

2020年 8月 1 7日

APPENDIX I

13

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 17 AUG 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.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- * "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - * Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/644
	Date Received 收到日期	17 AUG 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 樓及新界沙田上禾輋路 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)
Beauty Power Development Ltd., Moreway Ltd. and Topfront Development Ltd.

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)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D.77 and Lot No. 394RP(Part) in D.D.84, Ping Che, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 5.089 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 69.3 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Agricultural Farmland (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)⁴
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書⁴

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)⁴
於 _____ (日/月/年)在指定報章就申請刊登一次通知⁴
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)⁴
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⁴
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)⁴
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⁴

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Place of Recreation (Hobby Farm) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細則表	
Proposed uncovered land area 擬議露天土地面積	 5,019.7 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 69.3 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 3
Proposed domestic floor area 擬議住用樓面面積	 N/A .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 69.3 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 69.3 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
1: Proposed Reception/Storage - 1 storey 2: Proposed Portable Toilet - 1 storey 3: Existing Storage Room (to be kept) - 1 storey	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 ...No fixed operation hours.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	☒ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to planning statement.....
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

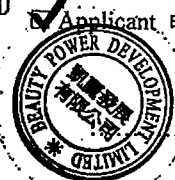
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to planning statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in 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.
本人現准許委員會將本人就這宗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。

Sign 簽名  **TOPFRONT DEVELOPMENT LIMITED** ☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人
Name in Block Letters 姓名 (請以正楷填寫) CHAN CHICKHEONG Signature(s)  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 Beauty Power Development Ltd./Moreway Ltd./Topfront Development Ltd.

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

Date 日期

10/07/2020

(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

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

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. 申請編號	(For Official Use Only) (請勿填寫此欄) A/NE-TKL/64P
Location/address 位置/地址	Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77 and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories 新界坪輦丈量約份第77約地段第605號(部分), 第628號餘段(部分), 第629號餘段(部分), 第632號及丈量約份第84約地段第394號餘段(部分)
Site area 地盤面積	5,089 sq. m 平方米 ☒ About 約 sq. m 平方米 ☐ About 約) (includes Government land of 包括政府土地
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 <u> </u> ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 <u> </u> ☐ Month(s) 月 <u> </u>
Applied use/ development 申請用途/發展	Temporary Place of Recreation (Hobby Farm) 臨時康樂場所(休閒農場)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	69.3sqm ☒ About 約 ☐ Not more than 不多於	0.0136 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	☐ m 米 (Not more than 不多於)	
		☐ Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	1: Proposed Reception/Storage - 4m 2: Proposed Portable Toilet - 3m 3: Existing Storage Room (to be kept) - 4m ☒ m 米 (Not more than 不多於)	
		1: Proposed Reception/Storage - 1 storey 2: Proposed Portable Toilet - 1 storey 3: Existing Storage Room (to be kept) - 1 storey ☒ Storeys(s) 層 (Not more than 不多於)	
(iv) Site coverage 上蓋面積	1.36 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		N/A

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

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

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。

Beauty Power Development Limited

18/F, Nam Wo Hong Building, 148 Wing Lok Street, Sheung Wan, , HK

Your Ref: -

10 July 2020

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email & By Hand

Dear Sir,

Planning Application for.

**Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years
in "Agricultural" zone, Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77
and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories**

S16 Planning Application Submission

We, Beauty Power Development Limited would like to submit herewith 5 copies of the Application Form (Form No. S16-III) with 35 hard copies and 35 soft copies of the Supporting Planning Statement for the captioned S16 Application for the consideration of the Town Planning Board.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr. Peter Wu (2908-8519) or the undersigned.

Thank you for your attention.

Yours faithfully,



CHAN CHI CHEONG

[Encl.] Tel: 2536-4047

2020年 8月 17日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

17 AUG 2020

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

Topfront Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: -

30 July 2020

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email & By Hand

Dear Sir,

**Planning Application for
Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years
in "Agriculture" zone, Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77
and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories**

S16 Planning Application Submission

We write to amend the following pages for the captioned Planning Application submitted to the Town Planning Board ("TPB") on 10 July 2020.

The enclosed amendments include:

1. Executive Summary (ES) – replacing "Agricultural" zone with "Agriculture" zone
2. Figure 2 and Figure 3 – to rectify the site boundary

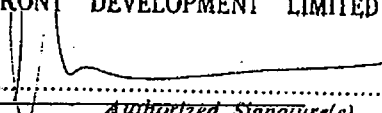
Enclosed 70 color copies of Figure 2 and Figure 3 and 1 copy of the ES.

Should you have any queries with regard to the above, please do not hesitate to contact our Mr. Peter Wu (2908-8519) or the undersigned.

Thank you for your attention.

Yours faithfully,

統輝發展有限公司
TOPFRONT DEVELOPMENT LIMITED


Authorized Signature(s)
CHAN CHI CHEONG

[Encl.] Tel: 2536-4047

2020年 8月 17日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

17 AUG 2020

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

Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years

PLANNING STATEMENT

July 2020

Applicant:

Beauty Power Development Limited

Moreway Limited

Topfront Development Limited

CONTENTS

EXECUTIVE SUMMARY

MAIN TEXT

1. THE APPLICATION
2. SITE CONTEXT
3. DEVELOPMENT PROPOSAL
4. PLANNING JUSTIFICATIONS
5. CONCLUSION

LIST OF TABLE

Table 1	Key Development Parameters
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LIST OF FIGURES

Figure 1	Location of the Subject Site
Figure 2	Lot Plan
Figure 3	Master Layout Plan

EXECUTIVE SUMMARY

This application is to seek for planning permission from the Town Planning Board ("TPB") for a temporary place of recreation (hobby farm) for a period of 3 years at Lots 605 (Part), 628RP (Part), 629RP (Part) and 632 in D.D. 77 and Lot No. 394RP (Part) in D.D. 84 in Ping Che, Ta Kwu Ling, Fanling, New Territories. The subject site falls within area zoned "Agriculture" on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. The proposed development is compatible with "Agriculture" zone.

The proposed Hobby Farm is about 5,089m² in site area and consists of 4,673 m² of farming area with 3 single-storey (not more than 4.0m in height) ancillary temporary structures of about total 69.3m² used for reception, farm product/tools storage and portable toilet. The proposed farming activities will not require significant alteration work just utilizing the existing farmland and tracks. There is no restriction on the existing pedestrian access. The access to Ping Che Yuen Ha Tsuen and Ha Shan Kai Wat will be the existing footpath. The proposed Hobby Farm will not have any hard paved area. There is a few farmers will attend the Farm so no nuisances and adverse impacts is anticipated.

In view of the above and as detailed in this planning statement, we respectfully request Members of the TPB to give favourable consideration to this Application.

內容摘要

懇請城市規劃委員會（下稱“城規會”）批准為期三年的臨時康樂場所（休閒農場）用途發展。申請地段位於新界打鼓嶺坪輦丈量約份第 77 約地段第 605 號（部分），第 628 號餘段（部分），第 629 號餘段（部分），第 632 號及丈量約份第 84 約地段第 394 號餘段（部分）土地。申請地點在坪輦及打鼓嶺分區計劃核准圖（編號：S/NE-TKL/14）上的「農業」地帶，而擬議發展與該地帶的規劃相符。

擬議休閒農場用地面積約 5,089 平方米，發展包括約 4,673 平方米農地以及 3 座一層高（高度不多於 4 米）共約 69.3 平方米建築樓面面積的農業用途附屬臨時構築物，分別用作接待處，農作物/農作用具儲物室以及流動洗手間。擬議發展將沿用現有已分割的農地範圍及行人路徑，盡量不作任何顯著加建或改動。現有連接坪輦元下村及下山鷄乙的人行道將繼續保留並不作任何限制。而擬議休閒農場將不會有任何鋪面。而且發展只會有少數農夫參與，故此不會對周邊位置帶來滋擾及任何不良影響。

鑒於上述原因及本規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

1. THE APPLICATION

- 1.1 We, Beauty Power Development Limited, Moreway Limited and Topfront Development Limited (the "Applicant"), are the current registered owner of Lots 605 (Part), 628RP (Part), 629RP (Part) and 632 (Part) in D.D. 77 and Lot No. 394RP (Part) in D.D. 84 (hereunder called the subject Lots) in Ping Che, Ta Kwu Ling, Fanling, New Territories (Figure 2). The site under application contains the Subject Lots and the adjoining Government Land (hereunder collectively called the "Subject Site")
- 1.2 The Subject Site falls within an area zoned "Agricultural" on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (Figure 1) and the proposed temporary use of Hobby Farm for a period of 3 years requires planning permission from the TPB under Section 16 of the Town Planning Ordinance.

2. SITE CONTEXT

Site Location and Existing Uses

- 2.1 The proposed Hobby Farm is located at about 250m south bound of Ping Che Road and 100m southwest bound from Ping Che Yuen Ha Tsuen (坪輦元下村) amid of active agricultural land along the Ping Yuen River.
- 2.2 Village type development such as Ping Che Yuen Ha Tsuen and Tai Po Tin Tsuen (大埔田村) are in close proximity to the subject site. To the farther north along Ping Che Road, development such as Agricultural, Fisheries and Conservation Department Ta Kwu Ling Farm and Wun Chuen Sin Koon (雲泉仙館), a well-known Taoist Temple are found.

Accessibility

- 2.3 The subject site's main accessible is via a 200m village track through Tai Po Tin Tsuen (shown dotted line) and connects to the branch road from Ping Che Road.
- 2.4 Public transport services of both franchise bus (i.e. 79K) and green mini-bus (i.e. 52K) are available in Ping Che Road just outside and opposite to Wun Chuen Sin Koon.

3. DEVELOPMENT PROPOSAL

The Proposed Hobby farm

- 3.1 The proposed development is about 5,089 m² in site area and consists of about 4,673 m² of farmland (about 91.8% of the subject site), existing footpath and 3 temporary single-storey ancillary structures with height of not more than 4.0m with a total gross floor area ("GFA") of about 69.3 m². Two structures are located at the northwest main entrance area for reception/farm

Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years

product/tool storages use and portable toilet and one other existing structure will be kept on the eastern side for farm product/tool storage (Figure 3). The proposed temporary ancillary structures will be painted in grass green or hay beige. Portable toilet will be used and waste will be tanked away. Majority of the subject site will be farmland, and no hard paved area.

Table 1: Key Development Parameters

Total Site Area	5,089m ² (about)
Total non-Domestic GFA	about 69.3m ² Proposed Structure 1: Portable Toilet – about 1 m ² Proposed Structure 2: Reception and Storage use – about 15 m ² Existing Structure 3 (to be kept): Storage use – about 53.3 m ² Site coverage about 1.36%
Number of Blocks	3 Blocks Proposed Structure 1: Portable Toilet Proposed Structure 2: Reception and Storage use Existing Structure 3 (to be kept): Storage use
Number of Storeys	1 storey each Proposed Structure 1: Portable Toilet Proposed Structure 2: Reception and Storage use Existing Structure 3 (to be kept): Storage use
Anticipated Date of Completion	Early 2021

Operation Arrangement and Program

- 3.2 To avoid nuisances to surrounding areas, we intend to allow a maximum of 2 persons per farm lot per day and only by appointment.
- 3.3 There is no fixed operation hour since there are different mode of cultivation and a few farmers around. As no vehicular access so no car parking space is provided. The anticipated completion of the proposed development is early 2021.

