

This document is received on **9 NOV 2020**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

# 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; and**  
位於鄉郊地區土地上及/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**  
位於鄉郊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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NF-KTS/412 |
|                                 | Date Received<br>收到日期   | - 9 NOV 2020 |

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

Double Happiness Hobby Farm 孖寶休閒農莊

### 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 )

R-riches Property Consultants Limited

### 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | 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, New Territories |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 1,869 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 162 sq.m 平方米 <input checked="" type="checkbox"/> About 約  |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | N/A sq.m 平方米 <input type="checkbox"/> About 約   |



|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Green Belt" and "Village Type Development" Zones   |
| (f) Current use(s)<br>現時用途   | Vacant land<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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)<br>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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
2/11/2020 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant ~~owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee~~ on 3/11/2020 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**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所用途，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<br>涉及的總樓面面積  | sq.m 平方米   |                                    |   |
| (b) Proposed use(s)/development<br>擬議用途/發展   | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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) |                                    |   |
| (c) Number of storeys involved<br>涉及層數   |  | Number of units involved<br>涉及單位數目 |   |
| (d) Proposed floor area<br>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)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層   | Current use(s) 現時用途                | Proposed use(s) 擬議用途                      |
|  |  |                                    |   |
|  |  |                                    |   |
|  |  |                                    |   |

**(ii) For Type (ii) application 供第(ii)類申請**

|                                |  |
|--------------------------------|--|
| (a) Operation involved<br>涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 593 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 not more than 0.2 m 米 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br>(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)<br>(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<br>有意進行的用途/發展<br>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling  |

**(iii) For Type (iii) application 供第(iii)類申請**

| (a) Nature and scale<br>性質及規模  | <input type="checkbox"/> Public utility installation 公用事業設施裝置<br><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置<br>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate<br>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<br/>裝置名稱/種類</th> <th>Number of provision<br/>數量</th> <th>Dimension of each installation<br/>/building/structure (m) (LxWxH)<br/>每個裝置/建築物/構築物的尺寸<br/>(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<br>裝置名稱/種類 | Number of provision<br>數量  | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米)(長 x 闊 x 高) |  |  |  |  |  |  |  |  |  |
|  | Name/type of installation<br>裝置名稱/種類   | Number of provision<br>數量            | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(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 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
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 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling

(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           | ..... 162 ..... sq.m 平方米  | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | ..... 0.09 .....  | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | ..... 9 ..... %   | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | ..... 3 .....   |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | ..... 1 ..... 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 | ..... mPD 米(主水平基準上)   | <input type="checkbox"/> About 約            |
|   | ..... 4.2 ..... m 米   | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ 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 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)  
 .....  
 .....  
 .....

☒ 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)

| STRUCTURE | USE                                    | COVERED AREA              | GFA                       | BUILDING HEIGHT        |
|-----------|--|---------------------------|---------------------------|------------------------|
| B1        | RECEPTION<br>SITE OFFICE               | 54m <sup>2</sup> (ABOUT)  | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT)(1-STOREY) |
| B2        | CHANGING ROOM<br>STORAGE OF FARM TOOLS | 54m <sup>2</sup> (ABOUT)  | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT)(1-STOREY) |
| B3        | PLANT NURSERY                          | 54m <sup>2</sup> (ABOUT)  | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT)(1-STOREY) |
| TOTAL     |  | 162m <sup>2</sup> (ABOUT) | 162m <sup>2</sup> (ABOUT) |                        |

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number]<br>[座數] | [Floor(s)]<br>[層數]                     | [Proposed use(s)]<br>[擬議用途] |                           |                        |
|------------------------|--|-----------------------------|---------------------------|------------------------|
| STRUCTURE              | USE                                    | COVERED AREA                | GFA                       | BUILDING HEIGHT        |
| B1                     | RECEPTION<br>SITE OFFICE               | 54m <sup>2</sup> (ABOUT)    | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT)(1-STOREY) |
| B2                     | CHANGING ROOM<br>STORAGE OF FARM TOOLS | 54m <sup>2</sup> (ABOUT)    | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT)(1-STOREY) |
| B3                     | PLANT NURSERY                          | 54m <sup>2</sup> (ABOUT)    | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT)(1-STOREY) |
| TOTAL                  |  | 162m <sup>2</sup> (ABOUT)   | 162m <sup>2</sup> (ABOUT) |                        |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途  
Circulation space and farm

.....  
 .....  
 .....  
 .....  
 .....



## 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)

Late 2021

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## 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?<br/>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)<br/>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Fan Kam Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br/>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>  |
| <p>Any provision of parking space for the proposed use(s)?<br/>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)<br/>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>4</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u>          </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>          </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u>          </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><u>          </u> <u>          </u></p> |
| <p>Any provision of loading/unloading space for the proposed use(s)?<br/>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 checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br/>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u>          </u></p> <p>Coach Spaces 旅遊巴車位 <u>          </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u>          </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u>          </u></p> <p>Others (Please Specify) 其他 (請列明) <u>          </u></p> <p><u>          </u> <u>          </u></p>   |

## 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，請另頁表示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?<br/>擬議發展計劃是否包括現有建築物的改動?</p>  | <p>Yes 是</p> <p>No 否</p>  | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>  |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?<br/>(Note: where Type (ii) application is the subject of application, please skip this section.<br/>註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是</p> <p>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)<br/>(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<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>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?<br/>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 checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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)<br/>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |



**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。

The applicant seek to use various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories (the Site) for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling (**Plan P01**). As demand for recreational farming is growing recently, the applicant seeks to operate a hobby farm business to promote sustainable and organic farming in Hong Kong.

The Site falls within an area zoned as "Green Belt" and "Village Type Development" on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/16 (**Plan P02**). According to the Notes of the OZP, the applied use is a column two within "GB" and "V" zones. Since the application is only on a temporary basis, it will not frustrate the long term intentions of these zones. Upon the expiry of the planning permission, the Site will be reinstated to an amenity area by the applicant.

The Site occupied an area of 1,869 sq.m (about) of private land (**Plan P03**). A total of three structures are proposed at the Site for reception, site office, changing room, storage of farm tools and plant nursery with total GFA of 162 sq.m (about) and building height of 4.2m (about)(1-storey)(**Plan P04**). The operation hours of the proposed development are daily 09:00 to 18:00 (including public holiday). The estimated maximum number of visitor per day are 8 and 22 on weekday and weekend respectively. (about). The estimated number of staff working at the Site is 5.

The Site is accessible from Fan Kam Road via a local access. Visitor is required to make appointment in advance to access the Site and to reserve parking space. Four private car parking and one loading/unloading space for light goods vehicle are provided at the Site (**Plan P04**). Sufficient space is provided for maneuvering of vehicle within the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

Large amount of space is reserved as farmland area for the use of visitor (**Plan P05**). The farming activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "GB" and "V" zones. Pesticides will not be used at the Site to promote organic farming. Type of crops will be grown at the Site include fruit and vegetable. Crops are free to carry away by visitor.

The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSI proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Land Filling'.

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**11. 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 an application to the Board 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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

15/10/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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。



**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<sup>@</sup>

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

<sup>@</sup> 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 be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |   |  |
|--|--|---|--|
| Application No.<br>申請編號                                | (For Official Use Only) (請勿填寫此欄)   |   |  |
| Location/address<br>位置/地址                              | <p style="text-align: center;">A / NE-KTS / 4p2</p> <p>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, New Territories</p> <p>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</p> |   |  |
| Site area<br>地盤面積                                      | <p style="text-align: right;">1,869 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</p>   |   |  |
| Plan<br>圖則   | <p>Approved Kwu Tung South Outline Zoning Plan No.: A/NE-KTS/16</p> <p>古洞南分區計劃大綱核准圖編號: S/NE-KTS/16</p>   |   |  |
| Zoning<br>地帶   | <p>"Green Belt" and "Village Type Development" Zones</p> <p>「綠化地帶」及「鄉村式發展」地帶</p>   |   |  |
| Applied use/<br>development<br>申請用途/發展                 | <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling</p> <p>擬議臨時康體文娛場所(休閒農場)為期5年及填土</p>  |   |  |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及/或地積比率 |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             |
|  | Non-domestic<br>非住用  | 162 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.09 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數                                | Domestic<br>住用   | /   |  |
|  | Non-domestic<br>非住用  | 3   |  |
|  | Composite<br>綜合用途  | /   |  |



|  |   |               |  |
|--|---|---------------|--|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用                                  | /             | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | /             | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | /             | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Non-domestic<br>非住用                             | 4.2 (About 約) | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | /             | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | 1<br><br>/    | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途                               | /             | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | /             | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |   | /             | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
| (iv) Site coverage<br>上蓋面積                       | 9 % <input checked="" type="checkbox"/> About 約 |               |  |
| (v) No. of units<br>單位數目                         | /   |               |  |
| (vi) Open space<br>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<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  | 4                               |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | 4<br>/<br>/<br>/<br>/<br>/<br>/ |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  | 1                               |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   | /<br>/<br>1<br>/<br>/<br>/      |

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|  | Chinese<br>中文            | English<br>英文                       |
|--|--------------------------|-------------------------------------|
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plan showing the zoning of the site, Plan showing the land status of the site,<br>Plan showing the paved ratio of the site |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估 (噪音、空氣及／或水的污染)                                       | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/> | <input type="checkbox"/>            |
| _____<br>_____   |                          |                                     |

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。



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1.869m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM FAN KAM ROAD VIA A  
LOCAL ACCESS

APPLICATION SITE

Lin Tong Mei

Chai Uk Po

Lin Tong Mei  
Tsai Yuen

The Green

CYPRESS DRIVE

GINKGO DRIVE

WILLOW DRIVE

LEGEND

APPLICATION SITE

Drawing No. P01

Ver. 01

Project  
PROPOSED TEMPORARY  
PLACE OF RECREATION,  
SPORTS OR CULTURE  
(HOBBY FARM) FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING

