

Previous Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-LT/662	Proposed Temporary Educational Institution (Teaching Farm) for a Period of Three Years and Excavation of Land	15.5.2020
A/NE-LT/756	Renewal of Planning Approval for Temporary Educational Institution (Teaching Farm) for a Period of Three Years	5.5.2023
A/NE-LT/788	Renewal of Planning Approval for Temporary Educational Institution (Teaching Farm) for a Period of Three Years	8.5.2026

Government Departments' General Comments

1. Nature Conservation and Farm Management

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

Nature Conservation

- in view that majority of the application site (the Site) is developed while the remaining is covered with common plant species, he has no comment on the application from nature conservation perspective;

Farm Management

- no comment on the application from licensing perspective;
- the applicant, City University of Hong Kong (CityUHK), is now running a dairy farm in part of the Site. A dairy licence valid until 3.6.2027 is being held by an individual who is authorised by CityUHK to run the dairy farm; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

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

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

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective;
- the applicant is reminded to implement the mitigation measures proposed in the Environmental Assessment and Sewerage Impact Assessment to avoid causing adverse environmental impacts to the surroundings;

- no substantiated environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

4. **Drainage**

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

- if the application is approved, approval conditions on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent area;
- detailed comments on the submitted Drainage and Sewerage Impact Assessment are at **Attachment 1**; and
- her advisory comments are at **Appendix IV**.

5. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application and approval conditions for the application are suggested as follows;
 - i. the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to WGG;
 - ii. the proposed development should not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
 - iii. the water monitoring programme implemented and established on the site under application No. A/NE-LT/788 shall be maintained at all times during the planning approval period; and
- his advisory comments are at **Appendix IV**.

6. **Visual and Landscape**

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

Visual

- no adverse comment on the application from visual perspective;
- the Site is situated at Wo Tong Pui with Lam Tsuen River to its further north. The surrounding areas are rural in nature characterised by one to three-storey temporary structures and village houses, farmlands and vegetated areas. The proposed teaching farm

with a maximum building height of about 9.5m (3 storeys) is considered compatible with its surrounding rural setting;

Landscape

- no adverse comment on the application from landscape planning perspective;
- the Site was located in an area of settled valley landscape character comprising village houses, farmlands and scattered tree clusters. The proposed development is considered not incompatible with the surrounding environment;
- the Site was largely formed and occupied by some existing buildings. According to the applicant, 186 trees were found within the Site. Among them, 64 trees including six Trees of Particular Interest with diameter at breast height over 1m are proposed to be retained, nine and 113 trees of common species are proposed to be transplanted and removed respectively. To mitigate the landscape impact, 113 new trees will be planted to achieve a compensatory ratio of not less than 1:1;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix IV**.

7. Fire Safety

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

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

8. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structures located outside the existing Farm1.0 at the Site; and
- his advisory comments are at **Appendix IV**.

9. Food and Environmental Hygiene

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

- no adverse comment on the application; and

- his advisory comments are at **Appendix IV**.

10. Geotechnical Aspect

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- according to the Geotechnical Planning Review Report submitted by the applicant, no Group 1 to 3 facility is proposed within the ‘no-build’ zone. By imposing the ‘no-build’ zone, he has no geotechnical comment on the application.

11. Other Departments

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

- (a) Director of Electrical & Mechanical Services (DEMS);
- (b) Project Manager (North), CEDD (PM(N), CEDD);
- (c) Commissioner of Police (C of P); and
- (d) District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Detailed comments on the submitted Drainage and Sewerage Impact Assessment are as follows:

Drainage Impact Assessment

- (1) Section 3.2.5 & R-to-C (i): Peripheral surface channels with sufficient capacity shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is understood that there is no proper existing drainage system provided by private owners or government.
- (2) R-to-C (j): Lands Department confirmed that the existing drainage system outside the site boundary is not maintained nor managed by them. Therefore, the external catchment should be considered in the calculation.
- (3) Figure No. B4: Please demonstrate how the holding tank can collect the first flush only. With the current arrangement, after collecting the first flush, the incoming water will mix with the first flush and thus become contaminated water when overflow the weir to the pump pit.
- (4) Catchpits should be provided at all turning point of U channel.
- (5) R-to-C (e): The surface runoff from the surrounding areas passing through the site area should be included in the calculation. In addition, if this application has been approved for temporary use for 3 years, there may be a potential of further application for renewal of this use in the future. Therefore, as per Table 28 of Corrigendum No. 1/2022 of the SDM, the rainfall increases due to climate change by the end of the 21st century (16.0%) should be considered in the design. Furthermore, Table 31 of the same Corrigendum specifies that a design allowance for a rainfall increase of 12.1% (by the end of the 21st century) should be incorporated into the design.

Sewerage Impact Assessment

- (6) R-to-C (s): Please verify if the Lam Tsuen Valley Sewage Pumping Station has spare capacity to accommodate the additional sewage from the proposed development. The applicant may wish to seek advice from the Environmental Protection Department accordingly.
- (7) Section 4.4.3: Please demonstrate how to keep the discharge flow rate not exceed 20ℓ/s.

Recommended Advisory Clauses

- (a) to note the comments of the District Land Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) there are unauthorised structures on Lot 334 in D.D. 16 which are not included in the application. The lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (ii) subject to (i) above, if the lot owner wishes to permit proposed new buildings/structures erected or to be erected on the Site, including but not limited to electric vehicle chargers, the lot owner is required to submit an application for Short Term Waiver (STW) to LandsD. LandsD will consider the STW application in accordance with the established procedures and guidelines and with reference to development perimeters approved by the Town Planning Board. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iii) the applicant will likely make use of the adjoining unleased/unallocated Government land (GL) as vehicular access to and from the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant government departments, prior to the use of the access purpose; and
 - (iv) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
 - (i) in accordance with the Dairies Regulations (Cap. 139D), no dairy shall be maintained at any premises or place other than the premises or place specified in such licence; and
 - (ii) since the extension part of the existing farm as indicated in the application is not currently covered by the valid licence, the applicant shall not maintain a dairy in the extension part unless such extension is approved by the Agriculture, Fisheries and Conservation Department;
- (c) to note the comments of the Commissioner for Transport (C for T) that the local tracks (Hang Kai Lane and Ngau Kwu Leng Path) leading to the Site are not management by the Transport Department, the management and maintenance parties of the local tracks shall be consulted;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (ii) the section of Ngau Kwu Leng Path connecting the Site, Hang Kai Lane, as well as the section of road connecting Hang Kai Lane and the Site are not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded to implement the mitigation measures proposed in the Environmental Assessment and Sewerage Impact Assessment to avoid causing adverse environmental impacts to the surroundings; and
 - (ii) the applicant is also reminded to follow the relevant mitigation measures and requirements in 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimize any potential environmental nuisance; carry out pollution abatement measures in relevant guidelines; and to meet the statutory requirements under relevant pollution control ordinances, and fully address any odour nuisance, noise impact, waste and wastewater arisings, management and disposal;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are existing DSD's public stormwater drains available in the area, the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the applied use of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there are existing public sewers in the vicinity of the Site;
 - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site; and
 - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
- (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 and felling. 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 Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposed use, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans

incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of the proposed FSIs should be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Besides, licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (ii) it is noted that three structures are applied in the application, before any new building works (including container/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO; and
 - (iv) the following issues should be addressed when making application for approval of plans for the carrying out of the building works under the BO as appropriate:
 - the Site is divided into two portions by Ngau Kwu Leng Path. The development intensity of each portion under the BO should be demonstrated and evaluated individually;
 - each portion of the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) (Cap. 123F) respectively;
 - both portions of the Site do not abut on a specified street of not less than 4.5m wide, their permitted development intensity under Regulation 19(3) of the B(P)R shall be determined at building plan submission stage;
 - if the proposed use under the application is subject to issuance of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the Licensing Authority; and
 - detailed checking under the BO will be carried out at building plan submission stage; and

- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected by the proposed works and operation;
 - (ii) proper licence/permit issued by FEHD is required if there are any catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food businesses listed in Cap. 132X. For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132;
 - (iii) in accordance with the Laws of Hong Kong, any person who intends to carry on the business of a milk factory for processing milk, preparing reconstituted milk or milk beverages, or packaging milk at any premises in the territory must obtain a milk factory licence issued by the Licensing Authority before commencement of such business. A milk factory licence must be obtained from DFEH for the food business which involves, within the meaning of the Milk Regulation (Cap. 132AQ), the processing or reconstitution of milk or any milk beverage in the territory before commencement of such business;
 - (iv) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within the Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
 - (v) it shall be the due diligence of the applicant to make every effort to take precautionary measures within the private lots and on related activities to prevent mosquito breeding and rodent infestation. Authority conferred by relevant legislations would be executed by FEHD where situation warrants;
 - (vi) the mosquito prevention and control work at public place would be conducted by FEHD regularly. These included but not limited to conducting fogging operations, spraying larvicide and distributing anti-mosquito promotional leaflets to villagers; and
 - (vii) the proposed works and operation should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activity/operation, the applicant should arrange disposal properly at their own expenses.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月23日星期日 0:28
收件者: tpbpd/PLAND
主旨: A/NE-LT/794 DD 116 Wo Tong Pui GB City U

類別: Internet Email

A/NE-LT/794

Lots 175 S.A ss.1, 175 S.B, 176, 179 RP, 333, 334, 335 S.B (Part), 336AB, 336C, 337 S.B, 338, 339, 340, 341, 342 RP, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po

Site area: About 15,444,76m²

Zoning: "Recreation"

Applied Development: City U Demo Farm

Dear TPB Members,

A significant increase in size to raise more cattle? But Hong Kong does not have the land to become a supplier of either beef or dairy products. Moreover, in view of the negative impact of cattle rearing on the environment, experts recommend a drastic decrease in the consumption of both to reduce the impact of the emissions created.

"to offer an affordable programme for local students to study veterinary medicine tailored to the local context in areas including animal welfare, aquatic animal health, emerging infectious diseases and food safety etc"

Members should question why a veterinary course in HK is geared towards this sector. The main focus of local vets is on treating pet animals. Of course, not all vets deal with the public, some are engaged in the prevention of zoonotic diseases.

Strangely there has been no comment from this sector with regard to the recent alarming increase in attacks by dogs on both humans and other dogs. Are they suffering from the unusually high temperatures?

Is CityU training vets with a focus on local conditions or just complying with international standards? Members should question the increase in the number of cattle,

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 7 April 2023 2:50 AM HKT
Subject: A/NE-LT/756 DD 116 Wo Tong Pui GB City U

Dear TPB Members,

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

It is alarming to note that this project was granted numerous extensions of time. Tax payers have expectations that our universities be in full compliance with relevant rules and regulations from Day 1.

Members should questions if the conditions are now being fully adhered to.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 3 January 2020 2:40 AM CST
Subject: Re: A/NE-LT/662 DD 116 Wo Tong Pui GB City U

Dear TPB Members,

Some tweaking of the layout does not change the core issues. This plan would destroy Green Belt and remove a big chunk of land zoned for public recreation into private hands.

Some universities have begun installing turnstiles on campus so there would be little or no access open to the general public.

CityU can negotiate with the large property developers to use some of their browfield land banks instead on encroaching on land designated for community pleasure or use.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, March 4, 2019 2:35:53 AM
Subject: A/NE-LT/662 DD 116 Wo Tong Pui GB City U

A/NE-LT/662
Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 339, 340, 341, 345 S.A and 346 in D.D.
16, Wo Tong Pui, Tai Po
Site area : About 9,329,76m²
Zoning : "Recreation" and "Green Belt"
Applied Development : City U Demo Farm

Dear TPB Members,

Same plan with some additional GFA.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 11, 2018 2:21:56 AM
Subject: A/NE-LT/652 DD 116 Wo Tong Pui GB City U

A/NE-LT/652

Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 339, 340, 341, 345 S.A and 346 in D.D.
16, Wo Tong Pui, Tai Po
Site area : About 9,208m²
Zoning : "Recreation" and "Green Belt"
Applied Development : City U Demo Farm

Dear TPB Members,

I strongly object to this application. City U refers to the site as Farm Land, however Google Map shows that this is a tract of Green Belt with much of it covered in trees and vegetation. It obviously serves as a buffer zone between villages.