4. PLANNING JUSTIFICATIONS

- 4.1 The trend of recreational farming is gaining over the years, people such as retiree or those who have serious passion on farming activities would often rent land plot for semi-hobby/leisure farming and produce farm product for personal consumption. The proposed development is intended to serve this segment by providing a total 5 farm plots in different ranges of size from about 200 m² to 1,500m² to cater user with different farming skills/capability, purpose and time available for the activities. The demarcation of the proposed farm plots follow the existing layout to minimize any site works.

Fully Compatible with Surrounding Developments

- 4.2 The proposed development is fully compatible with the surrounding uses, rural farmland settings.

No Adverse Impact on Drainage, Sewage, Noise, Traffic and Visual

- 4.3 As no hard paved area, no drainage impact is anticipated.
- 4.4 There will only be one portable toilet provided and waste will be tanked away from the proposed development; sewage impact is not anticipated.
- 4.5 The 3 single-storey ancillary structures will be painted with respective to the surroundings natural color. They will be blend in well with the surroundings and no visual impact expected.

5. CONCLUSION

- 5.1 There is minimum change in the context of the land use and also physical layout. The proposed temporary use for a period of 3 years is compatible to local agricultural activities.
- 5.2 The proposed use will not create any nuisance and no adverse impacts with respect to drainage, sewerage, noise, traffic and visual are anticipated.
- 5.3 In view of the above, we respectfully request Members of the TPB to give favourable consideration to this Application.

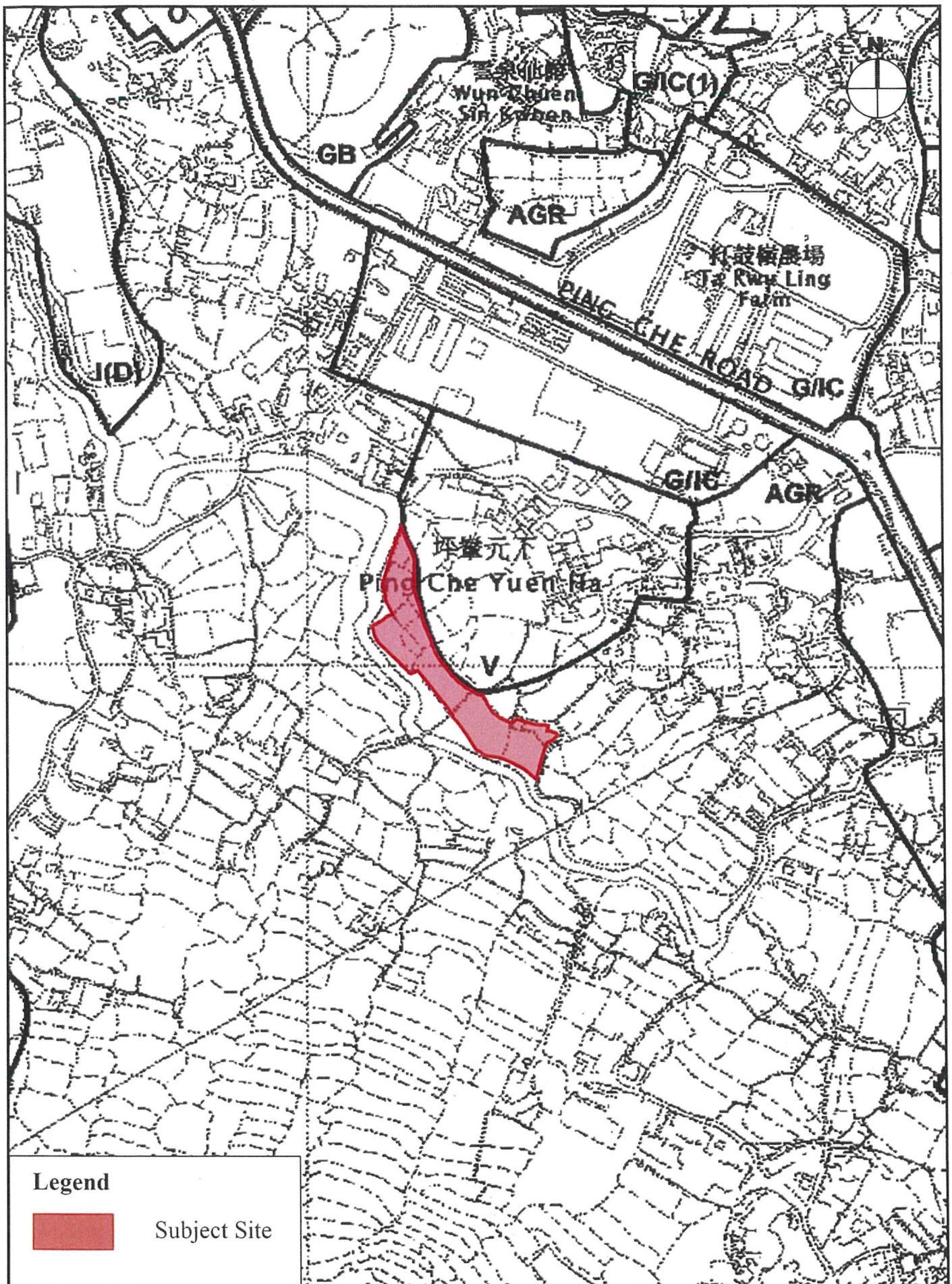
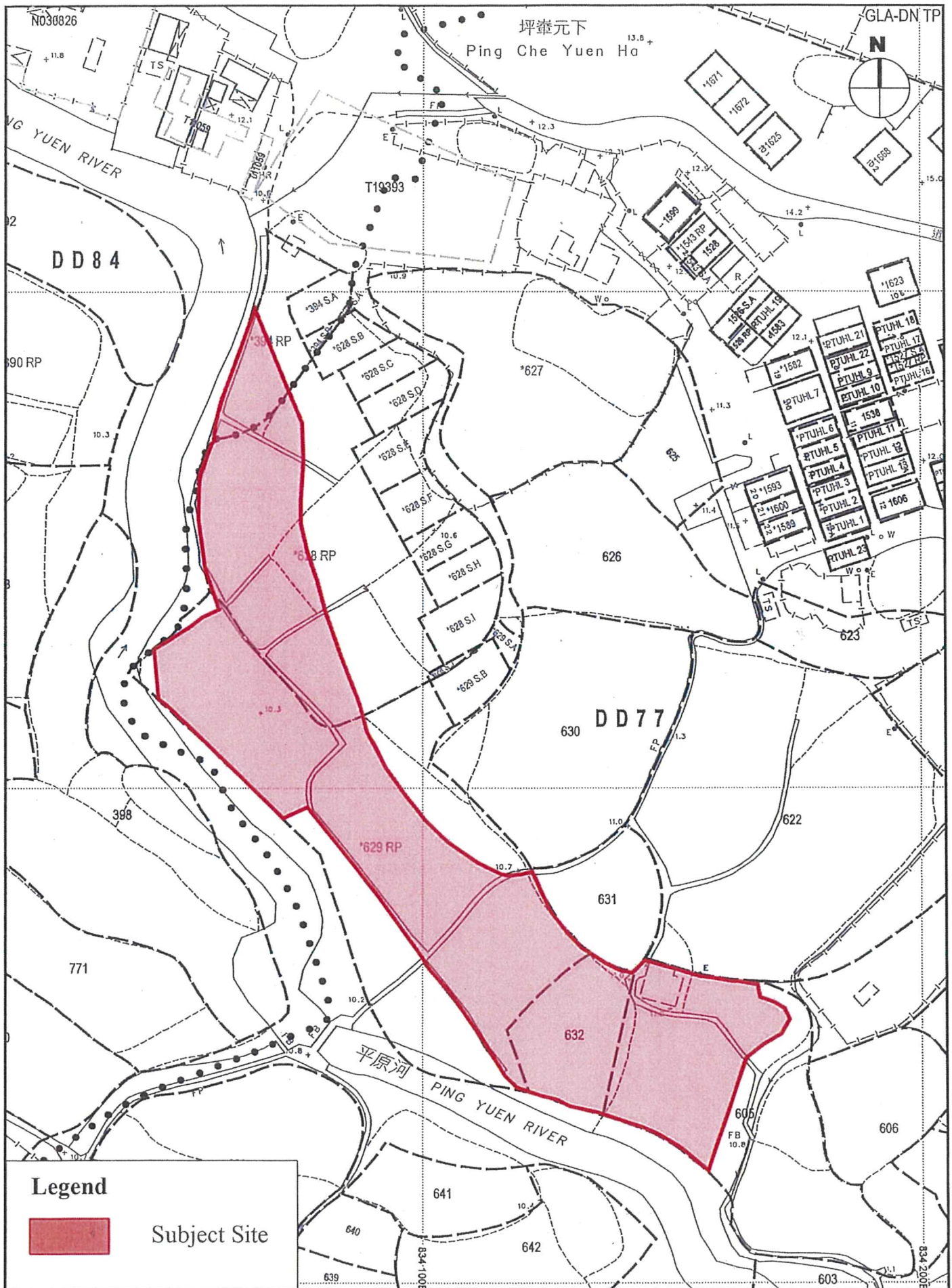


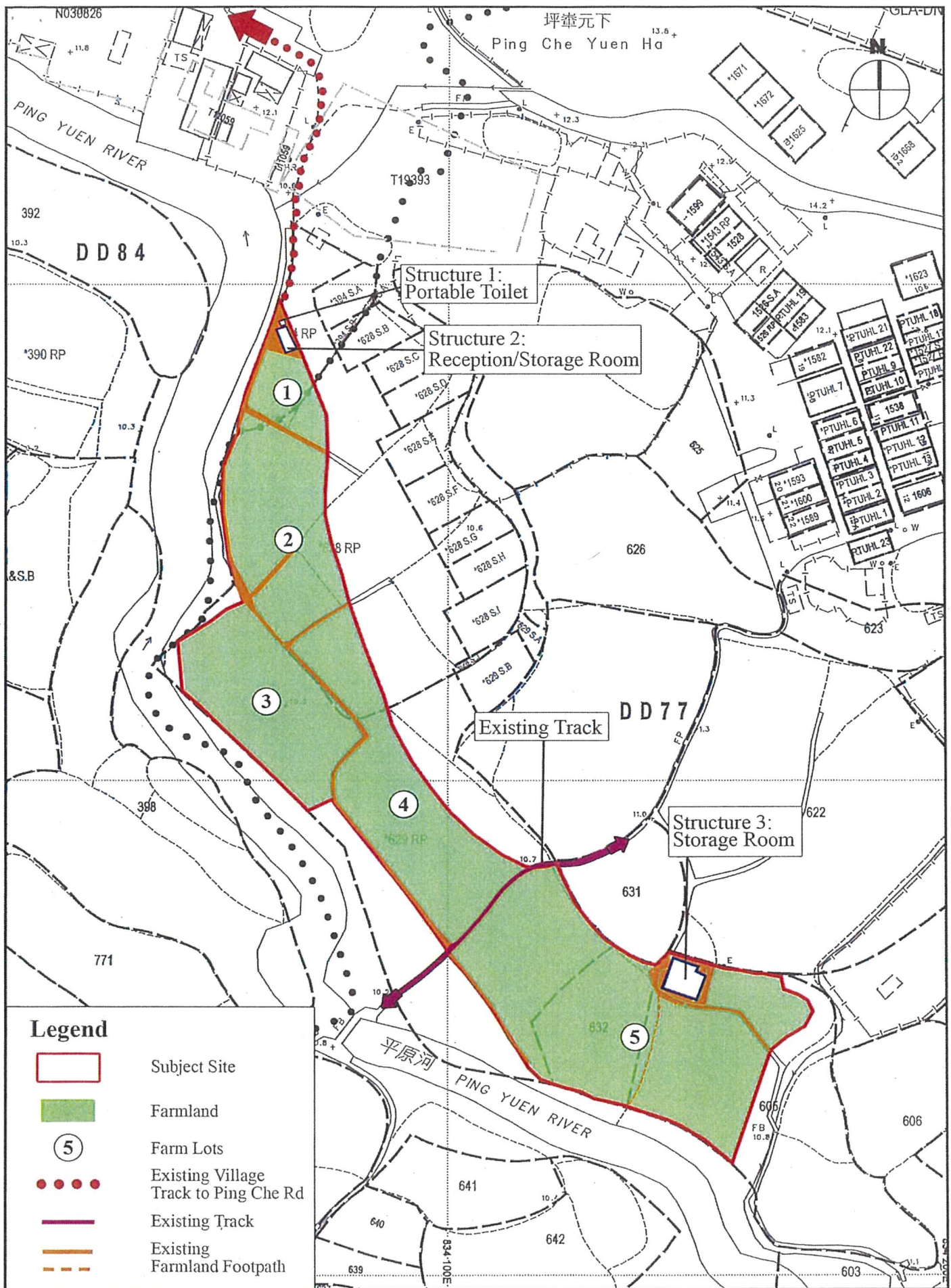
Figure 1

Location of the Subject Site

(Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14)