VARIOUS LOTS IN D.D. 91,  
LIN TONG MEI, KWU TUNG  
SOUTH, NEW TERRITORIES

Drawing Title  
LOCATION PLAN  
Scale of A4  
1 : 8000

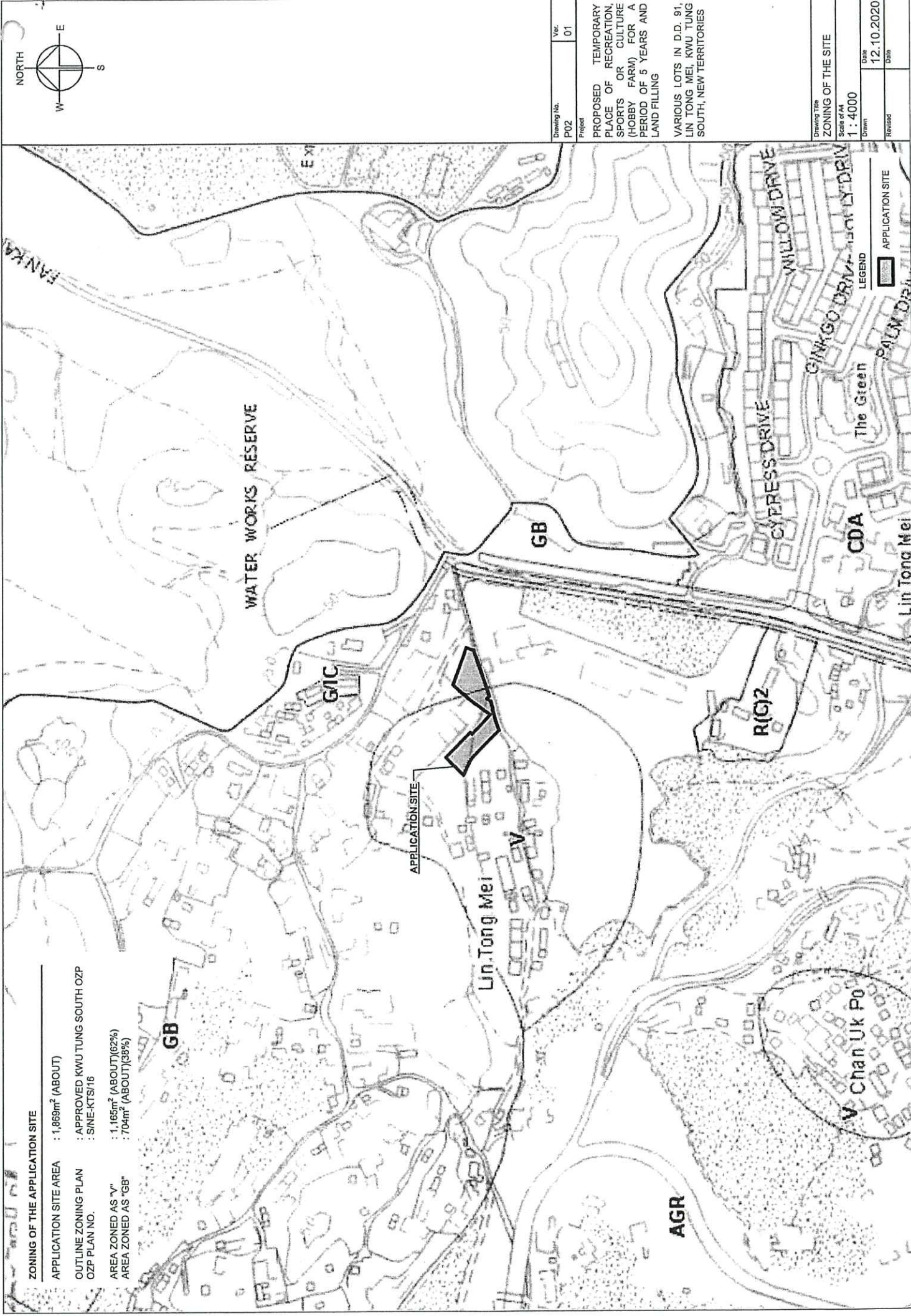
Date  
12.10.2020

Drawn

Revised

Date



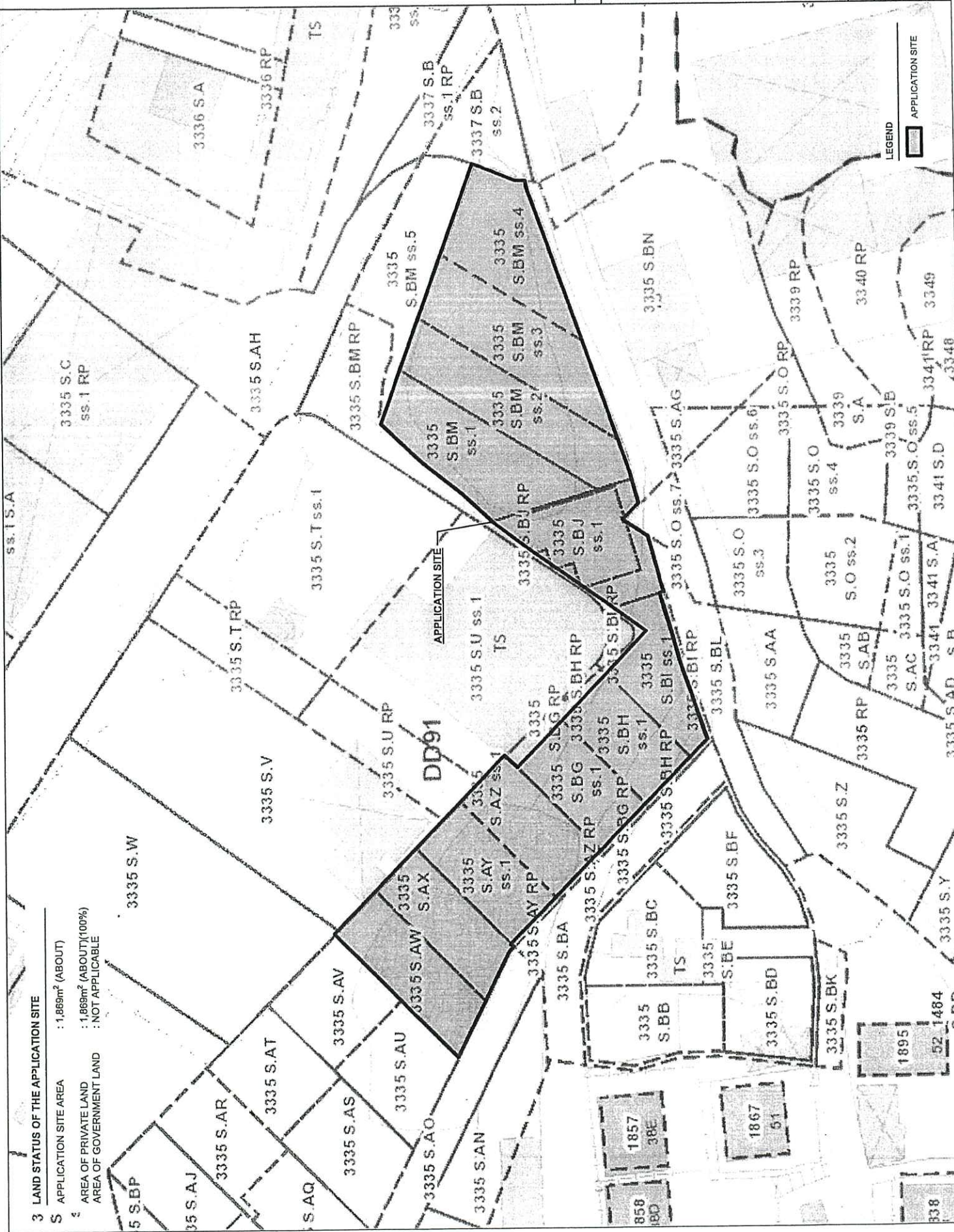


**ZONING OF THE APPLICATION SITE**

- APPLICATION SITE AREA : 1,889m<sup>2</sup> (ABOUT)
- OUTLINE ZONING PLAN : APPROVED KWU TUNG SOUTH OZP
- OZP PLAN NO. : SINE-KTS/16
- AREA ZONED AS "V" : 1,165m<sup>2</sup> (ABOUT)(62%)
- AREA ZONED AS "GB" : 704m<sup>2</sup> (ABOUT)(38%)

|   |         |            |
|---|---------|------------|
| Drawing No.   | Proj.   | Ver.       |
| P02   |         | 01         |
| Project   |         |            |
| PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING |         |            |
| VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES  |         |            |
| ZONING OF THE SITE  |         |            |
| Scale of A4   |         |            |
| 1 : 4000  |         |            |
| Date  | Drawn   | 12.10.2020 |
| Date  | Revised |            |





**\$ APPLICATION SITE AREA : 1,869m<sup>2</sup> (ABOUT)**

AREA OF PRIVATE LAND : 1,869m<sup>2</sup> (ABOUT 100%)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE

3335 S.W.

DD91

APPLICATION SITE - 1

LEGEND

APPLICATION SITE

|             |      |
|-------------|------|
| Drawing No. | Ver. |
|-------------|------|

01  
P03

Project

PROPOSED TEMPORARY  
PLACE OF RECREATION,  
SPORTS OR CULTURE  
(HOBBY FARM) FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING

VARIOUS LOTS IN D.D. 91,  
LIN TONG MEI, KWU TUNG  
SOUTH, NEW TERRITORIES

Drawing Title

LAND STATUS OF THE SITE

Scale of A4  
1 - 600

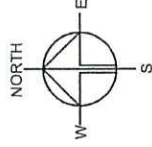
1.0

Drawn

**Prüfung**

positive

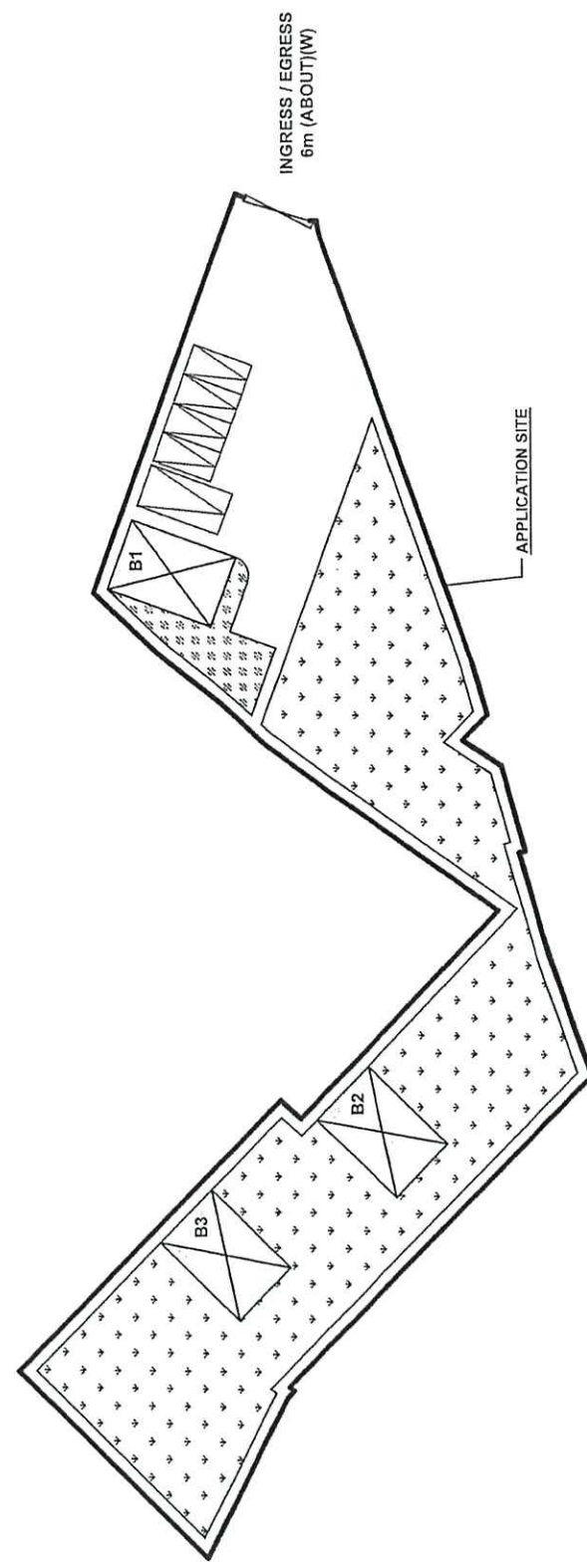




# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

| STRUCTURE | USE   | COVERED AREA              | GFA                       | BUILDING HEIGHT         |
|-----------|---|---------------------------|---------------------------|-------------------------|
| B1        | RECEPTION<br>SITE OFFICE<br>CHANGING ROOM<br>STORAGE OF FARM TOOLS<br>PLANT NURSERY | 54m <sup>2</sup> (ABOUT)  | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT) (1-STOREY) |
| B2        |   | 54m <sup>2</sup> (ABOUT)  | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT) (1-STOREY) |
| B3        |   | 54m <sup>2</sup> (ABOUT)  | 54m <sup>2</sup> (ABOUT)  | 4.2m (ABOUT) (1-STOREY) |
| TOTAL     |   | 162m <sup>2</sup> (ABOUT) | 162m <sup>2</sup> (ABOUT) |                         |

APPLICATION SITE AREA : 1,869m<sup>2</sup> (ABOUT)  
 COVERED AREA : 162m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 1,707m<sup>2</sup> (ABOUT)  
 PLOT RATIO : 0.09 (ABOUT)  
 SITE COVERAGE : 9% (ABOUT)  
 NO. OF STRUCTURE : 3  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 162m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 4.2m (ABOUT)  
 NO. OF STOREY : 1



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
 NO. OF LOADING/UNLOADING SPACE FOR LGV : 1  
 DIMENSION OF PARKING SPACE : 3.5m (W) X 7m (L)

## LEGEND

|  |                    |
|--|--------------------|
|  | APPLICATION SITE   |
|  | ENCLOSED STRUCTURE |
|  | INGRESS / EGRESS   |
|  | LANDSCAPING AREA   |
|  | FARMLAND AREA      |

Drawing No. P04  
 Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING  
 Various Lots in D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES  
 Ver. 01

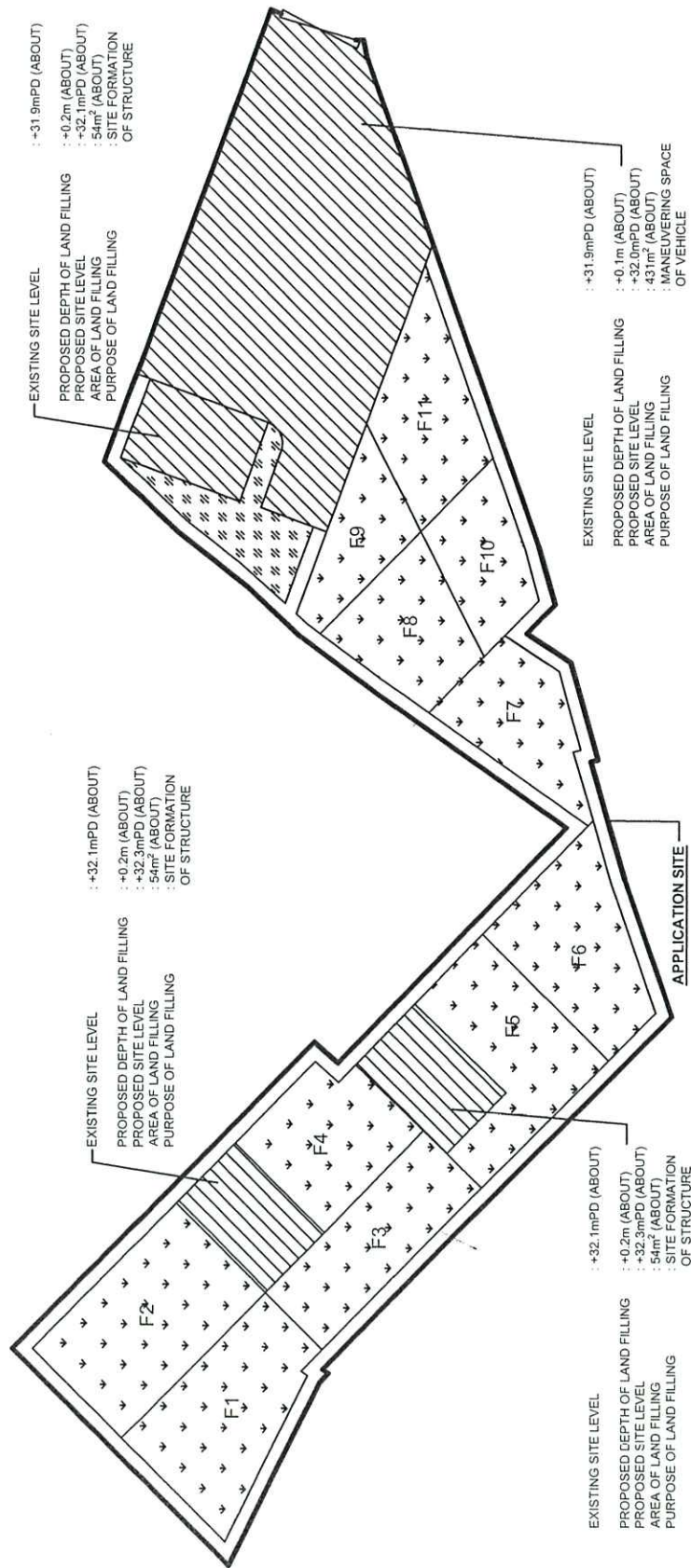
Drawing Title LAYOUT PLAN  
 Scale of A4 1 : 600  
 Date 14.10.2020  
 Drawn  
 Revised

|            |     |
|------------|-----|
| Drawing No | Ver |
| P05        | 01  |

PROPOSED TEMPORARY  
PLACE OF RECREATION,  
SPORTS OR CULTURE  
(HOBBY FARM) FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING

VARIOUS LOTS IN D.D. 91,  
LIN TONG MEI, KWU TUNG  
SOUTH, NEW TERRITORIES

|                         |                    |
|-------------------------|--------------------|
| Drawing Title           |                    |
| PAVED RATIO OF THE SITE |                    |
| Scale of A4             |                    |
| 1 : 500                 |                    |
| Drawn                   | Date<br>30.10.2020 |
| Reviewed                | Date               |



- A MINOR PORTION OF THE SITE WILL BE PAVED AND FILLED WITH CONCRETE FOR SITE FORMATION OF STRUCTURE AND MANEUVERING OF VEHICLE.
- AS THE HEAVY LOADING OF STRUCTURES AND VEHICLE WOULD COMPACT AND WEAKEN THE EXISTING SOIL GROUND, CONCRETE SITE FORMATION IS REQUIRED TO STABILIZE THE GROUND AND PREVENT EROSION FROM SURFACE RUNOFF.
- THE LAND FILLING AND NUMBER OF STRUCTURES IS THE MINIMUM REQUIRED IN THE OPERATION.

