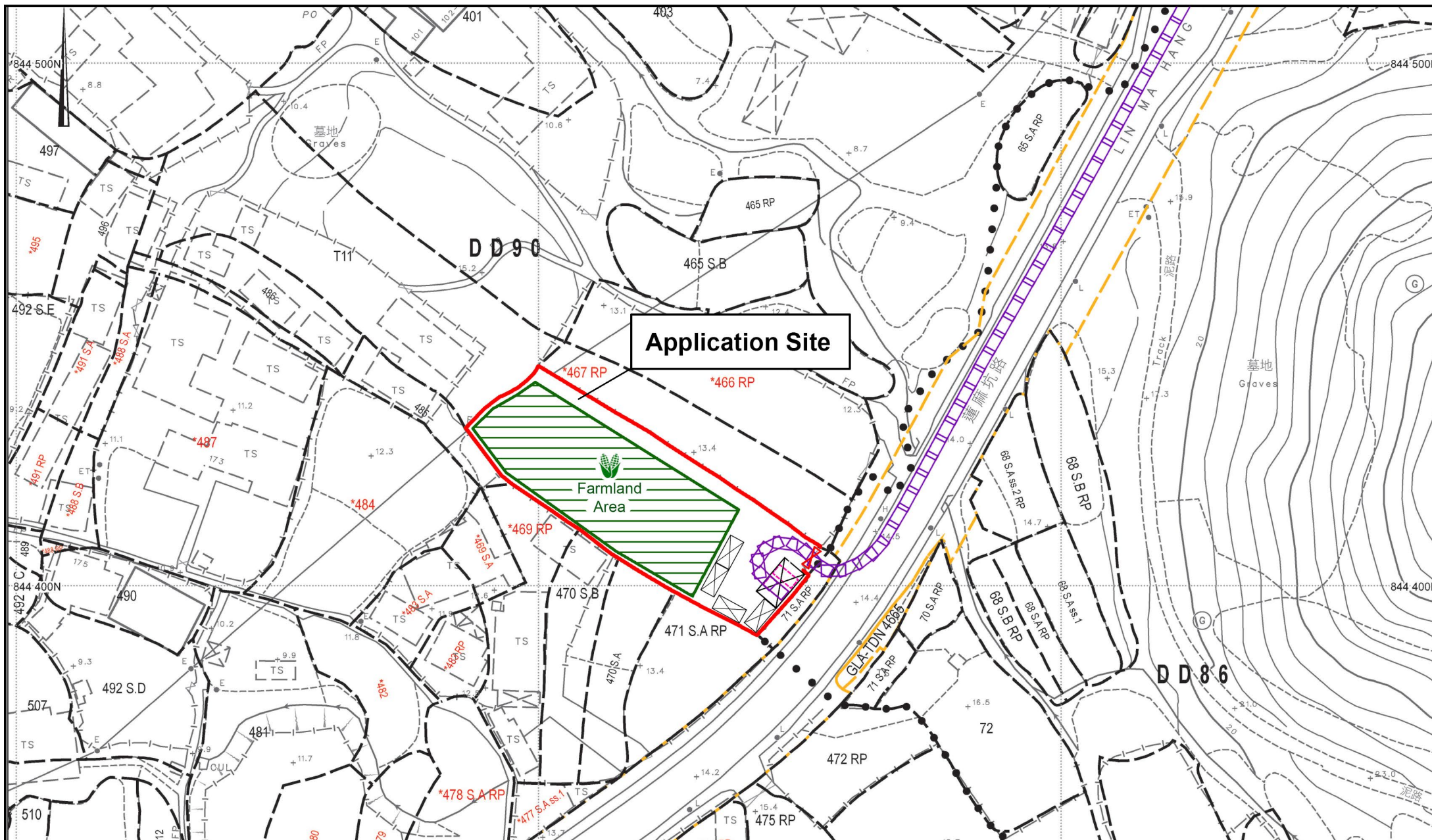
Drawing No. 圖號:

20251107

Remarks 備註:

Private car (In)

Private car (Out)



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling of Land at Lots 467S.A(Part) and 468 in D.D.90, Lin Ma Hang Road, Man Kam To, New Territories

Drawing Title 圖紙標題:

Swept Path Analysis (OUT)

Drawing No. 圖號:

20251107

Remarks 備註:

Private car (In)

Private car (Out)

**Similar Application for Temporary Place for Recreation, Sports or Culture (Hobby Farm)
within the same “Agriculture” zone in the vicinity of the Application Site**

Approved Application

Application No.	Uses / Developments	Date of Consideration
A/NE-MKT/24	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years	31.3.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 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. The proposed ingress/egress of the Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;
- his detailed advisory comments on the application are at **Appendix IV**.

2. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her detailed advisory comments on the application are at **Appendix IV**.

3. Fire Safety

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his detailed advisory comments on the application are at **Appendix IV**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, rural land plains landscape character comprising of vegetated areas, clusters of tree groups, temporary structures and woodland within the “Green Belt” zone to the east. The proposed use is not entirely incompatible with the surrounding area;

- with reference to the site photos taken on 3.10.2025, the Site is generally fenced off, occupied by existing temporary structures and covered by existing self-seeded vegetation of common/undesirable species. No significant landscape resources are observed. According to **Appendix I** and paragraph 10 of section 4 of the **Appendix Ia**, no tree felling is anticipated. Significant adverse impact on existing resources arising from the proposed use is not anticipated; and
- her detailed advisory comments on the application are at **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no adverse comment on land filling subject to the implementation of mitigation measures as listed in the Recommended Pollution Control Clauses for Construction Contracts;
- no environmental complaint was received for the Site in the past three years; and
- his detailed advisory comments on the application are at **Appendix IV**.

6. Agriculture

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

- no strong view against the application from agricultural perspective on the understanding that agricultural activities are involved in the proposed use;
- the Site falls within “Agriculture” zone and possesses potential for agricultural rehabilitation; and
- his detailed advisory comments on the application are at **Appendix IV**.

7. Other Departments

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Commissioner of Police (C of P);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);

- (g) Commissioner for Transport (C for T);
- (h) Director of Electrical and Mechanical Services (DEMS); and
- (i) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) the permission is given to the use under the application. It does not condone any other use which currently exists on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) failure to reinstate 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;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the following irregularity covered by the subject planning application has been detected by his office:

Unauthorised structures within the said private lots covered by the planning application

There are unauthorised structures on the said private lots. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (ii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) the applicant should comply with all the land/pond filling requirements imposed by relevant government departments;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available; and
 - (ii) the applicant should be advised of the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;

- a catchpit covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate opening should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be adequate or ineffective during operation at the applicant's own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the applicant's completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government land (GL) when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

(f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval. In addition, the applicant should note that:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

- (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the latest Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisance; employ licensed waste collector to properly dispose of the wastes stored at the portable toilets; and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Site should be reinstated upon the expiry of the planning permission;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that five structures and land filling are proposed at the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 31D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5 wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
- (iv) the applicant's attention is drawn to the following points:
- if the existing structure is 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;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and

- detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement should be commented by the Transport Department (TD);
 - (ii) HyD is not/shall not be responsible for the maintenance of the strip between the Site and Lin Ma Hang Road. Presumably, the relevant departments will provide their comments to the applicant, if any; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (l) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use, may need to be vacated for the site formation works;
- (m) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period; and
- (n) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplied (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 Site. The applicant should be reminded to observe the Electricity Supply Lines (Protection) Regulation (Cap. 406H) and the 'Code of Practice on Working near Electricity Supply Lines' established under the Cap. 406H when carrying out works in the vicinity of the electricity supply lines.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月20日星期一 3:34
收件者: tpbpd/PLAND
主旨: A/NE-MKT/53 DD 90 Lin Ma Hang Road
類別: Internet Email

A/NE-MKT/53

467 S.A (Part) and 468 in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 1,500sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. The applicant has studied the progress of the adjoining site from FAKE hobby farm to warehouse and this is the first step. With no relocation sob story to legitimize brownfield use it requires the incremental process.

I refer to applications 24 and 39.

Get approval to fill in one third of the site and take it from there.

Hobby Farm on Lin Ma Hang Road with no public transport? No genuine farmer would fill in one third of the land.

The application should be rejected.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

2

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-MKT/53

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「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

2025.10.4

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

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3

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-MKT/53

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

此申請地點正是東林坳附近，興建村道，
是單線雙程路，如在此位置興建，相信對
附近生態環境有破壞，交通道路亦將負荷嚴重，
對居民出入產生危險。本村村民一致反對。

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

東林坳村原居民代表

簽署 Signature

林福平

日期 Date

17-10-2025

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

4

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-MKT/53

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對。此段道路經常維修，已經非常繁忙，做成對村民不便。

「提意見人」姓名/名稱 Name of person/company making this comment 鄭錦富

簽署 Signature

鄭錦富

日期 Date

21-10-2025