1 : 3 000





☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/NE-TKL/644 - Ping Che Hobby Farm Development - Supplementary Information

20/08/2020 11:22

From: WU Peter <peter.wu@hld.com>
To: "mltchan@pland.gov.hk" <mltchan@pland.gov.hk>
Cc: "YUE Lit Fung, Owen" <owen.yue@hld.com>, "IP Wai Yi, Alison" <alison.ip@hld.com>, MOK Chi Ming <cm.mok@hld.com>, "WONG Lun Cheong, Captain" <captain.wong@hld.com>

History: This message has been forwarded.

Dear Michelle,

To address your queries, our responses are as follow,

1. Plantation is likely local species such as Corn, Chinese Kale, Cabbage, Tomato, Eggplant, Broccoli, Carrot and White Radish.
2. All users of the farm will take public transport which are available on Ping Che Road and enter the site from the northwest via an existing village track.
3. There is no fence to be setup and existing tracks are open to public 24 hours.

Thank you and Best Regards,

Peter Wu

Property Development Department

Henderson Land Development Company Limited

T: 2908 8519

M: [REDACTED]

Email: peter.wu@hld.com

Topfront Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: A/NE-TKL/644

22 September 2020

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email & By Hand

Dear Sir,

**Planning Application for
Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years
in "Agriculture" zone, Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77
and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories
(Planning Application No. A/NE-TKL/644)**

Request for deferral

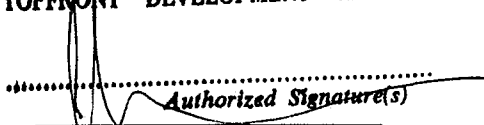
We (also for Beauty Power Development Limited and Moreway Limited) would like to request for a deferral of the application for 2-months, in order to address the AFCD and Public Comments received.

Should you have any queries, please do not hesitate to contact the undersigned or our Mr. Peter Wu (2908-8519).

Thank you for your attention.

Yours faithfully,

For and on behalf of
統輝發展有限公司
TOPFRONT DEVELOPMENT LIMITED


.....
Authorized Signature(s)

CHAN CHI CHEONG

Tel: 2536-4047

cc. DPO/STTPN, Ms. Michelle Chan (By Email)

Topfront Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: A/NE-TKL/644

16 November 2020

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email & By Hand

Dear Sir,

**Planning Application for
Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years
in "Agriculture" zone, Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77
and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories
(Planning Application No. A/NE-TKL/644)**

Further Information - Response to Comments (AFCD, TD, EPD & Public Comments)

Further to the Planning Application submitted to the Town Planning Board on 10 July 2020, the comments from Agricultural, Fisheries and Conservation Department, Transport Department, Environmental Protection Department and public comments were received via Planning Department and our responses (also for Beauty Power Development Limited and Moreway Limited) are enclosed.

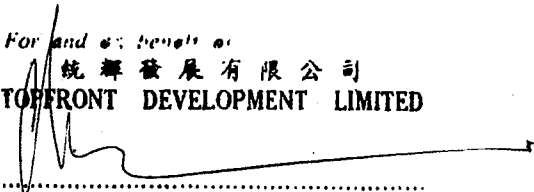
Should you have any queries, please do not hesitate to contact the undersigned or our Mr. Peter Wu (2908-8519).

Thank you for your attention.

Yours faithfully,

For and on behalf of

統輝發展有限公司
TOPFRONT DEVELOPMENT LIMITED


.....
Authorized Signature(s)

CHAN CHI CHEONG

[Encl.] Tel: 2536-4047

RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)

A. Comment of AFCD on 17Sept2020 Contact Person: Ms. Chole Ng 2150 6931		Responses
1	The subject site falls within the “AGR” zone and is currently comprised of vegetable fields. The agricultural activities are active in the vicinity, and agricultural infrastructures such as footpath and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site is under active cultivation and that the site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.	The Application Site is partially active. According to our site inspection records in June and Nov this year and local liaison, the current situation is under-utilized by 1/3 of the Site due to single aged operator (attached Plans and Photos refer). It is considered the proposed hobby farm would revert its full potential. This hobby farm is tailor-made for staffs with advanced farming skills for developing different farming techniques (i.e. hydroponics, organic farm, growing mix of crops etc.) as part of the company policy to regenerate some existing under-utilized land as well as to plant native species to embrace the diversity. This is the extension of the company ‘hobby farm’. (Reference made to the approved planning applications No. A/YL-MP/252 and A/YL-MP/277 in Mai Po). Therefore, the proposed farming practice on a larger scale of land plot. Farm produces will be for both self-consumption and supply for company’s voluntary social service.
2	Ping Yuen River is located adjacent to the southern boundary of the subject site. The applicant should provide mitigation measures to avoid pollution to Ping Yuen River during construction and operation stage. I trust EPD and DSD will offer comment on water quality and drainage aspects as appropriate.	EPD has no major adverse comment on this proposal since there is no change in drainage and sewerage ground condition on site. Human waste will be tanked away while rain water is soaked into the farmland or following the existing drainage channel as it is.

RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)

B. Comment of TD on 22Sept2020 Contact Person: Ms. Jocelyn Tsang 2399 2405		Responses
1	The applicant shall advise and substantiate the traffic generation and attraction from and to the site and the traffic impact to the nearby road links and junctions;	There is minimal trip generation as the proposal is restricted to staff farmers only for different farming practice (not open to public). Farmers will come/go by existing public transport services.
2	The applicant shall advise and justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site;	No need for parking provision so no vehicular trip incurred.
3	The applicant should advise the width of the vehicular access;	Existing village access not affected and altered.
4	The vehicular access should be no less than 7.3m wide;	No need for vehicular access.
5	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;	Ditto.
6	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	Ditto.
7	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Ditto.
8	The vehicular outside the site is not managed by TD. The applicant should seek comment from the responsible party.	Ditto.

RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)

C. Public Comments received on 22Sept2020		Responses
1	The proposed hobby farm development will damage the existing active farmland with increased area of hard pavement.	No site formation works/ excavation and land filling will be required. Normal farming practice is anticipated.
2	Excavation work and construction of structures may have adverse impact on the Ping Yuen river and bring negative impact to the existing natural environment and ecology.	No works will be needed. Two structures are in existence in Farm lots 1 and 5 and not requiring any construction works.,
3	Hobby farm development will generate more visitors than the existing farmland, and put burden on the capacity of the local road, car park and pedestrian walkway. Applicant should submit a Traffic Impact Assessment to assess the traffic impact in regard to the increased pedestrian and vehicular activities.	The Hobby Farm is not open to public and access by local public transport.
4	The “rezoning application”, “rebuild” or “change of use” will force eviction of the existing tenant whom are dependent on the farmhouse and well for irrigation that are located within the application boundary.	The applicant agrees to keep its neighbor sharing arrangement for the structure and irrigation. It is not a rezoning and no change of agricultural use.
5	Local villagers have concerns on the adverse impact of the increased tourist activities to their already limited car parking space, narrow walkway, no provision of bicycle lane, hygiene issue and nuisance to their village. Concerns also on the increased human activity would affect other farmland/farm in the vicinity.	Due to keeping standard farming activities, no adverse impact is anticipated.
6	Insufficient information provided by the applicant on the number of participants, types and frequency of the activities/events to be conducted of the proposed hobby farm.	Stated in the planning statement, it is expecting normally 2 farmers per farm plot and no general public are allowed.

**RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)**

7	Applicant failed to demonstrate in Drainage and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the areas.	Farming on site and the waste will be tanked away while the rain water will be soaked into the farmland or following the existing drainage channel as it is.
8	Why develop hobby farm for “weekend farmers” but not for full time existing farmers who are supplying local production of organic food.	Full time staff will be available on site as well as other time staff carrying out different farming practice during weekends. Farm produces will be for self-consumption as well for supplying for company’s voluntary social service.
D. Comments of EPD on 14Oct2020 Contact Person: Miss Candice CHUNG 2835 1114		
1	The site falls within “AGR” zone and outside Water Gathering Ground. We note that there are watercourse(s) in the vicinity of the site, including Ping Yuen River that adjoins the site to the west; and there is no existing/ planned public sewer near the site. According to the application, the proposed development involves 3 temporary structures as (i) portable toilet, (ii) reception/ storage room, and (iii) storage room. As per our tele-conversation, the applicant is advised to clarify the following, and propose (i) effective handling and/or treatment of wastewater to comply with WPCO; and (ii) best management practice to avoid refuse, wastewater and other pollution (including agrochemicals) from entering the storm/ surface runoff and watercourse(s) in the vicinity during farm operation, for our further consideration:-	The Applicant agrees to (i) arrangement will comply with WPCO for handling wastewater if any; and (ii) adopt management practice (interception drainage system) to avoid refuse, wastewater and other pollution (including agrochemicals) from entering the storm/ surface runoff and watercourse(s) in the vicinity during farm operation.
2	Clarification on whether there would be any construction works within the application site. If affirmative, clarify whether good practices stated under ProPECC PN 1/94 "Construction Site	No construction works are required.

