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R-1

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年08月07日星期五 19:00
收件者: tpbpd/PLAND
主旨: 反對於上水華山在農地興建三幢擬議小型屋宇 (丁屋)

類別: [redacted]

就上述位於上水華山 (編號:A/NE-FTA/278) 在農業地帶興建三幢擬議小型屋宇（丁屋）的覆核申請，表示強烈反對。理由如下：

1. 嚴重違反農業地帶的法定規劃意向

申請地點在虎地坳及沙嶺分區計劃大綱草圖中被規劃為農業地帶。 該地段的法定規劃意向是保存和保護優良的農業用地、農田或魚塘，以作農業用途，並保留具復耕潛力的荒廢可耕地。擬議興建私有住宅（丁屋）完全不符合該地段的設立初衷，申請人亦未能提供足夠的規劃理據，證明有必要偏離原本的農業規劃意向。

2. 鄰近鄉村式發展地帶仍有足夠土地

根據城規會審批丁屋的謹慎處理原則，若村內已有規定的丁屋用地，應優先在該處發展。現時鄰近的上水華山鄉村式發展（ V)地帶內，仍然有相當數量的空置土地可供興建丁屋。為了確保土地資源獲得有效利用，並維持鄉村發展的井然有序，城規會促使興建丁屋的工程集中在 （V ）地帶內，而非任由住宅用途蠶食周邊寶貴的農業用地。

3. 對當地鄉郊環境、排污及交通造成不良技術影響

申請地點及其周邊目前仍保有大片天然的鄉郊觀景。興建三幢丁屋將無可避免地破壞當地的綠化生態。此外，該區缺乏完善的公共污水收集系統，擬議的臨時或獨立排污設施可能對周邊的水道及土壤造成長遠的污染。同時，工程期間及日後居住人口的增加，亦會對現時狹窄的鄉郊通道造成嚴重的交通及出入負荷。

4. 避免造成不良先例，引致先破壞後發展效應

若輕易批准此項在農業地帶興建住宅的覆核申請，將會向公眾及土地擁有者傳遞錯誤訊號，進而誘使更多人將周邊的農地申請改建。這將導致該區出現農地逐漸被蠶食的連鎖效應，徹底破壞整個新界北區鄉郊觀景的完整性。

基於上述理由，本人促請成交規劃委員會保障新界的農業環境與規劃原則，拒絕這項覆核申請。

意見提交人：一名熱心村民

R-2

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-FTA/278

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 何俊志-3先議員

簽署 Signature _____ 日期 Date 2026.8.12

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-FTA/278

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對

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

簽署 Signature _____ 日期 Date 2026.8.12

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年08月28日星期五 13:55
收件者: tpbpd/PLAND
主旨: KFBG's comments on four planning applications
附件: 260828 s17 FTA 278.pdf; 260828 s16 TKL 848.pdf; 260828 s16 LFS 624.pdf; 260828 s16 LTYY 520.pdf

類別: [redacted]

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

28th August, 2026. **By email only**

Dear Sir/ Madam,

Proposed Three Houses (New Territories Exempted Houses - Small Houses)
(A/NE-FTA/278)
(Review under Section 17)

1. We refer to the captioned.

2. There are some rejected applications for Small Houses covering the current application site and the reasons for rejection of the latest one are reproduced below (A/NE-FTA/222; Proposed Three Houses (New Territories Exempted Houses - Small Houses); planning permission review).

> *(a) the proposed developments are not in line with the planning intention of the "Agriculture" zone, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and*
>
> *(b) land is still available within the "Village Type Development" zone of Wa Shan Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for more orderly development pattern, efficient use of land and provision of infrastructures and services.*

[redacted]

3. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the Agriculture zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[redacted]