### LEGEND

- |   |                    |
|---|--------------------|
|  | APPLICATION SITE   |
|  | INGRESS / EGRESS   |
|  | LANDSCAPING AREA   |
|  | FARMLAND AREA      |
|  | LAND FILLING AREA  |
|  | SOILED GROUND AREA |



Our Ref.: DD91 Lot 3335 S.AW & VL  
Your ref.: TPB/A/NE-KTS/492

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

12 January 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Filling of Land in "Village Type Development" and "Green Belt" Zones,  
Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories**

**(S.16 Planning Application No. A/NE-KTS/492)**

We are writing to submit further information (FI) to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at : . or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Matthew NG

cc DPO/FSYLE, Pland

(Attn.: Ms. Stephenie LEE  
(Attn.: Mr. Louis TSE

email: sytle@pland.gov.hk )  
email: lptse@pland.gov.hk )



## Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Village Type Development" and "Green Belt" Zones, Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories

## (S.16 Planning Application No. A/NE-KTS/492)

- (i) Regarding the right of way concerns as mentioned in the public comments, the applicant will liaise with respective land owners/occupants of nearby land lots to minimise nuisance to the surrounding area after planning permission has been granted from the Town Planning Board (the Board).

- (ii) RtoC Table:

| Departmental Comments   |  | Applicant's Responses   |
|---|--|---|
| <b>1. Comments of Commissioner for Transport (C for T)</b><br><b>(Contact Person: Mr. Joseph YIP; Tel: 2399 2549)</b> |  |   |
| (a)   | The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site; | Four private car parking spaces and one loading/unloading (L/UL) space for light goods vehicle are provided for the use of visitor and staff. Four private car parking spaces are provided for visitor only. Visitor is required to make appointment in advance to access the Site. Since advanced booking is also required for the use of car parking spaces by visitor, this could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site. The Site is located approximately 90m (about) west of Fan Kam Road, which is served with public transport ( <b>Annex I</b> and <b>Plan 1</b> ). Staff is required to make use of public transport to access the Site. The L/UL space for light goods vehicle is for the use of staff to transport goods to the Site, i.e. seed, farm tools etc. to support the daily operation of the proposed development. In view of the above, the parking and L/UL provision is |



S.16 Planning Application No. A/NE-KTS/492

|     |   | considered appropriate for the operation of the proposed development.  |
|-----|---|--|
| (b) | The applicant should advise the width of the vehicular access;  | The vehicular access is 7.3m (about) wide (Plan 2).  |
| (c) | The vehicular access should be no less than 7.3m wide;  | Noted.   |
| (d) | The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis; | Sufficient space is provided for vehicles to smoothly manoeuvre within, entering to and exiting the Site (Annex II, Plans 3 and 4).  |
| (e) | The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;   | All exiting traffic is required to give way to incoming traffic to the Site (Plan 2). Since advanced booking is required for visitors to access the Site and for the use of private car parking space, this could help to regulate the use of the car parking spaces and prevent excessive number of vehicles to the Site. Staff is deployed at the ingress/egress to monitor the traffic condition and direct incoming/exiting vehicles to ensure no queuing of vehicle outside the Site. |
| (f) | The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and   | Staff is deployed at the ingress/egress to slow down incoming vehicle and vehicles will be limited to the speed of 5km/hour within the Site. In addition, 'Beware of pedestrian' and 'Stop' signs will be placed at the ingress/egress to enhance pedestrian safety (Plan 2).  |
| (g) | The vehicular access between the site and Fan Kam Road is not managed by TD. The applicant should seek comment from the responsible party.  | Noted.   |

**S.16 Planning Application No. A/NE-KTS/492**

| 2. Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)<br>(Contact Person: Ms. LEUNG Ching Yin; Tel: 2300 1629)   |  |  |
|--|--|--|
| (a)  | The site is close to flood prone area at Fan Kam Road with no readily available drainage system according to DSD's record, the applicant shall provide details regarding the drainage system and the proper drainage discharge point, which have adequate drainage capacity, available for the site; and | Noted. Drainage professionals will be consulted by the applicant to minimise adverse drainage impact to the surrounding area after the subject application has been approved by the Board. |
| (b)  | Filling of land could change the formation level and may block the existing drainage path and increase the risk of flooding, the applicant should provide adequate intercepting drains to convey the surface rain water from the adjacent land.  |  |
| 3. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department (DPO/FSYLE, PlanD)<br>(Contact Person: Ms. Stephenie LEE; Tel: 3168 4042) |  |  |
| (a)  | Please clarify if septic tank is proposed within the site. If yes, please provide the minimum clearance distance between the septic tank and the nearby watercourse.   | Septic tank system is proposed at the west of structure B1 for sewage disposal. It is approximately 30m north of the nearby watercourse (Plan 5).  |



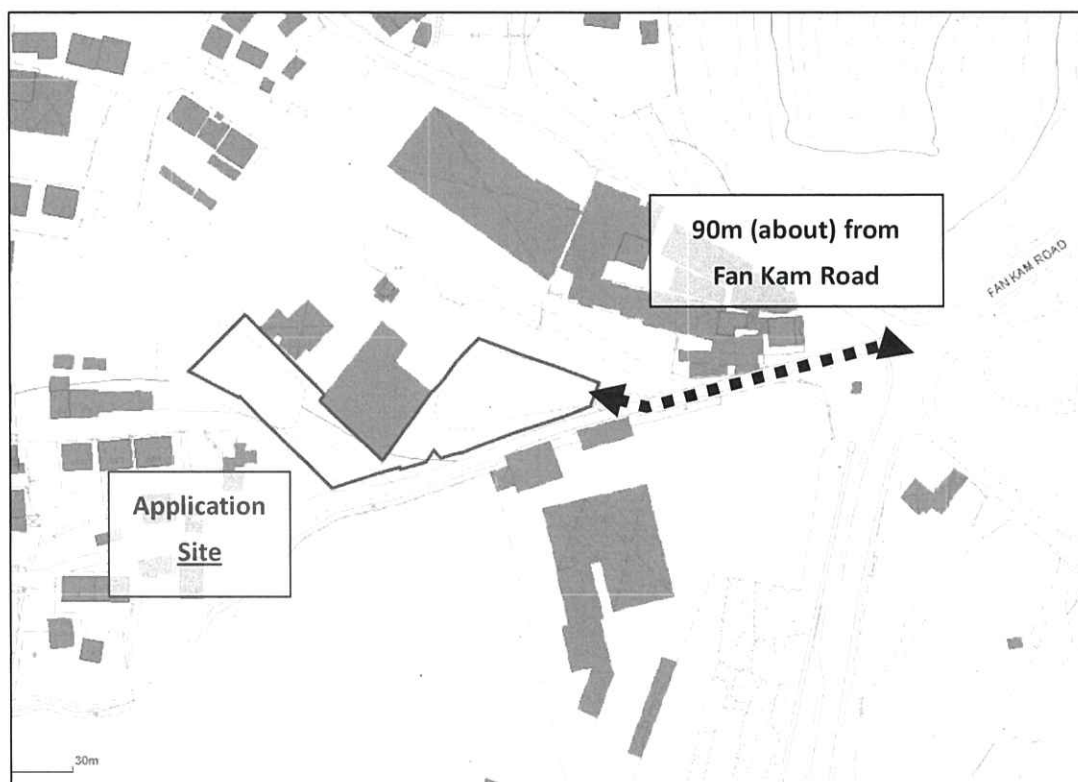
## Public Transport Services at Fan Kam Road

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Filling of Land in “Village Type Development” and “Green Belt” Zones,  
Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories**

**(S.16 Planning Application No. A/NE-KTS/492)**

- (i) The application site (the Site) is located approximately 90m west of Fan Kam Road, which is served with public transport services.
- (ii) Staff and majority of visitor are required to commute to the Site by taking public transport to Fan Kam Road then walk to the Site.
- (iii) The nearest public transport services are provided at Fan Kam Road, details are as follows:

| Route No.        | Termination Points         |                              |
|------------------|----------------------------|------------------------------|
| Franchised Bus   |                            |                              |
| 77K              | Sheung Shui Bus Terminus   | Yuen Long (Fung Cheung Road) |
| Green Minibus    |                            |                              |
| 57K              | Sheung Shui MTR Station    | Tsiu Keng                    |
| Public Light Bus |                            |                              |
| 18               | Sheung Shui (San Wan Lane) | Yuen Long (Yu King Square)   |