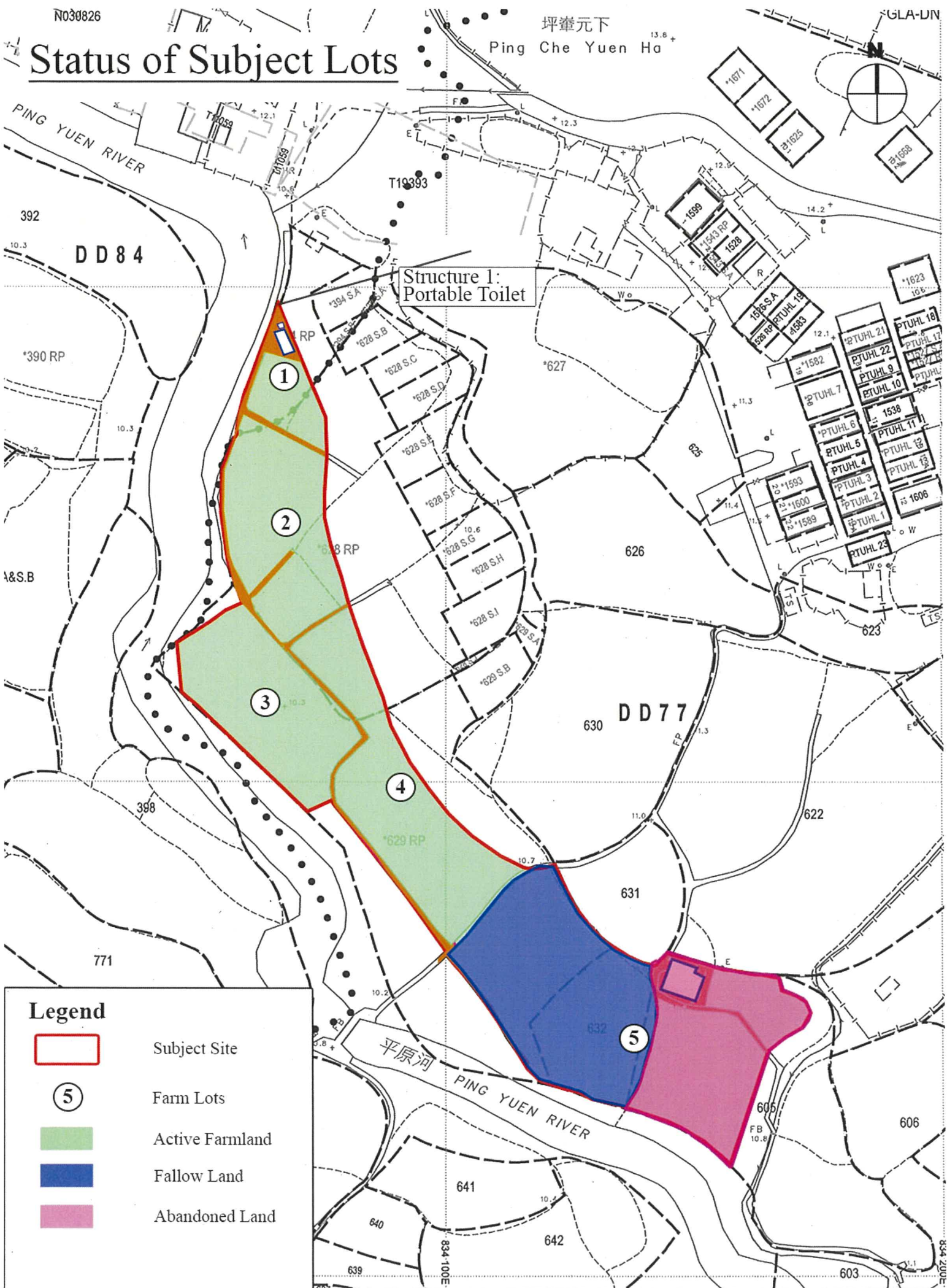
RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)

	Drainage" could be followed to minimise water quality impact to watercourse(s) nearby;	
3	Clarification on whether any source of wastewater, apart from sewage, is anticipated during farm operation, for instance, wastewater from washing basin. If affirmative, appropriate disposal method should also be proposed;	Minimal or insignificant wastewater generated during farm operation and no construction works required.
4	Clarification on if agrochemicals would be adopted in the hobby farm;	It is company policy not to use agrochemical for the agricultural production, If some agrochemicals really required, appropriate interception of any waste would be installed.
5	Clarification on whether the portable toilet could be located away from Ping Yuen River as far as possible, and whether licensed contractor would be employed to collect and dispose of sewage from the portable toilet; and	Noted. Portable toilet will be relocated away from Ping Yuen River and only licensed contractor will manage (collect and dispose) the sewage.
6	Clarification on whether mitigation measures suggested in COP would be adopted on site.	No mitigation measures required since sewerage will be tanked away and no need for PA system on site.

Status of Subject Lots

坪壠元下
Ping Che Yuen Ha

GLA-DN



Legend



Subject Site

⑤

Farm Lots



Active Farmland

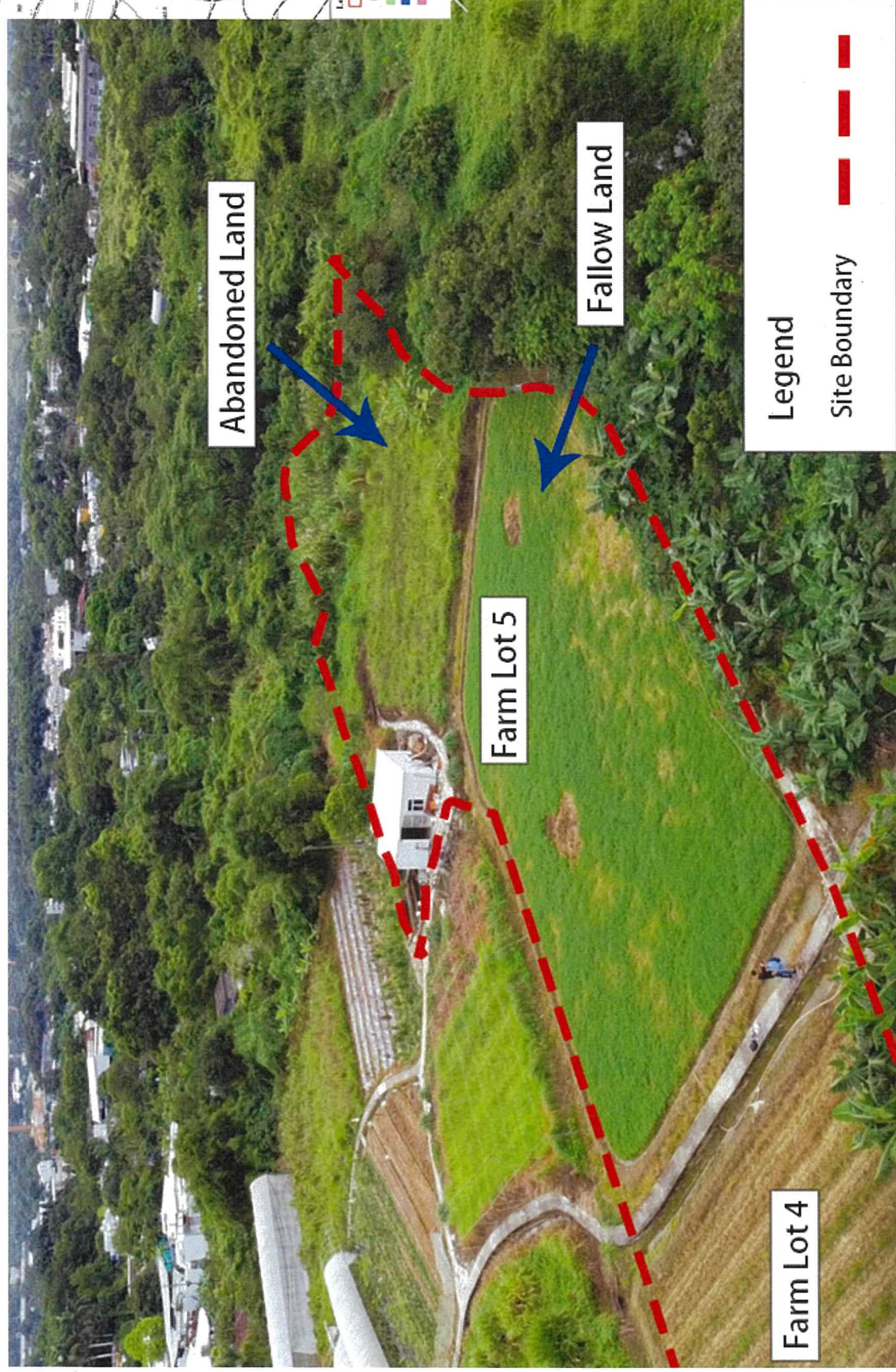


Fallow Land



Abandoned Land

Site Photo taken on 2 June 2020

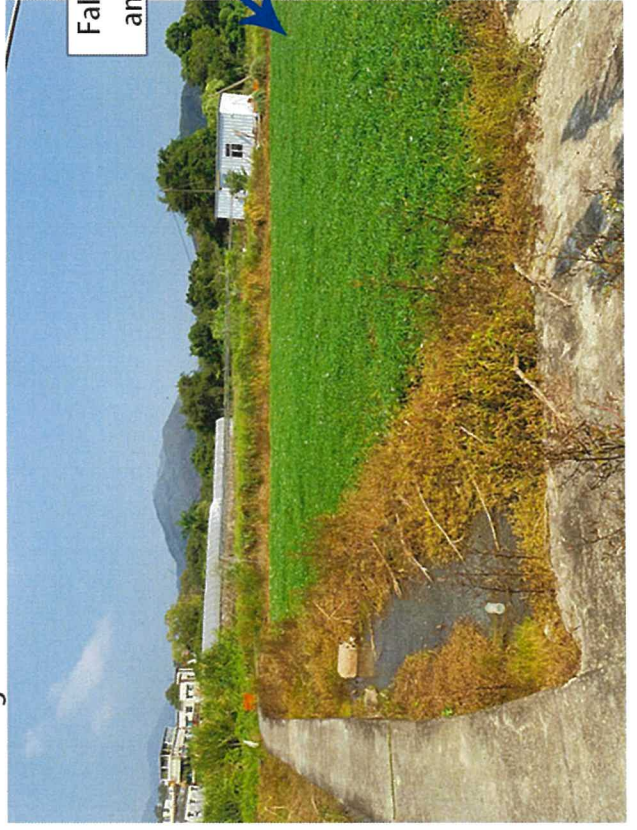


Site Photo taken on 1 November 2020

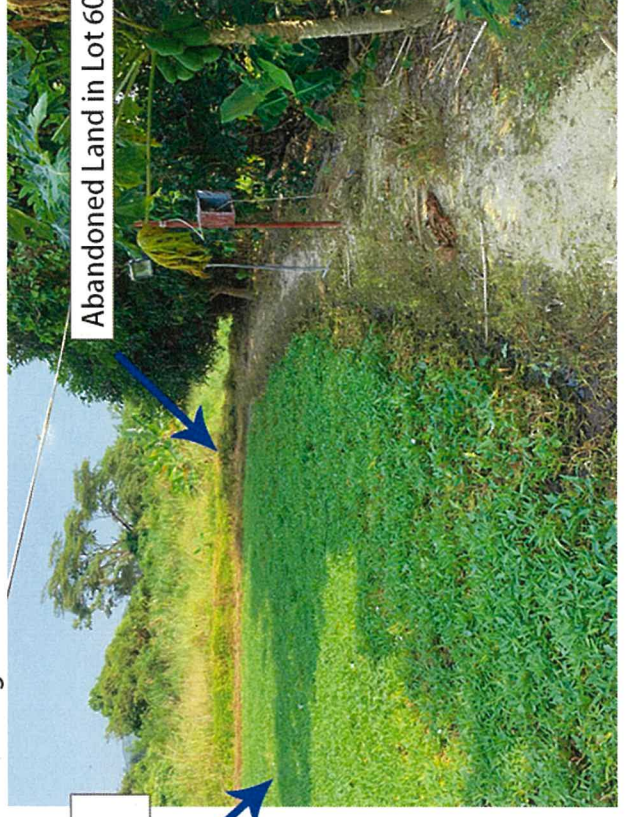
View Angle A



View Angle B



View Angle C



Fallow Land in Lot 632
and part of Lot 629RP

Abandoned Land in Lot 605

APPENDIX Id

Topfront Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: A/NE-TKL/644

18 December 2020

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email & By Hand

Dear Sir/Madam,

Planning Application for

**Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years
in "Agriculture" zone, Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77
and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories
(Planning Application No. A/NE-TKL/644)**

Request for 2nd deferral

We (also representing Beauty Power Development Limited and Moreway Limited) would like to defer the TPB consideration for 2-months so as to address the comments from Agriculture, Fisheries and Conservation Department and Environment Protection Department.