There are hundreds of hectares of land zoned Agriculture in NT lying fallow or being used for brownfield use. It is totally unacceptable that a tax payer funded educational institute should propose to negatively impact our countryside by bulldozing hundreds of trees and shrubs, impacting wildlife, birds, butterflies and fauna when it could easily find a more appropriate site.

CityU has gradually concreted over its campus, I have watched over the years the trees disappear at regular intervals as it expands its kingdom. Now it wants to trash the countryside. No wonder our youngsters are lost as our universities have lost all sense of ethics.

Hopefully other tax payers will join me in a strong condemnation of this proposal that abuses our annual contribution to what should be funds to provide worthy projects.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260825-231101-53054

提交限期

Deadline for submission:

25/08/2026

提交日期及時間

Date and time of submission:

25/08/2026 23:11:01

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LT/794

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong

意見詳情

Details of the Comment :

I support this application subject to appropriate environmental and operational conditions, approving this temporary permission strikes a positive balance between fostering top-tier local educational infrastructure and respecting the surrounding environment.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260825-113046-74817

Reference Number:

提交限期

25/08/2026

Deadline for submission:

提交日期及時間

25/08/2026 11:30:46

Date and time of submission:

有關的規劃申請編號

A/NE-LT/794

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 林強

Name of person making this comment:

意見詳情

Details of the Comment :

本人為大埔區居民，現就香港城市大學於上述地點申請擴建教學農場及進行挖土工程（申請編號：A/NE-LT/794）正式提出強烈反對：

一、嚴重違背「康樂」劃區意向

根據《林村分區計劃大綱核准圖》，申請地點劃為「康樂」地帶。該劃區意向旨在鼓勵發展低密度的康樂活動及設施，促進公眾休憩。是次申請擬興建多達 20 幢建築物及結構物（總樓面面積約 4,461 平方米，部分樓高達 3 層/9.5 米）。此類高密度、高度專用且封閉的牛隻飼養及畜牧教學設施，本質屬於高強度農業及教育複合用途，完全剝奪了該地段原有的公眾康樂價值，嚴重違背劃區意向。

二、規模過大及顯著環境氣味衛生衝擊

擴建計劃將極大幅度增加乳牛飼養數量及相關營運規模。牛隻排泄物處理、大型氣味源頭、飼料儲存及污水排放均極接近鄰近村落住宅及鄉郊水道。大埔及林村一帶在雨季極易受暴雨及水患影響，大規模畜牧營運一旦發生排污滲漏，將對周邊生態系統、地下水及村民生活環境造成不可逆轉的氣味及衛生污染。

三、土地挖深過度及破壞鄉郊自然景觀

申請方案包含進行大規模挖土工程。大量硬化地面與興建高樓高的建築物群，將完全破壞禾堂背及牛牯嶺一帶和諧自然的鄉郊風貌，對周邊低密度村落造成嚴重的視覺壓迫感。

四、鄉郊道路無法承載交通與安全風險

進出申請地點主要依賴狹窄的鄉郊村路（如牛牯嶺路）。工程期間的大型重型車輛、挖土車，以及日後營運時高頻率的飼料車、牛乳運輸車、學生巴士及訪客車輛，將顯著超出該區道路的承載極限，極易引致交通癱瘓，並對沿路村居民（特別是長者及兒童）構成嚴重行人安全威脅。

五、開創不良先例

若城規會批准在「康樂」地帶內進行如此大規模的非康樂性質高密度建築及大規模挖土工程，將開創極佳不良先例，導致更多機構以「臨時用途」為名，逐步蠶食林村及大埔區內珍貴的鄉郊綠化及康樂用地。

結論：

綜上所述，是次擴建申請在規劃意向、環境衛生、景觀破壞及交通安全等方面均存在重大隱憂。本人促請城市規劃委員會遵從專業規劃原則，否決是項規劃申請，以保障鄉郊社區環境及居民權益。