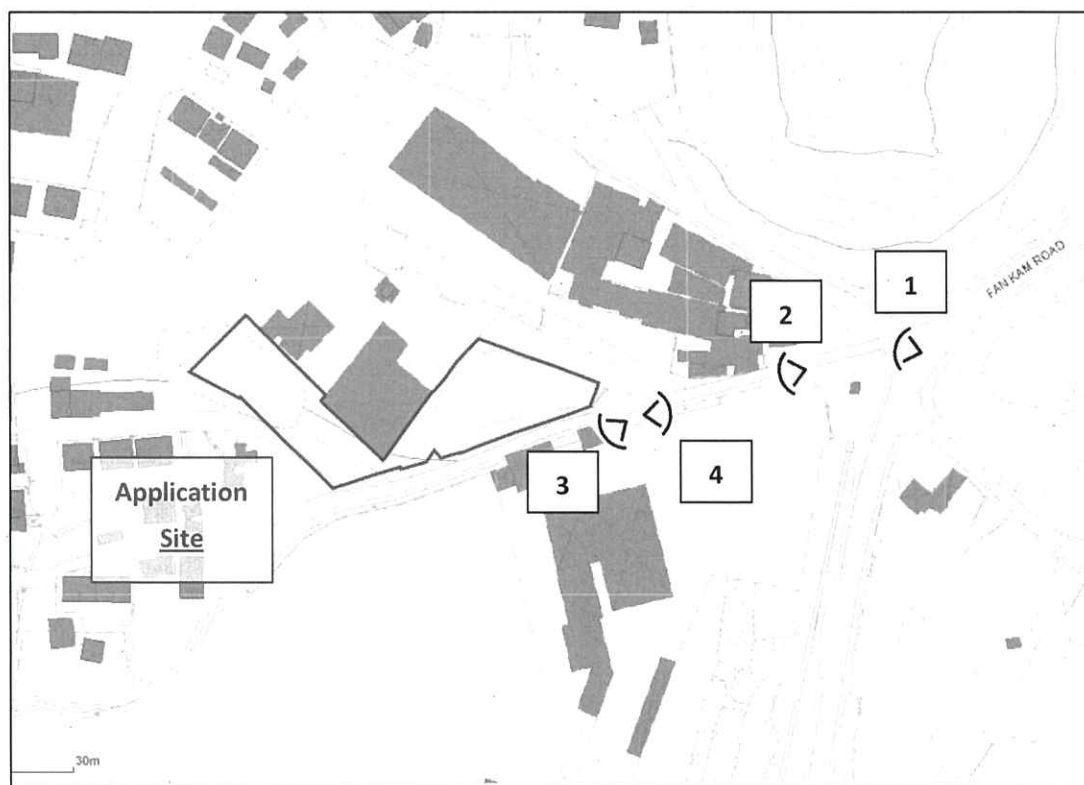


**Manoeuvring of Vehicles to / from Fan Kam Road and along the Local Access**

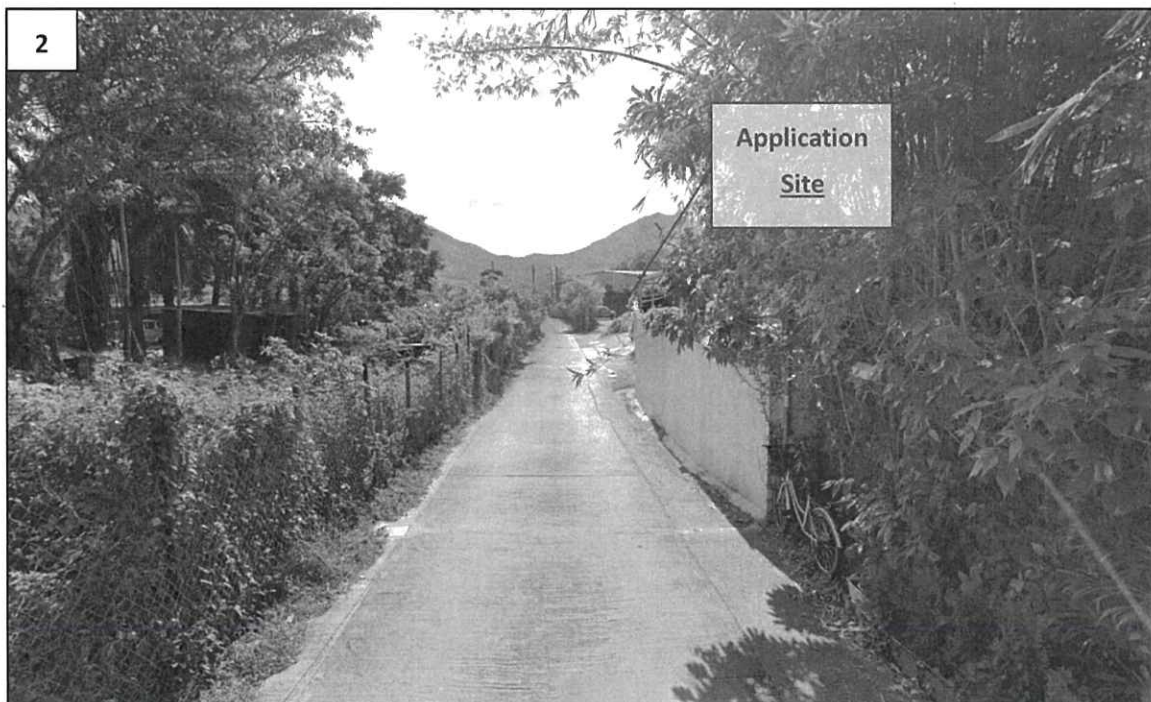
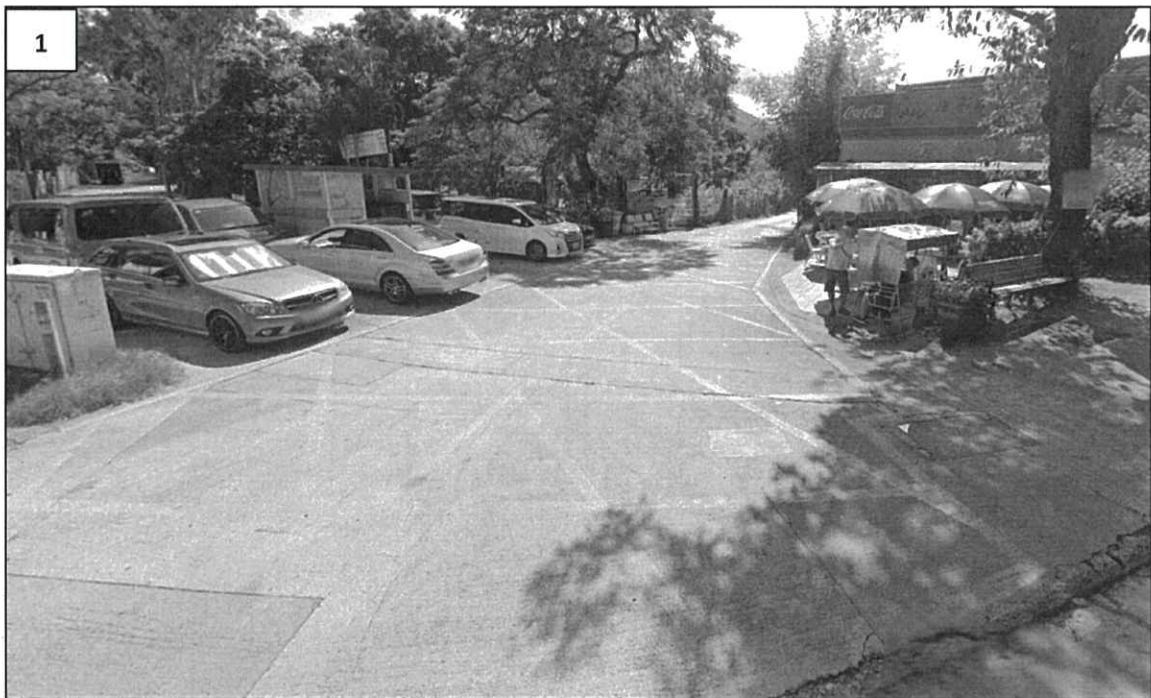
**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
for a Period of 5 Years and Filling of Land in “Village Type Development” and “Green Belt” Zones,  
Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories**

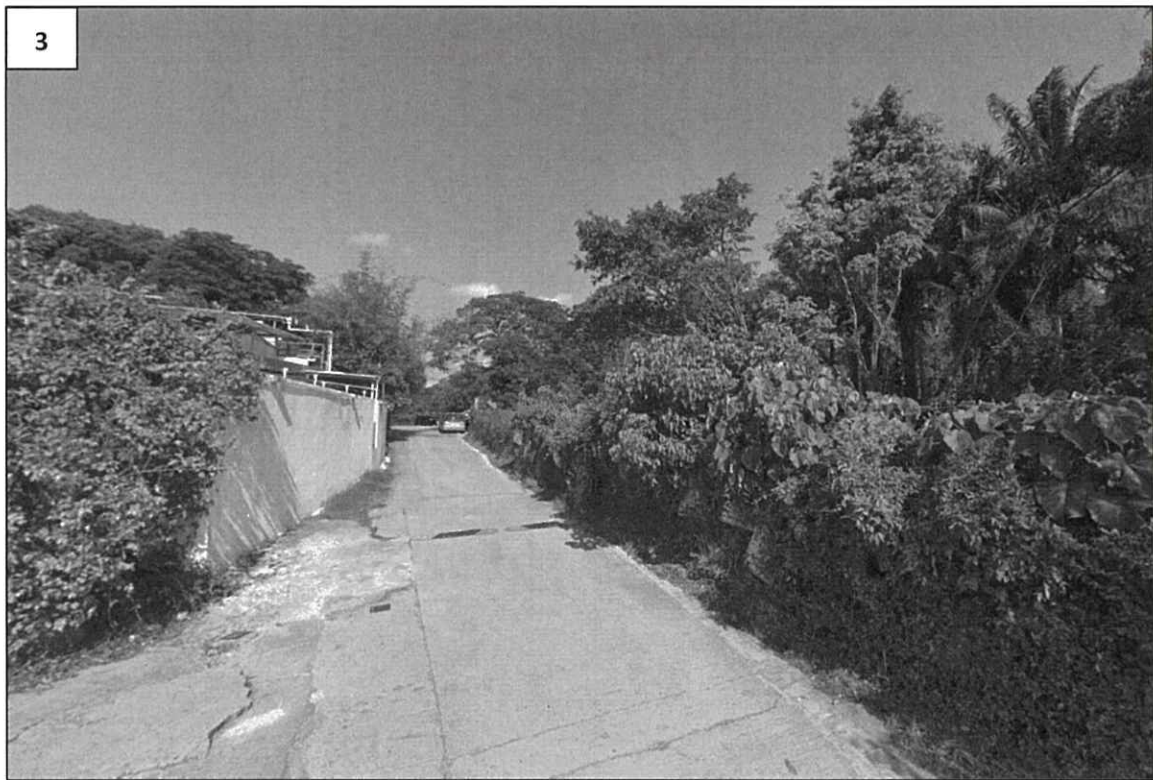
**(S.16 Planning Application No. A/NE-KTS/492)**

- (i) The application site (the Site) is accessible from Fan Kam Road via a local access.
- (ii) Sufficient space is provided for vehicles to smoothly manoeuvre within, entering to and exiting the Site, details are as follows:

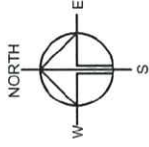












PUBLIC TRANSPORT SERVICES AT FAN KAM ROAD

FRANCHISED BUS ROUTE NO. : 77K  
GREEN MINIBUS ROUTE NO. : 54K  
PUBLIC LIGHT BUS ROUTE NO. : 18

Tong Kung Leng  
Basketball Court

200M (RADIUS)  
FROM THE  
APPLICATION SITE

APPLICATION SITE

NEAREST BUS STOP  
(SHEUNG SHUI BOUND)

NEAREST BUS STOP  
(YUEN LONG BOUND)

Lin Tong Mei

FAN KAM ROAD

WILLOW DRIVE

GINKGO DRIVE

The Green

LEGEND



APPLICATION SITE

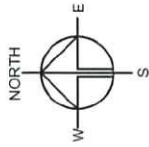
Drawing No. Ver. 01

Project  
PROPOSED TEMPORARY  
PLACE OF RECREATION,  
SPORTS OR CULTURE  
(HOBBY FARM) FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING  
VARIOUS LOTS IN D.D. 91,  
LIN TONG MEI, KWU TUNG  
SOUTH, NEW TERRORIES

Drawing Title  
PUBLIC TRANSPORT

Scale of A.C.  
1 : 4000

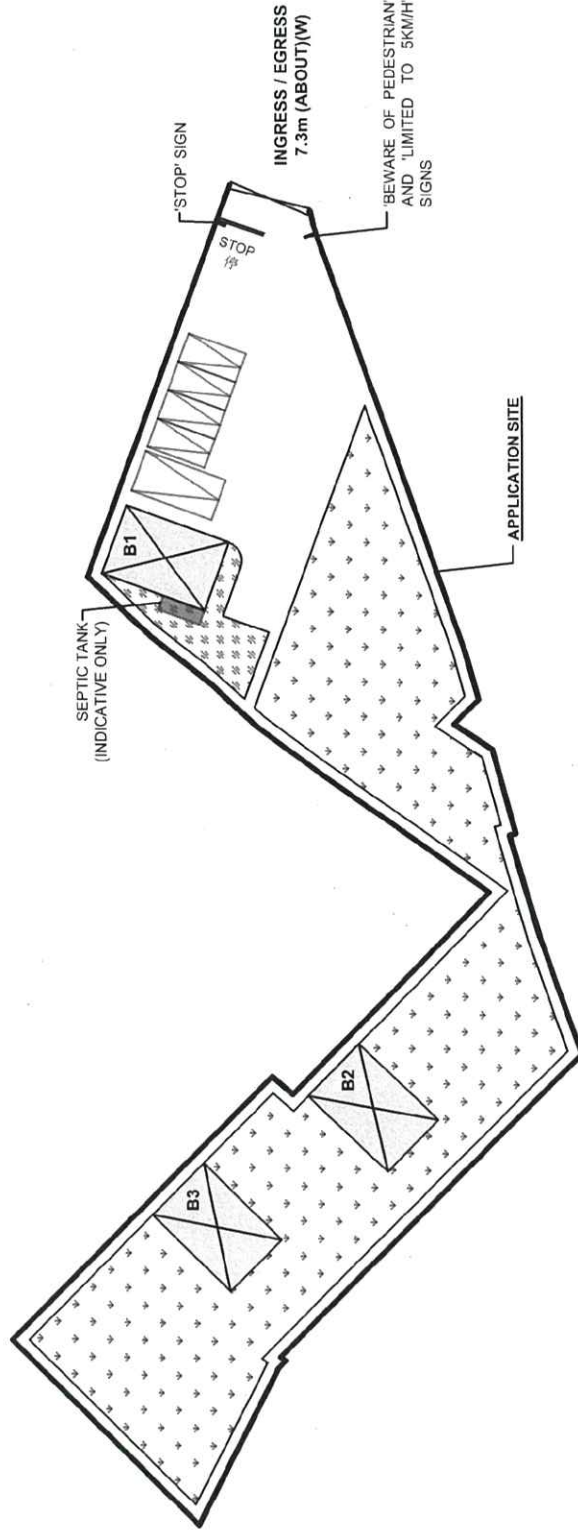
Drawn Date  
12.1.2021  
Reviewed Date



**DEVELOPMENT PARAMETERS OF THE APPLICATION SITE**

|                       |                               |
|-----------------------|-------------------------------|
| APPLICATION SITE AREA | : 1,859m <sup>2</sup> (ABOUT) |
| COVERED AREA          | : 162m <sup>2</sup> (ABOUT)   |
| UNCOVERED AREA        | : 1,707m <sup>2</sup> (ABOUT) |
| PLOT RATIO            | : 0.09 (ABOUT)                |
| SITE COVERAGE         | : 9% (ABOUT)                  |
| NO. OF STRUCTURE      | : 3                           |
| DOMESTIC GFA          | : NOT APPLICABLE              |
| NON-DOMESTIC GFA      | : 162m <sup>2</sup> (ABOUT)   |
| BUILDING HEIGHT       | : 4.2m (ABOUT)                |
| NO. OF STOREY         | : 1                           |

| STRUCTURE    | USE   | COVERED AREA                    | GFA                             | BUILDING HEIGHT        |
|--------------|---|---------------------------------|---------------------------------|------------------------|
| B1           | RECEPTION   | 54m <sup>2</sup> (ABOUT)        | 54m <sup>2</sup> (ABOUT)        | 4.2m (ABOUT)(1-STOREY) |
| B2           | SITE OFFICE   | 54m <sup>2</sup> (ABOUT)        | 54m <sup>2</sup> (ABOUT)        | 4.2m (ABOUT)(1-STOREY) |
| B3           | CHANGING ROOM<br>STORAGE OF FARM TOOLS<br>PLANT NURSERY | 54m <sup>2</sup> (ABOUT)        | 54m <sup>2</sup> (ABOUT)        | 4.2m (ABOUT)(1-STOREY) |
| <b>TOTAL</b> |   | <b>162m<sup>2</sup> (ABOUT)</b> | <b>162m<sup>2</sup> (ABOUT)</b> |                        |



**LEGEND**

|  |                    |
|--|--------------------|
|  | APPLICATION SITE   |
|  | ENCLOSED STRUCTURE |
|  | INGRESS / EGRESS   |
|  | LANDSCAPING AREA   |
|  | FARMLAND AREA      |

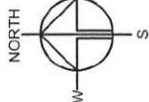
**PARKING PROVISIONS**

|  |                     |
|--|---------------------|
| NO. OF PRIVATE CAR PARKING SPACE       | : 4                 |
| DIMENSION OF PARKING SPACE             | : 2.5m (W) X 5m (L) |
| NO. OF LOADING/UNLOADING SPACE FOR LGV | : 1                 |
| DIMENSION OF PARKING SPACE             | : 3.5m (W) X 7m (L) |

|  |   |
|--|---|
| Drawing No   | 01  |
| Year   | 01  |
| Project  | PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING |
| Various Lots in D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES |   |