We shall submit further information in due course after liaising with the relevant departments and should you have any queries, please do not hesitate to contact the undersigned or our Mr. Peter Wu (2908-8519).

Thank you for your attention.

Yours faithfully,

For and on behalf of

統輝發展有限公司

TOPFRONT DEVELOPMENT LIMITED


.....
Authorized Signature(s)

CHAN CHI CHEONG

Tel: 2536-4047

cc.

DPO/STN - Mr. Tim Fung (By email)
- Ms. Michelle Chan (By email)

TOWN PLANNING BOARD

18 DEC 18 P 4:35

RECEIVED

Topfront Development Limited

Unit 1603-1606, 16/F, Alliance Building, No.130-136 Connaught Rd Central, Sheung Wan, HK

Your Ref: A/NE-TKL/644

4 February 2021

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email & By Hand

Dear Sir,

**Planning Application for
Proposed Temporary Place of Recreation (Hobby Farm) for a Period of 3 Years
in "Agriculture" zone, Lots 605(Part), 628RP(Part), 629RP(Part) and 632 in D.D. 77
and Lot No. 394RP(Part) in D.D. 84, Ping Che, New Territories
(Planning Application No. A/NE-TKL/644)**

Further Information - Response to Comments (AFCD and EPD)

Further to our letter dated 16 November 2020, the comments from Agricultural, Fisheries and Conservation Department and Environmental Protection Department were received via Planning Department and our responses (also for Beauty Power Development Limited and Moreway Limited) are enclosed.

Should you have any queries, please do not hesitate to contact the undersigned or our Mr. Peter Wu (2908-8519).

Thank you for your attention.

Yours faithfully,

For and on behalf of
統輝發展有限公司
TOPFRONT DEVELOPMENT LIMITED


Authorized Signature(s)

CHAN CHI CHEONG

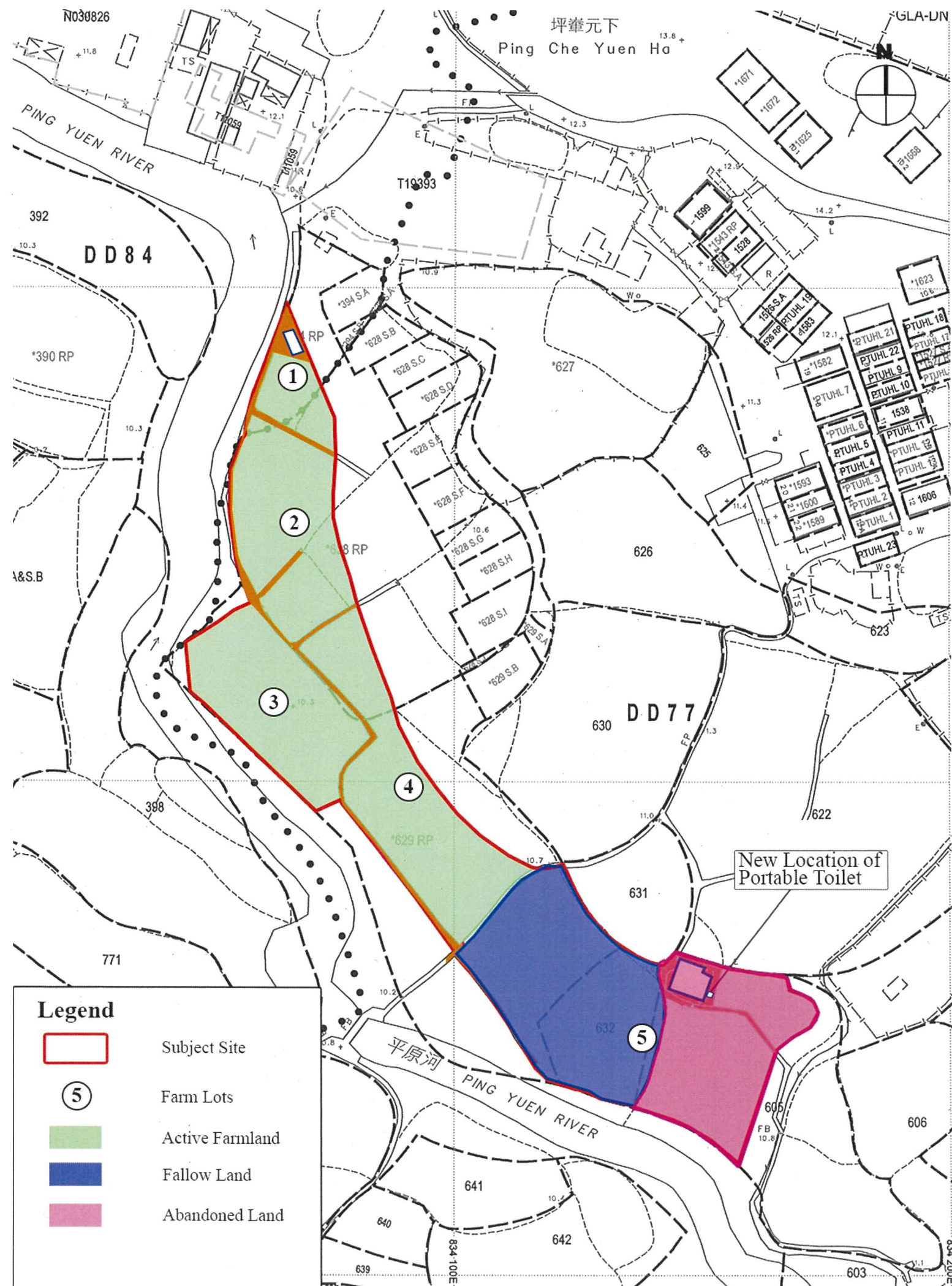
[Encl.] Tel: 2536-4047

RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)

A. Comment of AFCD on 17Sept2020 and 15Dec2020 via PlanD Contact Person: Ms. Chole Ng 2150 6931		Responses
1	The subject site falls within the “AGR” zone and is currently comprised of vegetable fields. The agricultural activities are active in the vicinity, and agricultural infrastructures such as footpath and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site is under active cultivation and that the site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view.	The agricultural activities, under hobby farming mode, are ensured no significant adverse impact to rehabilitation. It is because there is no hard paving, no farm land lost, no change in rural character and no change in existing irrigation system. It allows more operators to practice farming on all pieces of farm land but not just a portion of agriculture land only. The current situation should be improved due to aging and physical condition of one single operator. By so doing, it is affirmative that there is no difference in the nature of activities but only the mode of operation to be more adaptable for relatively more operators as per the proposal so that it is fully utilized of the agricultural land throughout the year.
2	Ping Yuen River is located adjacent to the southern boundary of the subject site. The applicant should provide mitigation measures to avoid pollution to Ping Yuen River during construction and operation stage. I trust EPD and DSD will offer comment on water quality and drainage aspects as appropriate.	There is no change in current irrigation system so there is no direct discharge of waste water into Ping Yuen River. Therefore, no mitigation measure is required. On the other hand, human waste will be tanked away.
B. Comments of EPD on 15Dec2020 via PlanD Contact Person: Miss Candice CHUNG 2835 1114		Responses
1	RtC Comment #1 and RtC Comment #3 – Please clarify the interception drainage system for agrochemicals. Please provide specific details on the management measures to avoid refuse, wastewater and other pollution from entering the storm/ surface runoff and watercourse(s) in the vicinity during farm operation,	It is part of current irrigation mechanism through earth soaking function as interception. Agrochemicals are adopted only according to the AFCD pre-approved list and it is not anticipated waste water that would be directly discharged into the river.

RESPONSE TO COMMENTS OF S.16 APPLICATION FOR
PROPOSED TEMPORARY PLACE OF RECREATION (HOBBY FARM) FOR A PERIOD OF 3 YEARS AT PING CHE (Planning Application No. A/NE-TKL/644)

	for example provision of rubbish bins, installation of silt traps and rubbish traps at suitable intervals at drainage channels surrounding the site, regular maintenance of these facilities to ensure they function properly, and adoption of preventive measures to avoid generation of wastewater etc.	
2	RtC Comment #3 - Please clarify the source of “ <i>minimal or insignificant wastewater generated during farm operation</i> ” and its disposal method. Please advise whether other good management practices for crop production would be adopted to prevent generation of wastewater and pollution of the nearby watercourses, including chemically and biologically. This includes but is not limited to regularly checking water quality of watercourse(s) nearby, avoiding agricultural runoff and sewage water from getting into the watercourse(s) nearby, avoiding excessive irrigation which may cause soil erosion by run-off and leaching of nutrients, proper storage of agrochemicals, checking of natural fertilizers such as livestock manure against possible heavy metals and bacteria before application, exploring appropriate irrigation methods etc.	The current irrigation system will be adopted in the proposed hobby farm so rain run-off and wastewater, if any, will be recycled as it is now for on-site agricultural activities and no pollution anticipated to be discharged into the river. Human waste will be tanked away.
3	RtC Comment #4 – We note that agrochemicals would be potentially used on site. Please be reminded that the pesticides to be used, if any, should be registered, according to Pesticides Ordinance, and the applicant should avoid excessive use.	Noted with thanks. AFCD’s agrochemicals will be used as per their pre-approved agrochemicals list.
4	RtC Comment #5 – Please illustrate the updated location of the portable toilet on a map.	Location of the portable toilet shown on revised plan attached.



**Similar S.16 Applications for Temporary Hobby Farm within the “Agriculture” zone in the
vicinity of the application site in the Ping Che & Ta Kwu Ling Area**

Approved Applications

<u>Application No.</u>	<u>Uses/Developments</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/NE-TKL/598	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	19.10.2018 (revoked on 19.11.2020)	A1 - A9
A/NE-TKL/607	Temporary Place of Recreation, Sports or Culture (Hobby farm) for a Period of 3 Years	17.05.2019 (revoked on 17.11.2019)	A1 - A13

Approval Conditions

- A1 No operation between 5:00 p.m. and 9:00 a.m. daily was allowed
- A2 No use of public announcement system was allowed to be used
- A3 The submission and implementation of traffic management measures
- A4 The submission and implementation of landscape proposal
- A5 The submission of drainage proposal
- A6 The provision of drainage facilities
- A7 The submission and implementation of proposals for fire service installations and water supplies for firefighting
- A8 Revocation clause
- A9 Reinstatement clause
- A10 The existing trees on site should be maintained
- A11 The provision of boundary fencing on the site
- A12 The submission of sewerage proposal
- A13 The provision of sewerage facilities

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

參考編號
Reference Number: 200831-003135-86864

提交限期
Deadline for submission: 15/09/2020

提交日期及時間
Date and time of submission: 31/08/2020 00:31:35

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 吳卓恆

意見詳情
Details of the Comment :

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年)，提出強烈反對，理由如下：

一、破壞原有常耕農地，影響阡陌和生態環境

地產商申報發展的土地現時已是常耕的有機農地，長期為村內外提供優質和健康農產品。若將農地發展為擬議臨時康體文娛場所，鋪石屎等必定破壞現時農地的阡陌和生態環境。政府推出新農業政策目標是保護現有農業，若城規會批准地產商申請有違食物衛生局的政策原則。

二、地產商恆基附屬公司有多次「先破壞、後發展」的紀錄

規劃署可向城規會提供地產商多年來在粉嶺北、古洞北、洪水橋、元朗南和新田的「先破壞、後發展」紀錄，讓城規會信納地產商表面上是休閒農場，實破壞後再申請建低密度住宅。因此，希望城規會能做好把關，否則會讓香港優質農地進一歲破壞。

三、污染平原河和排污問題

申請者的圖左邊有條天然河溪平原河。打鼓嶺和坪輦居民幾代人靠平原河發展農業。直到現時，元下村至上下山雞乙一有都有不少農場靠這條河流種植。休閒農場的遊人帶來垃圾，衛生問題，由村口到申請地點沿路沒有任何一個政府垃圾筒。相連申請地點及附近已有數戶有機農場，發展時所帶來的污染能確保不影響已存的有機農場？

四、交通影響(地產商沒有交代影響評估)

休閒農場有別於一般生產農場，休閒農場引來外來人仕，對於平日繁忙的坪原路元下村路口帶來不便，上述位置沒有任何過路設置，元下村村口更有一休戲遊樂園，是村內小孩及老人家不時到公園閒坐，如多了汽車出入又沒有加設行人專用路，此為危機四伏。

因此，本人反對地產商的申請，申請編號：A/NE-TKL/644。城規會應從現時土地用途、生態環境、原有河溪和交通影響否決地產商的申請。據了解，坪輦幾條村的村民更提出反對，城規會也應考慮社區和諧，以民意為依歸。

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

參考編號

200831-005043-22441

Reference Number:

提交限期

15/09/2020

Deadline for submission:

提交日期及時間

31/08/2020 00:50:43

Date and time of submission:

有關的規劃申請編號

A/NE-TKL/644

The application no. to which the comment relates:

「提意見人」姓名/名稱

夫人 Mrs. Almen Tsui

Name of person making this comment:

意見詳情

Details of the Comment :

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年),提出強烈反對,理由如下:

此規劃申請破壞原有常耕農地,影響生態環境。恆基地產有多次先破壞後發展的惡劣往績,如果農地先做休閒農場,以這地產商往績,之後便會申建其他發展,如賣萬幾元一尺的低密度住宅。再者,休閒農場引來遊人,怕會污染附近水源,影響農作物生長。

想信城規會專家學者主事官員都明白,在已經是農場的地方發展休閒農場,確是多此一舉的規劃申請。希望各位可憐一下香港人,讓土地交給有心的香港農夫吧,少一個休閒農場,香港尚有很多遊山玩水的好地方。但農地破壞了,就沒了。

本人反對是次規劃申請。

Almen Tsui

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

參考編號

Reference Number:

200831-135136-12718

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

31/08/2020 13:51:36

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Rachel cheung

意見詳情

Details of the Comment :

希望珍姐可以為本地居民繼續做有機菜

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

參考編號

Reference Number:

200901-085905-14005

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

01/09/2020 08:59:05

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong Wan Yvonne

意見詳情

Details of the Comment :

本人反對地產商的申請，申請編號：A/NE-TKL/644。城規會應從現時土地用途、生態環境、原有河溪和交通影響否決地產商的申請。據了解，坪輦幾條村的村民更提出反對，城規會也應考慮社區和諧，以民意為依歸。

姓名：wong wan_____

聯絡方法：_____

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

200901-090800-10593

提交限期**Deadline for submission:**

15/09/2020

提交日期及時間**Date and time of submission:**

01/09/2020 09:08:00

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

A/NE-TKL/644

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

女士 Ms. Lee Yuen man

意見詳情**Details of the Comment :**

休閒農場有別於一般生產農場，休閒農場引來外來人仕，對於平日繁忙的坪原路元下村路口帶來不便，上述位置沒有任何過路設置，元下村村口更有一休戲遊樂園，是村內小孩及老人家不時到公園閒坐，如多了汽車出入又沒有加設行人專用路，此為危機四伏。

因此，本人反對地產商的申請，申請編號：A/NE-TKL/644。城規會應從現時土地用途、生態環境、原有河溪和交通影響否決地產商的申請。據了解，坪輦幾條村的村民更提出反對，城規會也應考慮社區和諧，以民意為依歸。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

200904-192526-98208

提交限期**Deadline for submission:**

15/09/2020

提交日期及時間**Date and time of submission:**

04/09/2020 19:25:26

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

A/NE-TKL/644

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

女士 Ms. KIKI WONG

意見詳情**Details of the Comment :**

反對更改位於打鼓嶺坪輦元下村地產商申請改劃，會間接影響到周圍的的珍記農場迫遷，同時迫使將其使用多年的科學井、農舍及都納入改劃範圍。

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

參考編號

Reference Number:

200905-111133-48967

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

05/09/2020 11:11:33

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Vincent

意見詳情

Details of the Comment :

坪輦路附近本身已經有幾個旅遊點, 當中包括休閒農場, 原本假日已經帶來了大量車流人流, 交通阻塞影響居民出入。如果將這個地點都改為休閒農場, 首先只會令交通雪上加霜, 影響居民生活。由於區內本身已經有休閒農場根本無法給予更多樣性的旅遊景點, 相反攤薄現有旅遊景點的人流。

該地段目前是有機農地, 長期為該區內外提供有機農作物產品, 為本地罕有的農產品生產地。這次改變土地用途很有可能會破壞現時的生態環境, 帶來污染, 令農地經營者無法經營下去, 這明顯違背了政府推出以保護現有農業為目標的新農業政策。此外, 這次改變土地用途, 可能也違反衛生局的政策原則。

因此, 本人反對地產商的申請, 申請編號: A/NE-TKL/644。城規會應從現時土地用途、生態環境、原有河溪和交通影響否決地產商的申請。

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

參考編號

200905-115409-35000

Reference Number:

提交限期

15/09/2020

Deadline for submission:

提交日期及時間

05/09/2020 11:54:09

Date and time of submission:

有關的規劃申請編號

A/NE-TKL/644

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Chan

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對上述項目發展，尤其破壞有機農場「珍記農場」的水利，形同「斷水斷糧」。
原因如下：

1. 營運「珍記農場」數十載的珍姐一直以來都為本港供應優質有機菜，本地有機菜更成為是次疫情中的重要來源，為本港市民提供新鮮健康的食物。一旦規劃被批，農場內的水源便被截斷和大受污染，等同毀掉整個農場，這對農夫不公，亦與政府保護農地的政策背道而馳。
2. 該發展商一直以來都覬覦當地土地，「先破壞，後發展」的不良手法屢見不鮮，而是次申請亦很難不令人懷疑，是借發展休閒農場之名，行事後改劃成低密度豪宅區之實，此為不義。
3. 任何發展項目均會對鄰近農場和鄉郊環境造成破壞。尤其土壤和水源均受污染時，受害的最終是香港市民。而當地的交通和社區設施經已飽和，如何能承載更多人到訪，並破壞寧靜的鄉生活呢？

發展不是必然，如何取得人與自然和諧共處才是規劃署應有之道！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

200905-161706-54754

提交限期**Deadline for submission:**

15/09/2020

提交日期及時間**Date and time of submission:**

05/09/2020 16:17:06

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

A/NE-TKL/644

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

先生 Mr. 李漢強

意見詳情**Details of the Comment :****疫情提醒我們香港產業的重要性，健康比財富更可貴，請支持本地有機農業。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

200912-215525-96732

提交限期**Deadline for submission:**

15/09/2020

提交日期及時間**Date and time of submission:**

12/09/2020 21:55:25

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

A/NE-TKL/644

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

小姐 Miss Leung

意見詳情**Details of the Comment :****本人十分反對是次規劃，此舉會影響該地方使用人，請慎重考慮**

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

參考編號

Reference Number:

200914-105546-52482

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 10:55:46

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHEUK MUK KAM

意見詳情

Details of the Comment :

保留原有珍姐嘅耕種，唔好影響呢個自然嘅生態！

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

參考編號

Reference Number:

200914-141810-32110

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 14:18:10

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Tiffany Cheng

意見詳情

Details of the Comment :

反對興建，破壞原居民多年平凡生活

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

參考編號

Reference Number:

200914-141946-68808

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 14:19:46

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. fan wai chun

意見詳情

Details of the Comment :

☐ I disagree on this proposal

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

參考編號

Reference Number:

200914-142020-32253

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 14:20:20

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Amy

意見詳情

Details of the Comment :

反對收地

握殺本地農業供應及可持續發展

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

參考編號

Reference Number:

200914-142528-95141

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 14:25:28

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong Wai Ling

意見詳情

Details of the Comment :

休閒農場會增加人流車流，影響交通，也會對生態造成不良影響。本人反對地產商的申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

200914-150222-92560

提交限期**Deadline for submission:**

15/09/2020

提交日期及時間**Date and time of submission:**

14/09/2020 15:02:22

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

A/NE-TKL/644

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

小姐 Miss Kilo Ng

意見詳情**Details of the Comment :**

第一次見珍姐，是三年多前，印象非常深刻，是因為她的爽朗、友善、勤勞
 可以食上有心機的農夫食的菜，是生活中的幸福事情
 土地孕育人，農夫耕耘土地
 如此理所當然的事情，在香港卻如同天荒夜談、需在細縫中生存

佛家說：凡事因果循環，每一個決定，看似細小，卻每每影響深遠
 中醫說：醫有上醫、中醫、下醫，待有病才治療，實為下醫；疾病出現前有意識防禦，
 避免疾病出現，方為上醫～

生活如此，城市規劃更是如此！
 斷人水源，惡行也～

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

200914-190857-18914

Reference Number:**提交限期**

15/09/2020

Deadline for submission:**提交日期及時間**

14/09/2020 19:08:57

Date and time of submission:**有關的規劃申請編號**

A/NE-TKL/644

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Jason Chan

Name of person making this comment:**意見詳情****Details of the Comment :****我反對申請編號A/NE-TKL/644 的規劃申請，有關反對的原因如下：****1: 違反土地規劃中的農地規劃意向**

此申請有違土地規劃中的農地規劃意向，即「主要是保存和保護良好的農地/農場/魚塘，以便農業用途。設立此地帶的目的，亦是保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。」，申請的地段上已有正在耕作中的優質農地，規劃委員會應該保存和保護良好的農地/農場。由於申請的地段並非休耕農地，根據規劃意向有關農地不應轉作其他用途。

2: 環境污染

申請中有提及到有流動廁所，該流動廁所正正是在平原河旁，流動廁所的建設有機會導致平原河水受到排泄物污染。暴雨期間平原河河水會上漲到有關流動廁所的位置，流動廁所中的排泄物一定會污染附近環境。

3: 人流／車流影響

此申請中表示到將設有接待處，但又表示只有少數農夫參與並不會對周邊帶來不良影響，對此我有所懷疑。既然只有少數農夫但為何又有接待處？農夫由下種到收成，約需1-2個月，正常不會更換農夫，何來需要接待處？有關申請大約有7斗耕作中的優質農地，如果按2"曆"地租給1人，預計的農夫將超過20-30人，還沒有計算休閒農夫的親朋好友。耕作需要每天的照顧，每天農夫都需要打理農田，即此等休閒農夫及其同行人士每天都要出入申請的地方，將會對唯一的出入公路，坪輦路帶來重大影響。需知道坪輦路於日常已經有大量客貨車出入，假期更加是人山人海，因雲泉仙館引起的流量已經需要警察長時間疏導人流及車流。