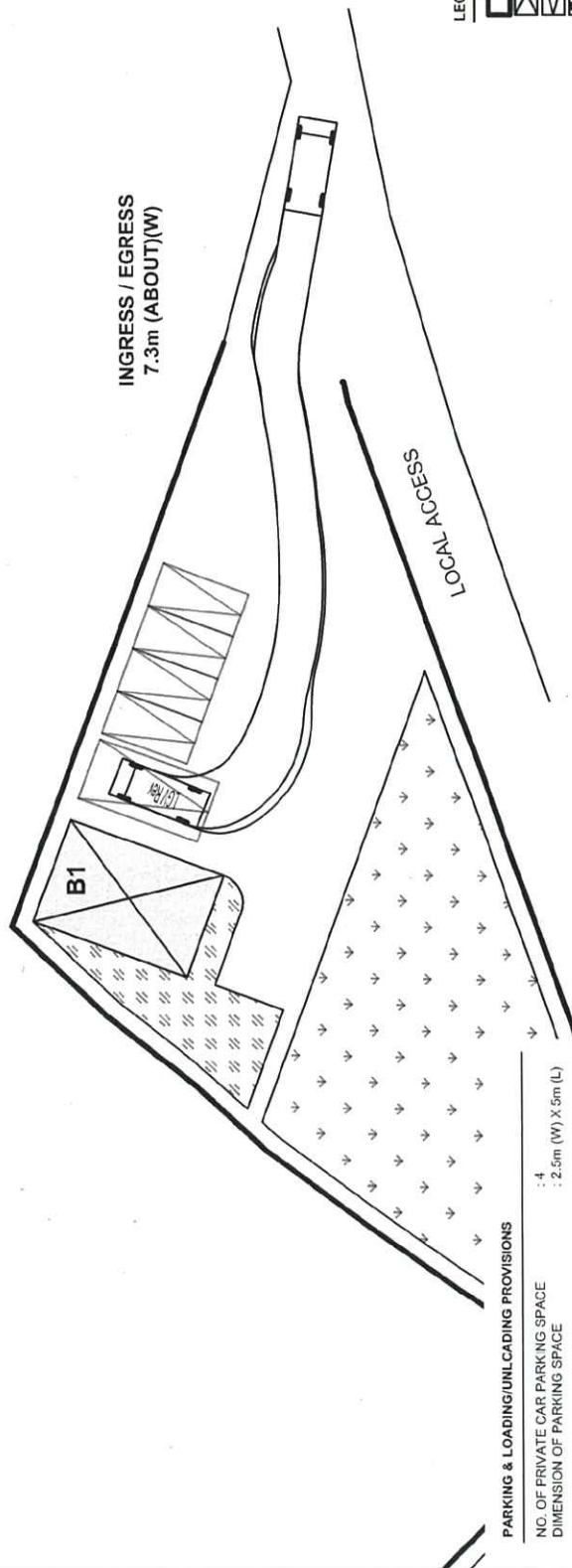
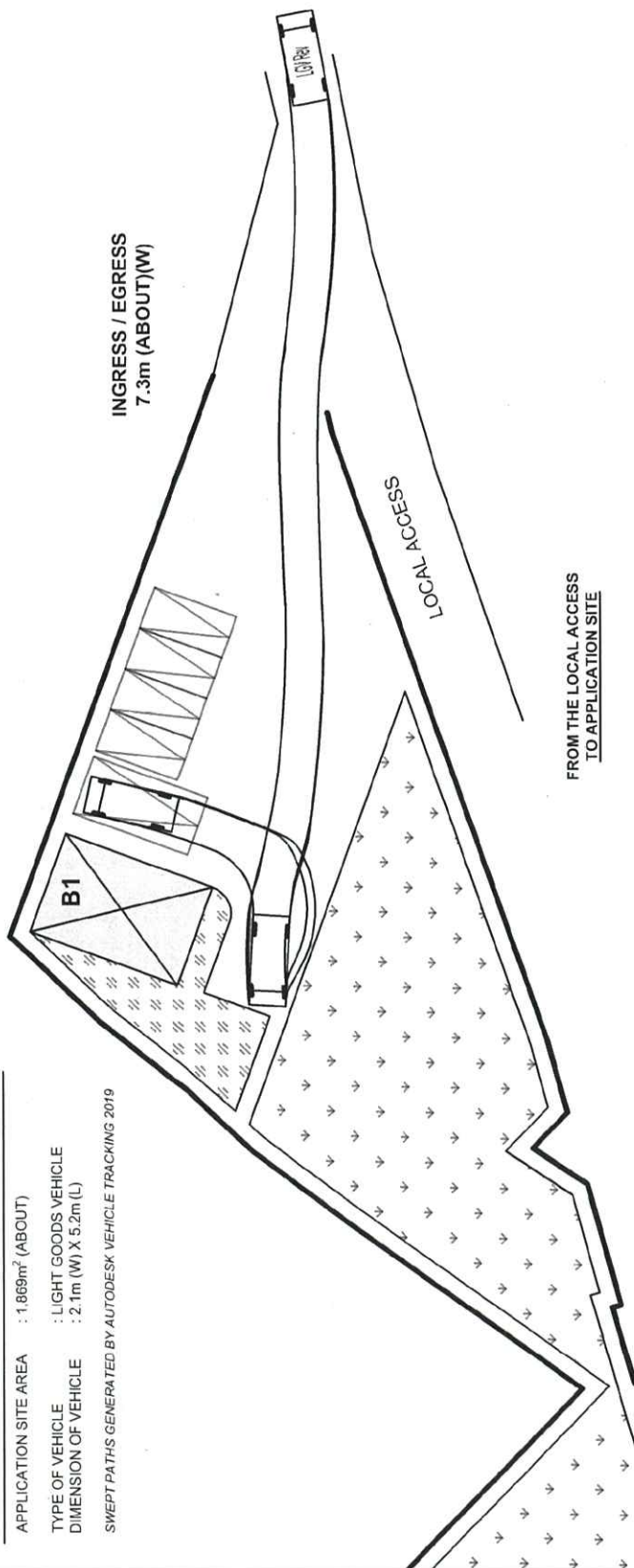
|               |                 |
|---------------|-----------------|
| Drawing Title | LAYOUT PLAN     |
| Scale of A4   | 1 : 600         |
| Drawn         | Date 14.10.2020 |
| Revised       | Date 12.1.2021  |





# SWEPT PATH ANALYSIS

APPLICATION SITE AREA : 1,869m<sup>2</sup> (ABOUT)  
 TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)  
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



## PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4  
 DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
 NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

## LEGEND

APPLICATION SITE  
 ENCLOSED STRUCTURE  
 PARKING / LUL SPACE  
 LGV / PC  
 SWEEP PATH OF VEHICLE

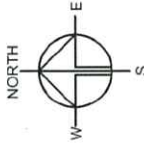
Drawing No. Ver. 01

Project  
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING  
 VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES

Drawing Title  
 SWEEP PATH (LGV)

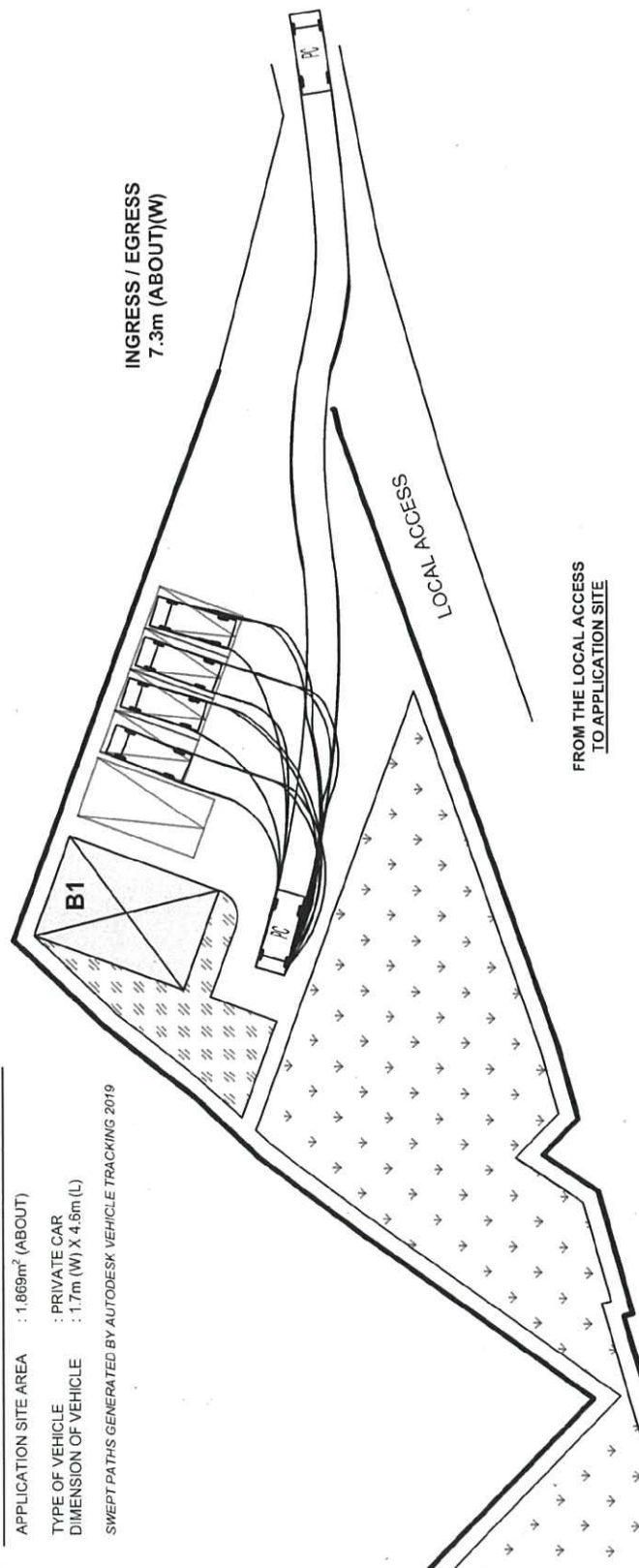
Scale of A4  
 1 : 400

Date  
 12.1.2021  
 Revised

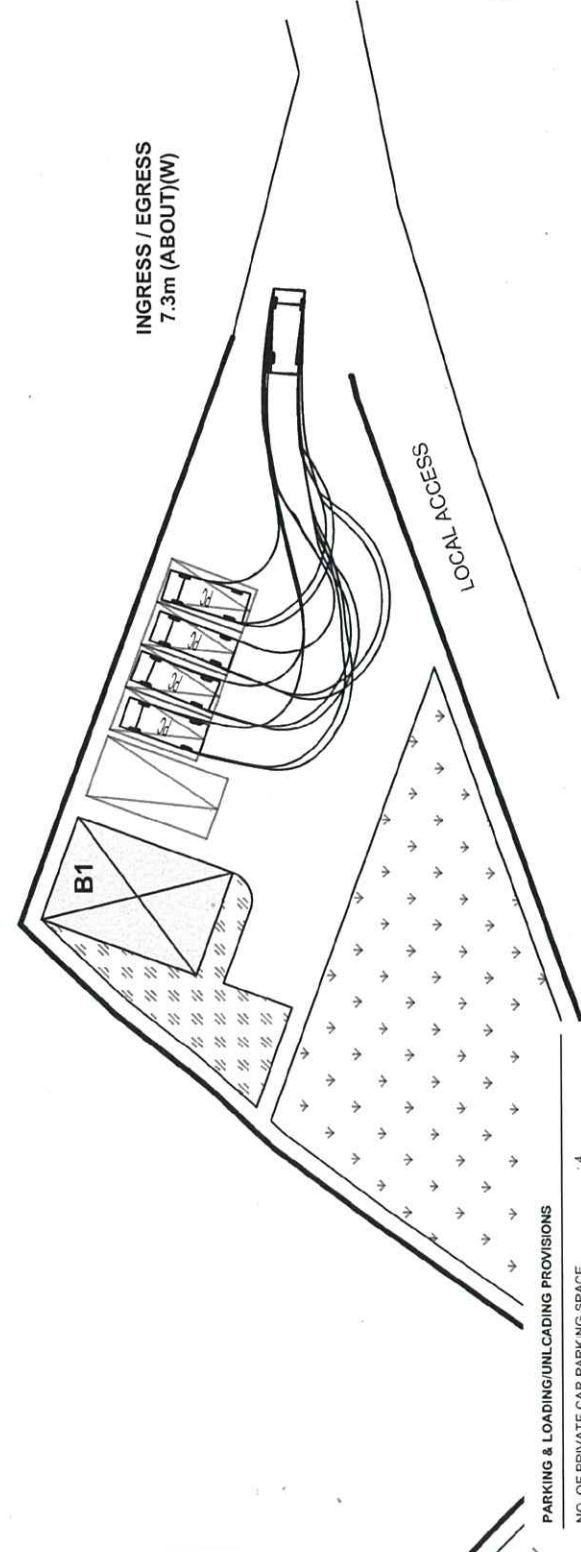


SWEPT PATH ANALYSIS

APPLICATION SITE AREA : 1,669m<sup>2</sup> (ABOUT)  
TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7m (W) X 4.5m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE LOCAL ACCESS  
TO APPLICATION SITE



FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

PARKING & LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4  
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)  
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1  
DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING / LUL SPACE
- LGV / PC
- SWEPT PATH OF VEHICLE

|  |   |
|--|---|
| Drawing No   | 01  |
| Project  | PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING |
| Various Lots in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories |   |
| Drawing Title  | SWEPT PATH (PC)   |
| Scale of Act   | 1 : 400   |
| Drawn  |   |
| Checked  |   |
| Date   | 12.1.2021   |
| Revised  |   |





LOCATION OF SEPTIC TANK SYSTEM

30M (RADIUS)  
FROM THE  
APPLICATION SITE

SEPTIC TANK  
(INDICATIVE ONLY)

APPLICATION SITE

NEAREST  
WATERCOURSE

LEGEND

- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING / LUL SPACE
- SEPTIC TANK

|   |                         |           |
|---|-------------------------|-----------|
| Drawing No  | Ver                     | 01        |
| Project   |                         |           |
| PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING |                         |           |
| VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG SOUTH, NEW TERRITORIES  |                         |           |
| Drawing Title   | LOCATION OF SEPTIC TANK |           |
| Scale of A.C.   | 1 : 500                 |           |
| Drawn   | Date                    | 12.1.2021 |
| Revised   | Date                    |           |



世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號  
萬泰中心 15 樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

4 Dec 2020

Chairman and members  
Town Planning Board  
15/F North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))



By E-mail ONLY

Dear Sir/Madam,

**RE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land in "Green Belt" and "Village Type Development" zones in Lin Tong Mei in Kwu Tung (A/NE-KTS/492)**

WE would like to lodge objection to the captioned.

**"Destroy first, develop later" approach adopted**

The "Green Belt" part of application site is associated with unauthorized use of vehicle parking under the enforcement notice E/NE-KTS/237 with no compliance notice issued by the government authority yet. From the earliest aerial images provided by the Google Earth (the most left side image of Fig 1), vegetation clearance and site formation were happened in early 2000s and subsequently changed the land use to open storage and vehicle parks. Since the land has been paved and now the applicant is likely attempted to apply for land filling so as to legalize its previous unlawful development, we would like to ask the Town Planning Board to proactively deter

"Destroy first, develop later" planning applications so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*<sup>1</sup>.

We would be grateful if our comment could be considered by the Town Planning Board and to reject the captioned.

**together possible™**

贊助人：香港特別行政區行政長官  
梁振英先生, GBM, GBS, JP  
主席：何麗雄先生  
行政總裁：江耀宗先生

義務核數師：香港立信德豪會計師事務所有限公司  
義務公司秘書：嘉信秘書服務有限公司  
義務律師：孖士打律師行  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable CY Leung, GBM, GBS, JP  
Chief Executive of the HKSAR  
Chairman: Mr Edward M. Ho  
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Solicitors: Mayer Brown JSM  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)



Sincerely yours,

Tobi Lau (Mr.)  
Manager, Conservation Policy

**Fig 1 Aerial views of the application site in between 2000 and 2017 with suspected unauthorised changes of land use shown**



Image source: Google Earth. Accessed on 4 Dec 2020.

**Fig 2 Site photo taken in a recent site investigation**



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<sup>1</sup> <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

# Designing 創建 HongKong 香港 .com

04 December 2020  
 Chairman and Members  
 Town Planning Board  
 15/F, North Point Government Offices  
 333 Java Road, North Point, Hong Kong  
 Fax: 2877 0245;  
 Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)



Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land  
**(Application No. A/NE-KTS/492)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- Part of the proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- From the Google Earth's aerial image, the proposed site has been cleared with any previous approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



February 2020

- It is noted that three **enforcement notices** (Case No. E/NE-KTS/177, Case No. E/NE-KTS/184 and Case No. E/NE-KTS/237) have been issued for unauthorised storage use and vehicle parking in 2015, 2016 and 2019 respectively. The approval of the application will further legitimize unauthorized use of land and set an undesirable precedent to regularize unlawful activities through planning application.



# 創建 Designing HongKong 香港 .com

- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,

**Designing Hong Kong Limited**



# 黃潘陳羅律師行

## WONG POON CHAN LAW & CO.

Solicitors, Notaries & China-Appointed Attesting Officers  
In Association with Grandway Law Offices  
In association with Alan Lam, Yam & Pe  
In association with Chow & Partners  
In association with YTL LLP  
In association with AH Lawyers  
In association with M.C.A. Lai Solicitors LLP  
In association with Choy Yung & Co.

Appendix II -3

國際公證人及中國委託公證人  
北京國楓(香港)律師事務所聯營  
林、任、白律師行聯營  
周潔霞律師行聯營  
梁廷達律師事務所有限法律責任合夥聯營  
何升偉律師事務所聯營  
賴文俊(有限法律責任合夥)律師行聯營  
蔡蔚律師事務所聯營

Your Ref.  
貴司檔號: TPB/A/NE-KTS/492

Contact Person  
聯絡人:

Mr. C. M. Wong/  
Mr. David Liang

Our Ref.  
本行檔號: 1-1-39504-20(85)

Date  
日期:

8<sup>th</sup> December 2020

Partners  
合伙人

Wong Che Ming  
黃志明 \*#^

Alan H. B. Lin  
連凱斌 ^

Karen K. H. Chow  
周潔霞 ^

Consultants  
顧問律師

Alan M. B. Lam  
林文彬 #^

Alfred Y. T. Leung  
梁廷達

Brian Y. F. Chan  
陳旭輝 ^

Dominic H. S. Chung  
鍾厚成

Solicitors  
律師

Pat B. Y. Ho  
賀英 \*

David J. W. Liang  
梁杰雄

Registered Foreign  
Lawyers (PRC)  
註冊中國律師

Wincent X. F. Zhang  
張祥發

# China-Appointed  
Attesting Officer  
中國委託公證人

\* Notary Public  
國際公證人

^ Civil Celebrant of  
Marriages  
婚姻證禮人

香港總行:  
香港中環干諾道中 64 號  
廠商會大廈 4 樓  
電話: (852) 2521-4268  
傳真: (852) 2810-6408, 2596-0665, 2815-2996  
電郵: wpcl@wpcl.hk  
網址: www.wpcl.hk  
文件交換: DX-9163-C1

Head Office:  
4<sup>th</sup> Floor, C. M. A. Building,  
64 Connaught Road Central, Hong Kong  
Tel.: (852) 2521-4268  
Fax: (852) 2810-6408, 2696-0665, 2815-2996  
E-mail: wpcl@wpcl.hk  
Website: www.wpcl.hk  
Interchange: DX-9163-C1

Sai Kung Office:  
Ground Floor, 1796-B Po Tung Road,  
Sai Kung, New Territories.  
Tel.: (852) 2792-9811 Fax: (852) 2792-9742  
E-mail: saikung@wpcl.hk  
西貢分行: 西貢普通道 1796 號 B 地下  
電話: (852) 2792-9811 傳真: (852) 2792-9742  
電郵: saikung@wpcl.hk

Town Planning Board Secretariat  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

**BY HAND &  
BY FAX (2877-0245)**

**URGENT**

Dear Sirs,

Re: 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, 3335 S.BM ss.4 ("Lands in Application") in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories  
Proposed Temporary Place of Recreation, Spots or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land  
(Application No.: A/NE-KTS/492 )

We refer to the captioned Application and also to the letter from the Planning Department dated 16<sup>th</sup> November 2020.

We act for King Union International Investments Limited, the registered owner of Sections.C1A, C1RP, T1, U1, V, W, TRP and URP of Lot No.3335 in D.D. 91 ("Lot 3335"), situated in Lin Tong Mei, Kwu Tung South, New Territories, to raise opposition to the Application.

We are instructed that a portion of the Lot 3335 ("Access Portion") has been reserved and designated as an "access road" ("Access Road") since around 1973 and up to date, over which the owners and the residents of the Lot 3335 and all other persons authorised by them enjoy and are entitled to enjoy a full, free and uninterrupted right of way to go pass and repass over upon and along all those portions of Lot 3335 with or without vehicles as partly shown and coloured Yellow and Blue on the plan annexed to the Conveyance on Sale dated 30<sup>th</sup> May 1973 with Memorial No.175040. For your ease of reference, we now send you herewith copy of the land search record of one of our client's land Section U1 of Lot No.3335 as at 7<sup>th</sup> December 2020 and the said Conveyance on Sale together with the annexed plan.

As can be shown from the plan annexed to said Conveyance on Sale, the Lands in Application took up a substantial part of the Access Portion adjacent to our client's lands, namely Sections.T1, U1, V, W, TRP and URP in the Lot.



**WONG POON CHAN LAW & CO.**

Solicitors &amp; Notaries, China Appointed Attesting Officers

Page 2

We are also instructed the following:

- (1). In about May 2016, some owners, occupiers and/or users of the Lands in Application ("**Occupants**") installed/erected or caused to be installed/erected metal boards/steel hoardings on the Access Portion thereby blocking up and obstructing the Access Road through the Access Portion to our client's lands and the properties thereon. Ownership in, occupation and use of the relevant lands in the Lot 3335 by these Occupants are subject to legal challenges;
- (2). Despite our client's repeated requests and demands, the entire southwest part of the Access Road has been unlawfully blocked and obstructed by the Occupants even up to date and as such, our client's right of way through the Access Road to its lands have been denied and/or substantially obstructed; and
- (3). Apart from the interruption of the right of way and due to the aforesaid obstruction by the Occupants, our client's access to utilities in its lands such as water and electricity has been substantially obstructed. The utility companies' requests to access to the public utility facilities in order to conduct repair or maintenance work at or through the Lands in Application have been also denied by the Occupants.

In light of the above, should the Application be approved, your esteemed Board will in effect be approving and reinforcing the unlawful obstruction activities in the Lot 3335 by the Occupants, which are currently ongoing, contested and to our client's detriment. Any approval to the Application will provide wrongful and unlawful assistance to the Occupants to convert the Lands in Application into complete private use by depriving all other owners, residents and authorised users in the Lot 3335 of the right of way which they are entitled to enjoy historically and currently.

Any use or purported use of Lands in Application should ensure that all owners, residents and authorised users of the Lot 3335, including our client, can use the Access Road to go pass and repass over upon and along all those portions of Lot 3335 fully, with or without vehicles, free of any charges or interruption. We believe that any approval to the Application or any construction work of Hobby Farm or land filling will be contrary to your esteemed Board's view to promoting the health, safety, convenience and general affairs of the community in Lin Tong Mei.

Last but not least, given the proximity of our client's lands and the Lands in Application, any construction work of Hobby Farm or land filling is likely to impose risks to our client's health and to the safety of its lands and properties and further to cause nuisance to our client and other occupiers currently using our client's lands.

Page 2 of 3

**WONG POON CHAN LAW & CO.**

Solicitors & Notaries, China Appointed Attesting Officers

Page 3

In the circumstances, we are instructed to strenuously oppose the Application and that the same not be approved not only for the legitimate benefits and interests of our client in its lands but also for those of all other owners, residents and authorised users of the Lot 3335.

Meanwhile, all our client's rights are hereby expressly reserved.

Yours faithfully,



Wong Poon Chan Law & Co.

CMW/DL

Encl

c.c. Client

&

**BY FAX (3168-4074) ONLY (w/o encl.)**

**Planning Department**

Fanling, Sheung Shui & Yuen Long East,

District Planning Office

Unit 2202, 22/F, CDW Building,

388 Castle Peak Road, Tuen Wan, N.T.

(Ref.: TPB/A/NE-KTS/492)

Page 3 of 3



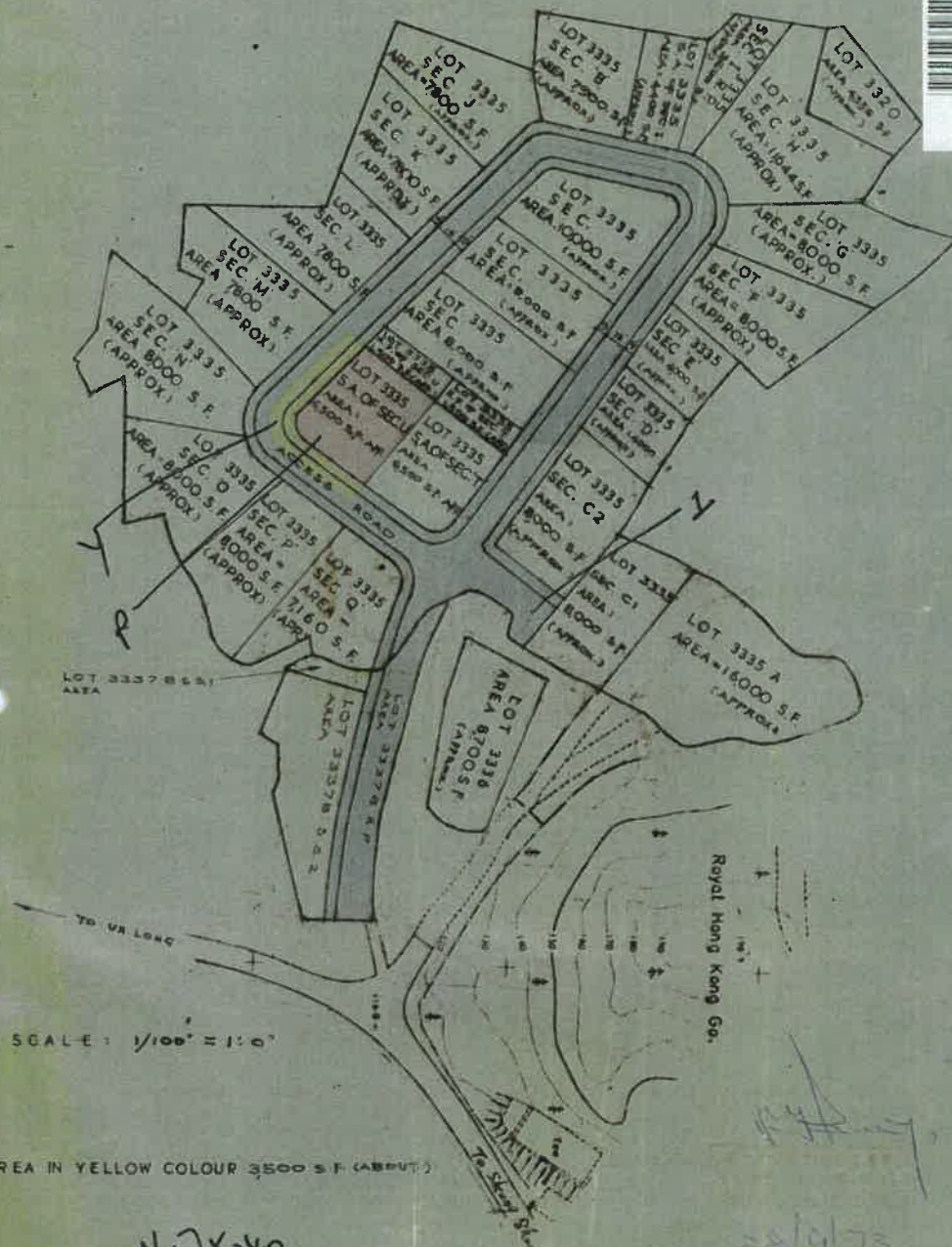
# D. D. 91 LIN TONG MI

LOT 3335, SEC. A. OF SEC. 'U'



N.M175040(1/1)

2



SCALE: 1/100' = 1:0'

AREA IN YELLOW COLOUR 3500 S.F. (ABOUT)

N175040

28/9/73

附錄涉及個人資料，及／或下列文件（如適用），已被移除：

- 甲) 文件核對表；
- 乙) 申請人簽署的授權書；
- 丙) 土地業權的證明文件；
- 丁) 符合「取得現行土地擁有人同意／向現行土地擁有人發給通知要求」的文件。

Page(s) in Appendix(ces) has / have been removed as personal data, and / or the following documents (where applicable) is / are involved:

- a). Checklist of documents;
- b) Authorization letter signed by the applicant;
- c) Documentary proof of land ownership;
- d) Document in relation to satisfying “the current land owner’s consent / notification requirements”.

城市規劃委員會秘書處

Town Planning Board Secretariat



致：城市規劃委員會秘書



敬啟者：

A/NE-KTS/492

擬議臨時康體文娛場所(休閒農場)連填土工程

我們來函反對上述申請。

申請內容提到會有填土工程，這是變相改變綠化地帶土地用途，破壞農地生態。過去曾有媒體報道過，農田改為休閒農場的個案是企圖以走捷徑方法將農田變為商業用途，土地經填平的休閒農場往往輪為停車場或與農業無關的用途。這是我們最為痛心的事情。

同時，我們擔心改變農地用途會對本村帶來嘈音污染，影響本村的寧靜環境。申請位置是本村的主要村路，該村路並沒有避車處，村民出入只能依靠該路，若改建為農場增加車輛及遊人的出入，有機會帶來增加到村民正常使安全使用村路進出風險。

我們十分愛護本村的寧靜及安全的生活環境。因此，懇請委員會明白我們想守護本村的心意。

前蓮塘尾村原居民代表：

A handwritten signature in black ink, appearing to be "宋榮華".

宋榮華



蓮塘尾村父老：

A handwritten signature in black ink, appearing to be "宋金帶".

宋金帶

日期：2020年12月1日

致：城市規劃委員會秘書

敬啟者：

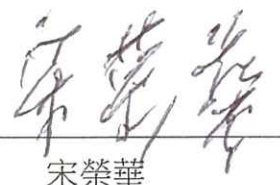
**強烈反對 A/NE-KTS/492 規劃申請**  
**擬議臨時康體文娛場所(休閒農場)連填土工程**

本人與村民們強烈反對上述申請。

續本人於 12 月 1 日來函，現再來函補充更多村民的意見，供委員會參考。本村蓮塘村是一條歷史悠久的鄉村，一直都是平靜和諧，本人與村民們堅決反對改變土地用途，用作圖利，將會破壞到本村風水！申請位置傍邊是本村出入的主要通道非常狹窄，該通道是人、車兼用，本村有不少村民已介長者之齡，外來車輛對不村不熟識，會對出入的長者帶來危險。改變土地用途，帶來排污問題引起村民們亦十分關注，擔心污水有機會流入村民的屋前，引發衛生及環境污染等問題。

懇請委員會慎重審視上述申請，給本村保留美好的環境，感激萬分。

前蓮塘尾村原居民村代表：

  
宋榮華



日期：2020 年 12 月 3 日





規劃書粉嶺、上水及元朗東規劃專員

規劃書粉嶺、上水及元朗東規劃專員

上水區鄉事委員會&規劃書粉嶺、上水及元朗東規劃署

傳真號碼: 2668 8257 & 3168 4074

### 強烈反對 (申請編號: A/NE-KTS/492) 規劃申請

新界古洞南蓮塘尾丈量的份第 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 (部分), 第 3335 號 AZ 分段第 1 小分段 (部分), 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, 第 3335 號 BM 分段第 4 小分段

擬議臨時康體文娛場所 (休閒農場) (為期 5 年) 連填土工程  
(申請編號: A/NE-KTS/492)

您的參考編號: TPB/A/NE-KTS/492, 本村蓮塘尾村建村已有百多年歷史, 一路都寧靜太平, 相安無事, 現規劃做臨時公眾停車場等等, 將由農地改為商業圖利, 嚴重破壞本村環境, 原本大業主在 1973 年 5 月 30 號 (Memorial No: 175040, See attached) 規定是一條路, 現在有人僱傭黑社會頭鄧炳權以勢凌人, 強逼據為己有, 分賣給多名同佢有關聯不同人士, 本村出入一直以來都只靠一條非常狹窄的車路 Single Way 同時沒有避車處。一旦成為停車場等等, 否則好多村民及相關的業主沒有路行及沒有地方安裝有關的必須的公眾設施, 例如電燈公司, 電話公司, 水務署, 污水排污設備系統等等, 相信一定會出現以下情況, 對村民生活做成非常之嚴重影響。

包括:

- 1/ 往來車輛增加, 流量大將會造成 very, very 阻塞。
- 2/ 對本村村民出入及相關業主, 尤其是長者、小朋友及殘疾人士, 到時人車爭路, 非常容易發生交通意外及人命傷亡, 這些不幸的事情以往從未發生過。
- 3/ 本村村民駕車出入, 容易和外來泊的車輛發生爭執及意外甚至人命傷亡。
- 4/ 大量車輛出入, 對本村環境及衛生造成污染及噪音及環境衛生尤其顯著疫情非常之嚴重, 對村民帶來不便與困擾。
- 5/ 好多村民及有關的業主沒有路行及沒有地方安裝有關的必須的公眾設施, 例如電燈公司, 電話公司, 水務署, 污水排污設備系統等等, 有路等於沒有路行, 有地方安裝以上必須的公眾設施等於沒有地方安裝, 現在有業主投訴鄧炳

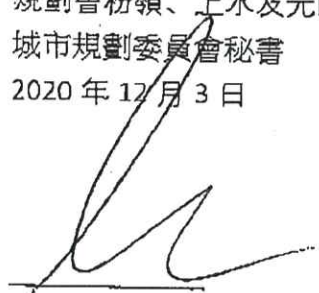
權及相關的人士，不准有關必須的公眾設施在這裡維修超過一年，所以部分業主都沒有相關的公眾設施用超過一年，相信一定會出現以下情況，對村民生活做成非常之嚴重影響及不變甚至傷亡 accident。。

本村是一條歷史悠久的鄉村，一直都是平靜、和諧，相安無事及風平浪靜，所以我們堅決反對改變土地用途，用作商業圖利，同時亦擔心影響本村風水、環境衛生、噪音及人命傷亡等等！希望貴署慎重處理上述申請，為村民謀幸福，有一個安居平靜的居所否決上述有關人士完全不合理的申請來圖利。。

此致

規劃書粉嶺、上水及元朗東規劃專員  
城市規劃委員會秘書

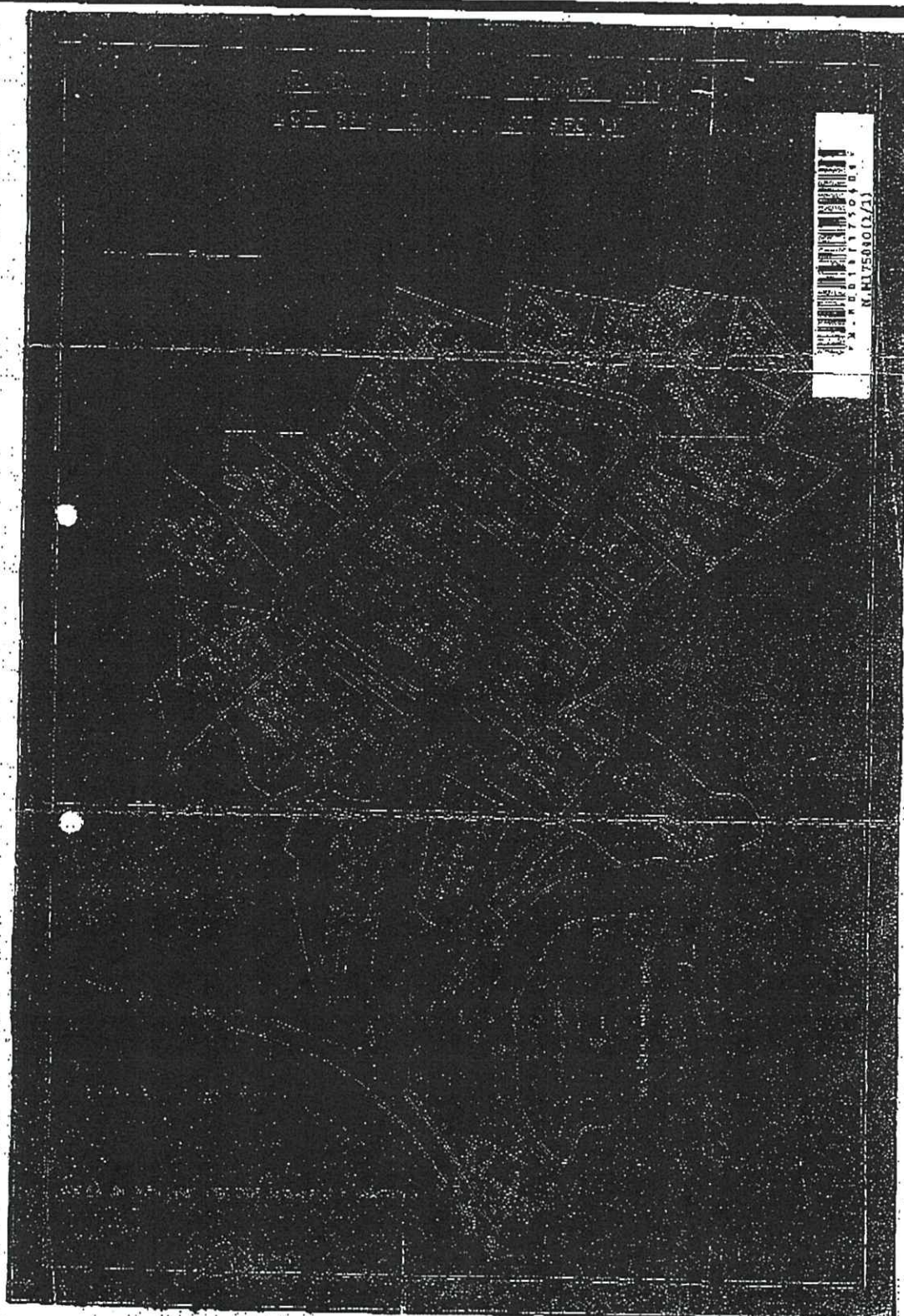
2020年12月3日



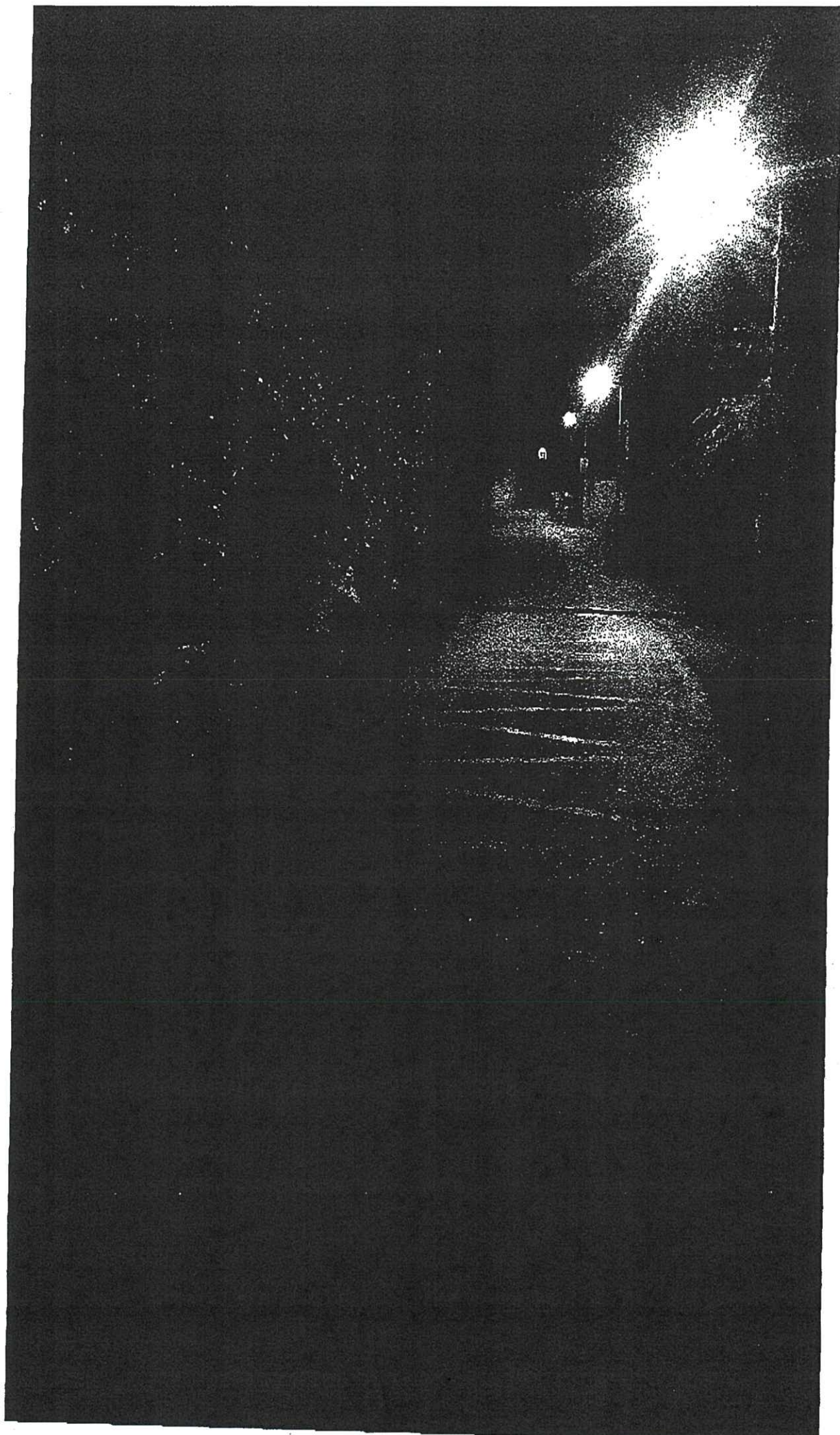
蓮塘尾村村民



RECEIVED  
107 21/12/2020 AT 15:04









附錄涉及個人資料，及／或下列文件（如適用），已被移除：

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- 乙) 申請人簽署的授權書；
- 丙) 土地業權的證明文件；
- 丁) 符合「取得現行土地擁有人同意／向現行土地擁有人發給通知要求」的文件。

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- a) Checklist of documents;
- b) Authorization letter signed by the applicant;
- c) Documentary proof of land ownership;
- d) Document in relation to satisfying “the current land owner’s consent / notification requirements”.

城市規劃委員會秘書處

Town Planning Board Secretariat

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
 寄件日期: 2020年12月08日星期二 3:52  
 收件者: tpbpd  
 主旨: A/NE-KTS/492 Lin Tong Mei GB  
 附件: Lin Tong Mei - Google Maps.pdf

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 m<sup>2</sup> Includes Government Land of about 58.2 m<sup>2</sup> ( 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.

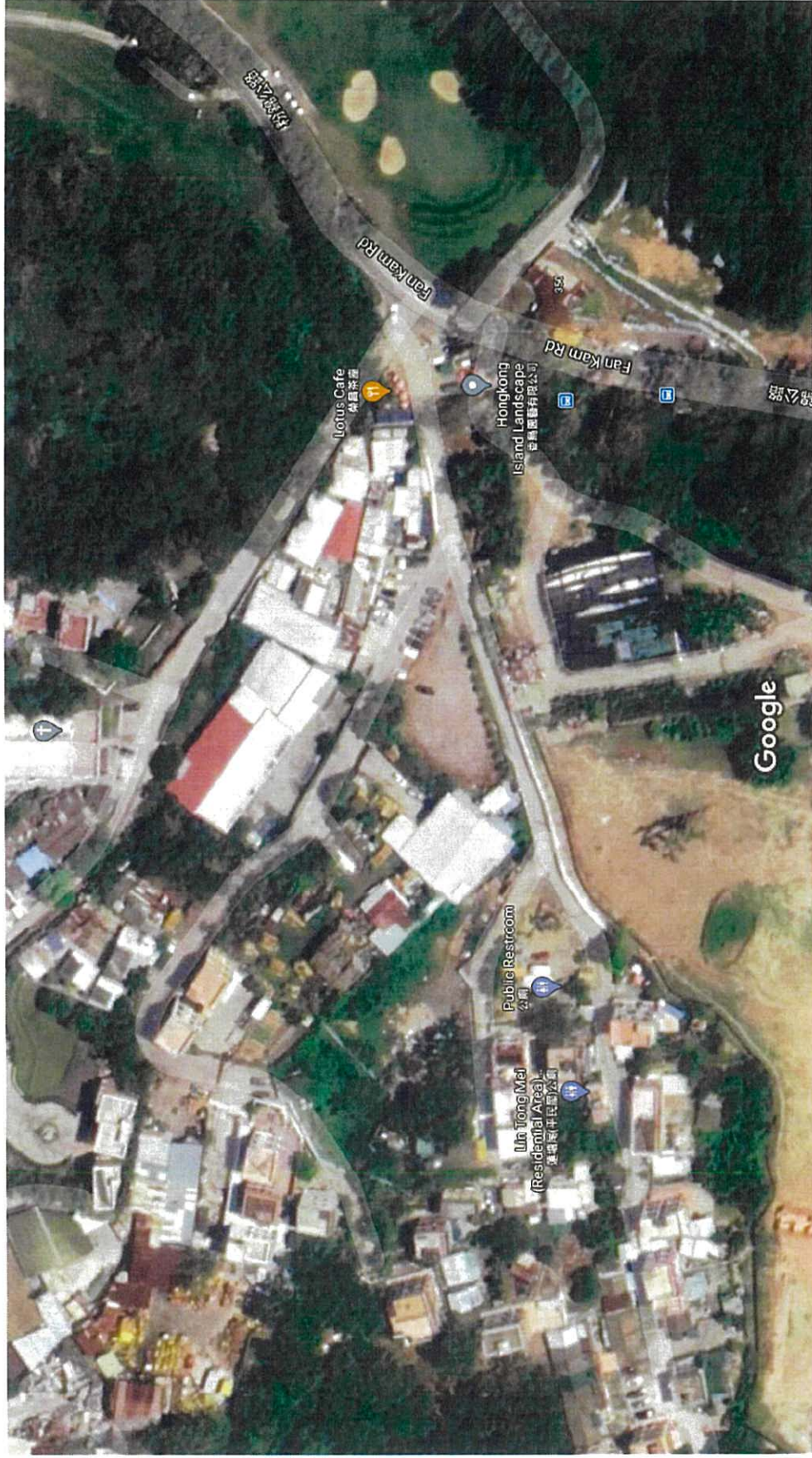
The application does not comply with the Town Planning Board Guidelines for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed developments affects the natural landscape.



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



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 20 m





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](mailto:tpbpd@pland.gov.hk))

3rd December, 2020.

Dear Sir/ Madam,



By email only

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period  
of 5 Years and Filling of Land  
(A/NE-KTS/492)**

1. We refer to the captioned.
2. According to the information retrieved from the Planning Department on 18th November, 2020, an Enforcement Notice has been issued for a case (i.e., E/NE-KTS/237) covering part of the application site but Compliance Notice has not yet been issued. We urge the Board to investigate the site history with relevant authorities before considering this application.
3. Besides the above, we also urge the Board to look at some aerial photos (in **Figure 1**) which show the landscape change at the Green Belt portion of the application site.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Figure 1.** Aerial photos (from Lands Department and Google Earth, taken in various years) showing the landscape change at the Green Belt portion of the application site (approximately indicated by the red circle).

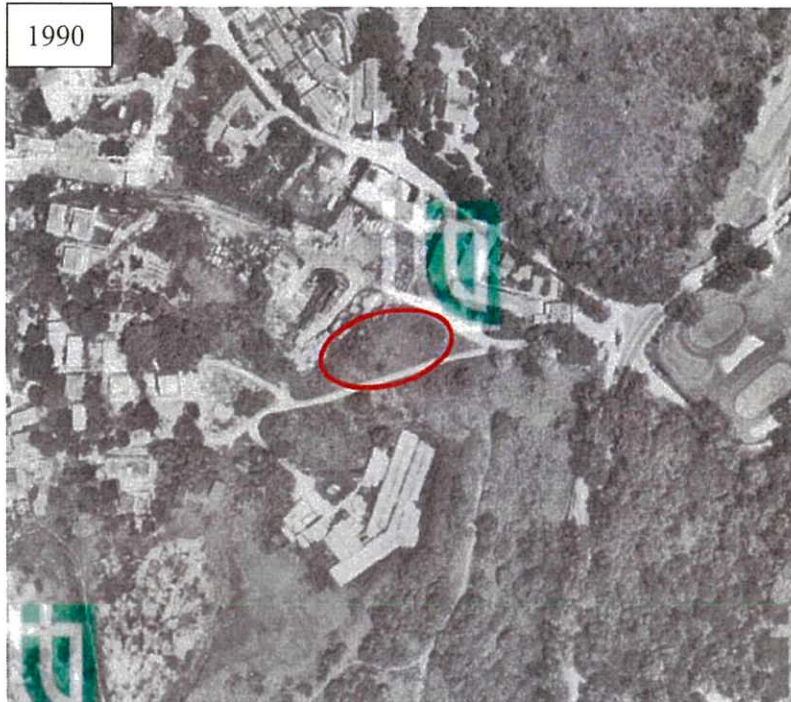
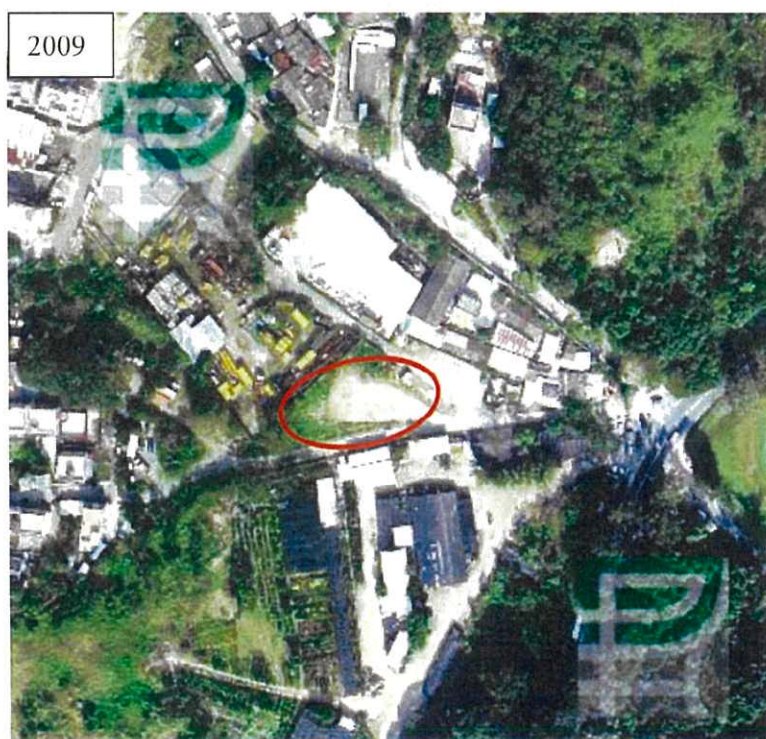




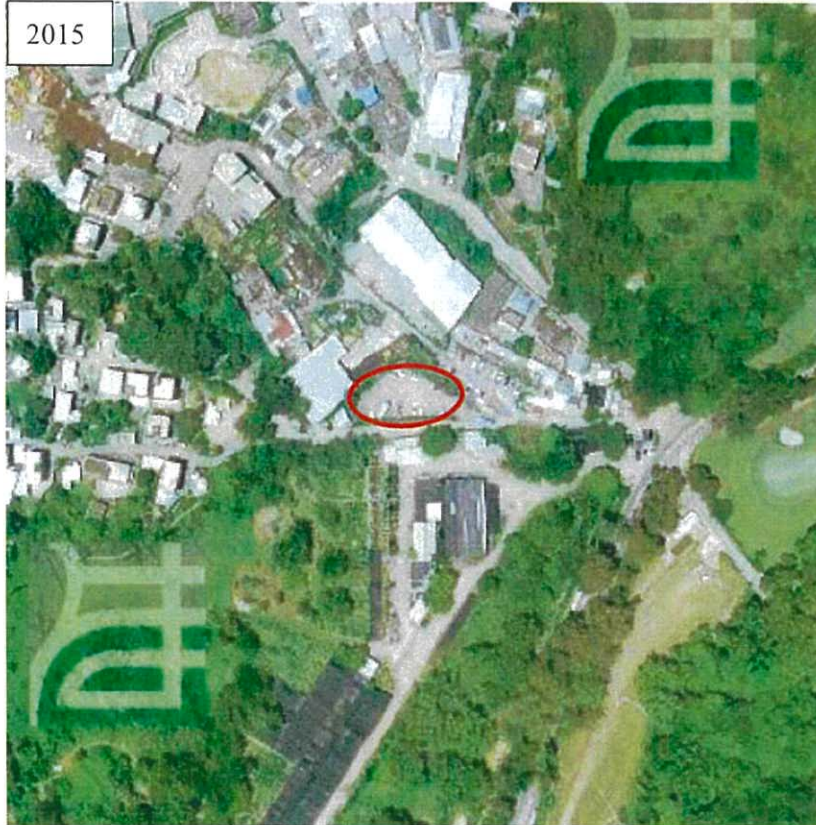
Figure 1. Cont'd.



香港新界大埔林錦公路  
 Lam Kam Road, Tai Po, New Territories, Hong Kong  
 Email: eap@kfbg.org



Figure 1. Cont'd.



香港新界大埔林錦公路  
 Lam Kam Road, Tai Po, New Territories, Hong Kong  
 Email: eap@kfbg.org



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

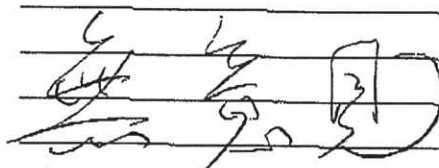
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/492

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

簽署 Signature



日期 Date

2020.12.3

**Advisory Clauses**

- (a) the permission is given to the development/use under application. It does not condone any other development/use which are not covered by the application.
- (b) the applicant is advised to resolve the right-of-way issue within the application site with concerned persons.
- (c) to note the comments of the District Lands Officer/North, Lands Department as follows:
  - (i) the subject lots are Old Schedule lots held under Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the application site. The Government shall accept no responsibility in such arrangement and there is no guarantee that any adjoining Government land will be allowed for vehicular access to the application site for the proposed use;
  - (ii) any erection of the structures on the lots requires prior approval of his office;
  - (iii) the proposed filling of land for the proposed use is not in breach of the Leases concerned. Yet, the applicant should ensure that prior consent from the relevant authorities should be sought before the said work is carried out; and
  - (iv) the owners of the lots concerned shall apply to his office for a short Term Waiver (STW) and/or Letter of Approval (LoA) covering all the actual occupation area and structures. The application for STW and/or LoA will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and/or LoA is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office.
- (d) to note the comments of the Director of Environmental Protection as follows:
  - (i) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/ wastewater generated from the proposed use. Since there is no available public sewerage in the vicinity, the design and construction of septic tank and soakaway (STS) system shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department". In particular minimum clearance distance between the STS and the nearby watercourse should be provided to protect the water bodies;



- (ii) the applicant should follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance; and
  - (iii) the land should not be filled with construction waste and it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant should follow the Recommended Pollution Control Clauses for Construction Contracts to minimize the environmental impacts during the construction stage, particularly noting there is a water course 5m away from the site.
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) as follows:
- (i) the land filling works should not be commenced before the drainage proposal is agreed by DSD. Temporary drainage measures should be proposed during land filling works;
  - (ii) the application site is close to flood prone area at Fan Kam Road with no readily available drainage system according to his department's record, the applicant should provide details regarding the drainage system and the proper drainage discharge point, which have adequate drainage capacity, available for the application site; and
  - (iii) filling of land could change the formation level and may block the existing drainage path and increase the risk of flooding, the applicant should provide adequate intercepting drains to convey the surface rain water from the adjacent land.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
  - (ii) before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (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 (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should be construed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (iv) if the proposed use under the application is subject to the issue of license, any existing structures on the application 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;
  - (v) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;
  - (vi) the application site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D;
  - (vii) if the application site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Building (Planning) Regulation 19(3) at building plan submission stage; and
  - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond. Detailed comments under BO will be provided at the building plan submission stage.
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant should avoid adverse impact to the watercourse to the south of the application site in construction and operation phase.
- (i) to note the comments of the Director of Fire Services that the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department as follows:
- (i) existing water mains are inside the subject lots and will be affected. The applicant is required to either divert or protect the water mains found on the application site;
  - (ii) if diversion is required, existing water mains inside the application 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 diversion of existing water mains upon request will have to be borne by the grantee/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;

(iv) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standards.