基於上述原因，我懇請規劃委員會反對是次規劃申請。

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

參考編號

Reference Number:

200914-204227-64429

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 20:42:27

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kktam

意見詳情

Details of the Comment :

農地農用，在不破壞原有使用者耕作水源時，應反對地產開發商消滅水源，趕走農夫。

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

參考編號

Reference Number:

200914-230149-43002

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

14/09/2020 23:01:49

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wu

意見詳情

Details of the Comment :

從地理資訊地圖 (GeoInfo Map)提供的影像地圖所見，申請地點範圍現為常耕農地，現有用途亦完全符合坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14訂明的「農業」用途的規劃意向。

是次申請擬議臨時康體文娛場所(休閒農場)(為期3年)，申請人並沒有提供相關的評估報告，以確保申請用途不會對毗鄰鄉郊環境，及附近常耕農地造成潛左不良的交通及環境影響。

因此，本人不支持在沒有相關評估報告的前提下，讓上述申請的臨時用途取代現有的常耕農地。

謝謝。

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

參考編號

Reference Number:

200915-022630-37047

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 02:26:30

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Becky Wong

意見詳情

Details of the Comment :**反對改變為休閒農地，因香港需要珍惜本地耕作，不可全依賴內地菜**

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

參考編號

Reference Number:

200915-060142-03224

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 06:01:42

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung ka man

意見詳情

Details of the Comment :**反對政府強行收回以上土地，維持綠化香港，保留耕種技術。**

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

參考編號

Reference Number:

200915-074335-45715

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 07:43:35

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Anita Wong

意見詳情

Details of the Comment :

請給本地農民一點生存空間，收地即叫她們收檔；香港需要本地農民！

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

參考編號

Reference Number:

200915-074533-84436

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 07:45:33

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lo Ka Lai

意見詳情

Details of the Comment :

希望政府聽民意 不要破壞市民既家園

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

參考編號
Reference Number: 200915-081132-39880

提交限期
Deadline for submission: 15/09/2020

提交日期及時間
Date and time of submission: 15/09/2020 08:11:32

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss joyce ng

意見詳情
Details of the Comment :

那區已經有很多旅遊景點,以至經常有旅遊巴和大量自駕人士出入,該區路窄,若再不停發展下去絕對影響居民生活,並影響該區的農作物生長和農夫的生計。此外,掘地會對質水質造成影響,污染水質。

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

參考編號

Reference Number:

200915-081638-91128

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 08:16:38

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yu Po Ting

意見詳情

Details of the Comment :

我反對A/NE-TKL/644將農地改為休閒農場。現時農地已發展成熟，貿然改造會影響原有生態。疫情下本地蔬菜的需求日漸增加，給予空間讓現有農場可持續發展，又有助減少碳排放，總比日後再尋求復耕理想。

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

參考編號

Reference Number:

200915-092520-64801

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 09:25:20

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss lau ka yan

意見詳情

Details of the Comment :

反對！

請保留農地使用用途，香港很需要本地農作！

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

參考編號

Reference Number:

200915-110417-92091

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 11:04:17

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lynn Ho

意見詳情

Details of the Comment :

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年),提出強烈反對。

以上地段要先破壞合適耕種的環境,才可以發展休閒地方,就是先破壞,後發展。原來的自然生態,直接受污染平原河和排污問題影響。現今社會,已經出現糧食污染影響,所以非常重視本地生產。外國,甚至中國內地,很多例如子也是政府支持農地耕作;反觀香港已經有太多休閒地方,而沒有提供合適農地發展。

5-266

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

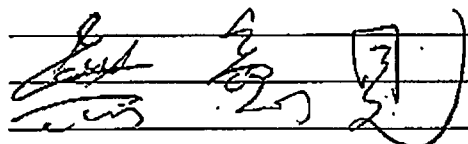
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/644

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

2020.8.20

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

參考編號

Reference Number:

200915-190938-43424

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 19:09:38

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sara lam

意見詳情

Details of the Comment :

反對任何形式改建！捍衛香港農業！

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

參考編號

Reference Number:

200915-195906-48280

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 19:59:06

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHOW, Sze Wan

意見詳情

Details of the Comment :

城規會成立的宗旨是以促進社區的衛生、安全、便利及一般福利為依歸, 但若完全不作任何修訂的批准是次休閒農地的建設, 實為違反城規會成立的宗旨。此舉不單為本身居住於此社區的居民帶來交通及環境上的衝擊, 同時亦嚴重破壞位於發展區域的有機農地。須知, 要建立及發展一遍有機農地需要經年的艱苦經營, 至今竟因為外來遊人及商業需要, 而剝奪現存農地的水源及現居於附近居民的福祉, 實在有違城規會的宗旨。身為附近社區的居民, 本人嚴正提出抗議, 並促請城規會在批出此項發展計劃時, 慎重考慮原居民的生活並耕作的權利。

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

參考編號

Reference Number:

200915-200941-01315

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 20:09:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Betty cheng

意見詳情

Details of the Comment :**希望一切照舊，讓農場可以繼續，這個農場很好呀！**

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

參考編號

Reference Number:

200915-231426-87641

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 23:14:26

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kay Chiu

意見詳情

Details of the Comment :

守護農地。不應改變用途。希望農場可以繼續存在。

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

參考編號

Reference Number:

200915-231724-99407

提交限期

Deadline for submission:

15/09/2020

提交日期及時間

Date and time of submission:

15/09/2020 23:17:24

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TKL/644

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳可澄

意見詳情

Details of the Comment :

城市規劃當局一直不理解現代農場經營的困難和提供措施，所謂的新規劃只會令土地荒廢，比原本更差。現在更是貿貿然扼殺農場經營。當局應該尊重土地使用者意願，還社會安寧。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年09月07日星期一 14:05
收件者: tpbpd@pland.gov.hk
副本: [REDACTED]
主旨: 反對及提出建議通知書 (申請編號 : A/NE -TKL/644)
附件: pland_comment_form_644_finished.pdf

Please see attached.

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-TKL/644

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對及提出建議通知書，申請編號：A/NE-TKL/644 物業地點：(新界打鼓嶺坪輦)
605 (Part)'628RP (Part) ,629RP(Part) and 632 in DD, 77 and Lot, 394 RP(Part) in DD,
84。

敬啟者，有關貴處有意於上址開拓文娛康樂設施(休閒農場)本人等原居民覺得選址不適合，有潛在問題及危險，無論對本村村民及公眾均有不良影響。因該地段位於河邊，每逢大雨季節，河水必然上漲。以往該地段經常容易被河水淹沒，對人命構成潛在危險，敬請貴處留意。另外交通配套亦有問題，例如進出休閒農場人仕，若經本村（坪輦元下村）出入必定構成危險，由於本村停車位嚴重不足，加上路面狹窄，又沒有單車徑。過往即使只是村民出入，已經發生人車爭路，情況常有發生。若然在該處建設休閒農場，定必引來更多非本村村民進出。外來民眾並不熟悉本村情況，極大可能增加相互之間磨擦機會，加劇交通意外發生的可能，危害一眾男女老幼道路使用者的安全，亦會為本村帶來滋擾。上述情況及潛在問題，敬請貴處慎重考慮，另選更佳地方。

「提意見人」姓名／名稱 Name of person/company making this comment 萬先生

簽署 Signature 日期 Date 7 Sep 2020

就申請編號 A/NE-TKL/644 提交之反對意見

本人為元下村(下稱本村)居民，現就上述有關申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)、第 628 號餘段(部份)、第 629 號餘段(部份)及第 632 號及丈量約份第 84 約地段 394 號餘段(部份)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年)，提出強烈反對，理由如下：

一、嚴重破壞本村村民日常生活

1.) 安全隱患：

本村是民居鄉村(當中包括原居民、非原居民業主、租客及住戶)，並不是杳無人煙供大眾郊遊娛樂的鄉郊；而上述申請改變土地用途擬議臨時康體文娛場所(休閒農場)之地段位置需進入本村才到達，(休閒農場)有別於一般生產農場，(休閒農場)將會引致大量外來車輛及遊人進入本村，本村口有一小公園，村內小孩及老人家不時到公園閒坐，而通道亦是本村外出乘車上班／上學及購買日常用品的步行通道，所以大量外來車輛進出將會對本村居民構成危險。

2.) 帶來噪音及治安問題：

本村民風純樸環境寧靜，若建立(休閒農場)因上述申請地段出入均要穿過本村，而沿路途經路線亦非常貼近本村村民的居所，所以因此引致四方八面的大量非本村居民進出，外來遊人之聲浪噪音將會對本村居民造成極大滋擾；而人流複雜等問題更令良好的治安無法得到保證！

3.) 破壞村內環境衛生：

出入本村的人流增多，人們隨處拋棄垃圾的情況必定更多，嚴重者更有可能引致鼠患及蟲害，勢必破壞本村的環境衛生對於本村居民將會造成極大滋擾及影響。

二、交通無法負荷

打鼓嶺坪輦一帶之馬路並不足以消化因此而突然驟增的外來乘客、汽車及旅遊巴，特別是一早一晚的交通，不少打鼓嶺坪輦一帶的上班族和學子們都為趕交通而煩惱，因此將會令坪輦一帶交通造成負荷及交通擠塞，令本村及附近居民帶來不便及壓力。

據了解，坪輦一帶的村民／居民亦提出反對，城規會也應考慮社區和諧，以村民福祉為依歸。

因此，現聯署反對上述申請編號：A/NE-TKL/644。

聯合簽署：

Nine

Li

Li

葉綺嫻 Tse HAN

Li

英

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Li

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William

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RECEIVED

11 SEP 2020

Town Planning Board

劉女士：

11-P-2020

寄件者: [REDACTED]
寄件日期: 2020年09月15日星期二 10:02
收件者: tpbpd@pland.gov.hk
主旨: 強烈反對破壞農地A/NE-TKL/644

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年),提出強烈反對,理由如下:

一、破壞原有常耕農地,影響阡陌和生態環境

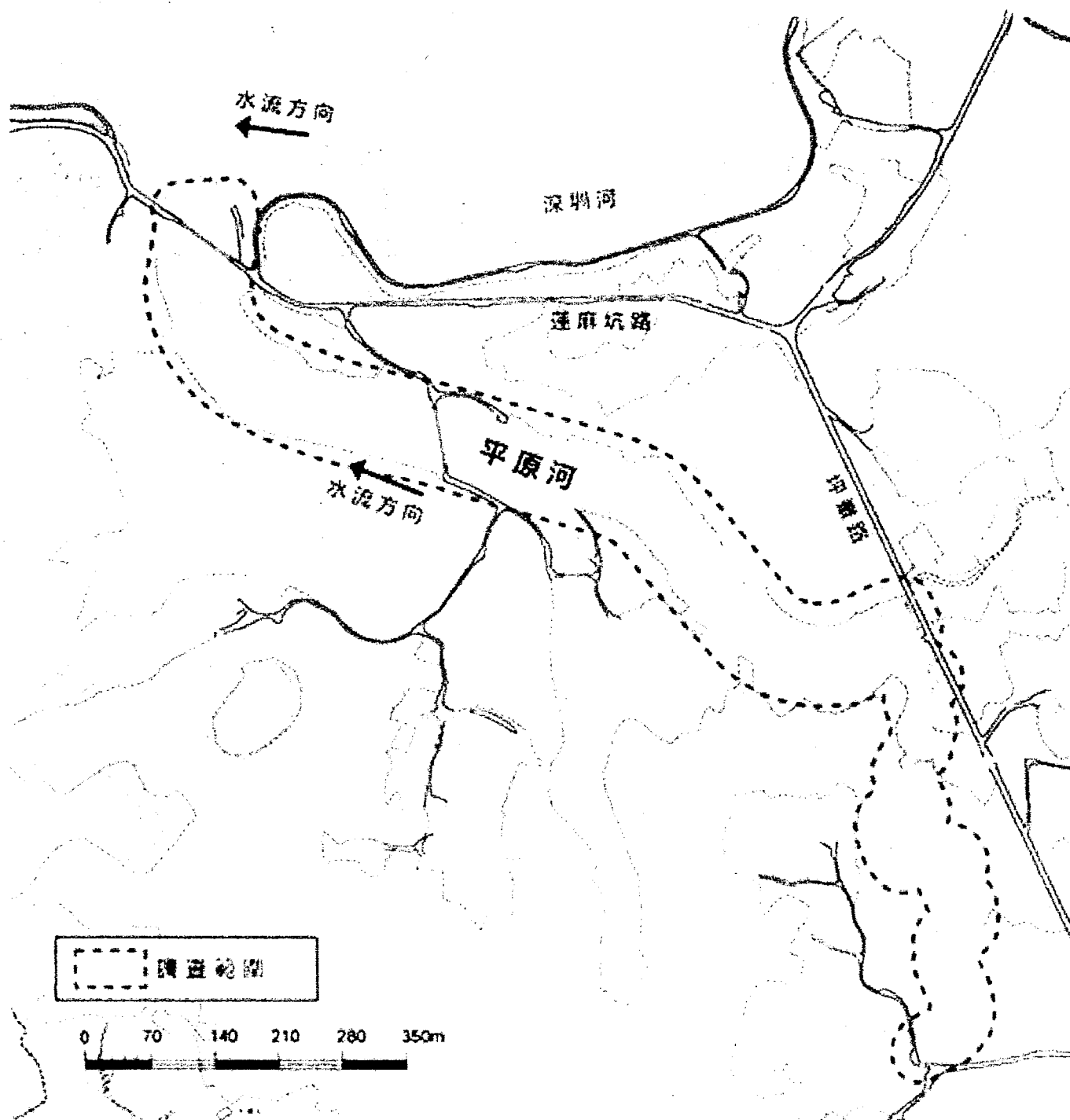
地產商申報發展的土地現時已是常耕的有機農地,長期為村內外提供優質和健康農產品。若將農地發展為擬議臨時康體文娛場所,鋪石屎等必定破壞現時農地的阡陌和生態環境。政府推出新農業政策目標是保護現有農業,若城規會批准地產商申請有違食物衛生局的政策原則。

二、地產商恆基附屬公司有多次「先破壞、後發展」的紀錄

規劃署可向城規會提供地產商多年來在粉嶺北、古洞北、洪水橋、元朗南和新田的「先破壞、後發展」紀錄,讓城規會信納地產商表面上是休閒農場,實破壞後再申請建低密度住宅。因此,希望城規會能做好把關,否則會讓香港優質農地進一歲破壞。

三、污染平原河和排污問題

申請者的圖左邊有條天然河溪平原河。打鼓嶺和坪輦居民幾代人靠平原河發展農業。直到現時,元下村至上下山雞乙一有都有不少農場靠這條河流種植。休閒農場的遊人帶來垃圾,衛生問題,由村口到申請地點沿路沒有任何一個政府垃圾筒。相連申請地點及附近已有數戶有機農場,發展時所帶來的污染能確保不影響已存的有機農場?



四、交通影響（地產商沒有交代影響評估）

休閒農場有別於一般生產農場，休閒農場引來外來人仕，對於平日繁忙的坪原路元下村路口帶來不便，上述位置沒有任何過路設置，元下村村口更有一休戲遊樂園，是村內小孩及老人家不時到公園閒坐，如多了汽車出入又沒有加設行人專用路，此為危機四伏。

五、糧食短缺問題

現今因天氣關係很多地方都有出現糧食短缺供應不足，所以應該增加土地種植蔬菜水果等糧食而不是減少，糧食短缺問題更加重要。

因此，本人反對地產商的申請，申請編號：A/NE-TKL/644。城規會應從現時土地用途、生態環境、原有河溪和交通影響否決地產商的申請。據了解，坪輦幾條村的村民更提出反對，城規會也應考慮社區和諧，以民意為依歸。

姓名：趙小姐

聯絡方法：

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/NE-TKL/644 DD 77 and 84 Ping Che

15/09/2020 03:10

From:

To:

FileRef:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/NE-TKL/644

Lots 605 (Part), 628 RP (Part), 629 RP (Part) and 632 in D.D. 77 and Lot 394 RP (Part) in D.D. 84, Ping Che

Site area : About 5,089sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / ?? Vehicle Parking

Dear TPB Members,

There is considerable agricultural activity in the district so why a Hobby Farm? Why not real farming producing fresh produce for the local market?

Local farmers are being squeezed out because operators can make more money pandering to "weekend farmers". The Covid crisis should be a lesson to Hong Kong on the importance of retaining and promoting GENUINE farming.

No parking?

Mary Mulvihill

tpbpd@pland.gov.hk

寄件者: Ben Fung <ben@greensense.org.hk>
寄件日期: 2020年09月03日星期四 19:08
收件者: tpbpd@pland.gov.hk
主旨: 有關 : A/NE-TKL/644規劃申請 — 環保觸覺意見書
附件: 環保觸覺_有關A_NE-TKL_644規劃申請的意見書.pdf

Dear Sir/Madam,

Please find the attachment.

Regards,
FUNG Hoi Fan, Ben
Green Sense HK Ltd
Office: 8100 4877
Fax: 3011 9577
Website: <http://greensense.org.hk>
Facebook: <http://www.facebook.com/hkgreensense>
Instagram: <http://www.instagram.com/greensensehk>

致 城市規劃委員會

反對改劃申請 A/NE-TKL/644 項目之意見書

環保觸覺（本會）就文件編號為A/NE-TKL/644，申請於新界坪輦丈量約份多個地段「農業」地帶擬議臨時康體文娛場所（休閒農場），表示強烈反對。

是次申請擬建立面積約5,089平方米的休閒農場，包括三座一層高的構築物，分別作接待處、接待處連儲物室、及洗手間。申請範圍包括現有「珍記農場」的科學井和農舍，這些設施可能被移除。該農場由年過60的珍姐打理，以有機種植方式營運，除了能自給自足，亦會對外出售。該農場以科學井抽取地下水灌溉田裡農作物，水亦會隨田裡水道流到鄰居的水田以供灌溉。若移除科學井，農場便不能繼續營運。

本會對恆基附屬公司是次申請表示費解。若申請人是支持本地農業發展，為何要在現有珍記農場作改動，使其不能再營運？珍記農場屬「生產型農場」，對本地農業的貢獻比只供遊客消遣的「休閒農場」多。該農場以經驗累積下來的務農智慧、有機認證、及包含的風土人情，絕對值得被保留。再者，若農場被迫結業，年事已高的珍姐亦很難再尋找合適土地作有機耕種。

本會亦憂慮是次申請會成為另一「先破壞，後建設」的例子。申請人恆基地產附屬公司曾於新界作多次「先破壞，後建設」的規劃舉動，先收農地並改作休閒農場，實質上把其荒廢，慢慢囤積土地，當時機成熟時再向政府申請改劃作低密度住宅發展。因此，政府不應只著眼於規劃申請是否符合規劃原意，亦要考慮及監察申請人會否履行規劃原意。

另外，是次申請並未提供環境和交通影響評估。建造臨時構築物時，及將來遊客到訪休閒農場時，可能為鄰近的平原河帶來污染。這會影響依賴平原河河水作灌溉的水田。休閒農場亦會為坪輦村、元下村帶來外來遊客。由於休閒農場位置偏僻，遊客可能以私家車前往，這有機會使元下村、大埔田及上山雞乙的小路造成擠塞。發展商務必審視申請對當區居民的影響。

總括而言，是次改劃申請不但會令現有「珍記農場」不能再營業，發展商更有可能藉休閒農場之名作「先破壞，後建設」，為將來改建住宅鋪路，加上缺乏環境和交通影響評估，本會促請城規會否決此項申請。

為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電8100-4877 或電郵至 info@greensense.org.hk與馮先生聯絡。

環保觸覺
二零二零年九月三日

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2020年09月14日星期一 16:11
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on three planning applications
附件: 200914 s16 SK 286.pdf; 200914 s16 WKS 15.pdf; 200914 s16 TKL 644.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

14th September, 2020.

By email only

Dear Sir/ Madam,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years
(A/NE-TKL/644)

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether the application/ the proposed use would affect other farmland/ farm(s) in the locality before making a decision.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2020年09月14日星期一 16:20
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on A/NE-TKL/644
附件: 20200915 A_NE-TKL_644 Ping Che Temp Hobby Farm in AGR.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. A/NE-TKL/644

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

14 September 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

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3
Years
(Application No. A/NE-TKL/644)**

Dear Chairman and Members,

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

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- The applicant fails to show in the drainage impact assessment and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas.
- Ping Yuen River runs next to the application site. We concern the human activities may pollute the river and bring negative impact to the environment and ecology of the area.
- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" 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

寄件者: Tobi Lau (Local Biodiversity) <tlau@wwf.org.hk>
寄件日期: 2020年09月09日星期三 11:51
收件者: tpbpd@pland.gov.hk
主旨: s16a A_NE-TKL_644_2020 09(Sep) WWF
附件: s16a A_NE-TKL_644_2020 09(Sep) WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned town planning application. See attached file:

s16a A_NE-TKL_644_2020 09(Sep) WWF

Thank you for your attention.

Yours faithfully,
Tobi LAU
Manager, Conservation Policy
World Wide Fund For Nature Hong Kong

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



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

9 Sep 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)

By E-mail ONLY

Dear Sir/Madam,

**RE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years in "Agriculture" zone in Yuen Ha, Ping Che (A/NE-TKL/644)**

WWF has reservation on the application.

Undesirable precedent

Although the proposed hobby farm is not in conflict with the planning intention of the "Agriculture" ("AGR") zone, the proposed development is not entirely compatible with the largely undisturbed rural surrounding area which is predominantly rural in character, dominated by agricultural land (Fig. 1). Approval of the application may lead to similar practices which would destroy the tranquil nature of the rural area resulting in piecemeal developments.

Inadequate information

Insufficient information has been provided in the application regarding the design and operation of the development such as the number of participants, types and frequency of the activities/events to be conducted within the site.

While the application site is in the proximity of Ping Yuen River, no detail has been provided to demonstrate that the proposed development will not generate adverse drainage impact to the river.

We would be grateful if our comments could be considered by the
Town Planning Board.

together possible

贊助人：香港特別行政區政府
主席：梁振英先生, GBM, GBS, JP
行政總裁：王裕佳先生

義務秘書：香港立信德豪會計師事務所有限公司
義務律師：任國祥律師
義務司庫：區國雄先生
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: 世界自然基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的國際自然基金會有限公司 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 showing the agricautlara landscape remains intact over years and active cultivating activities have been continuing in some area

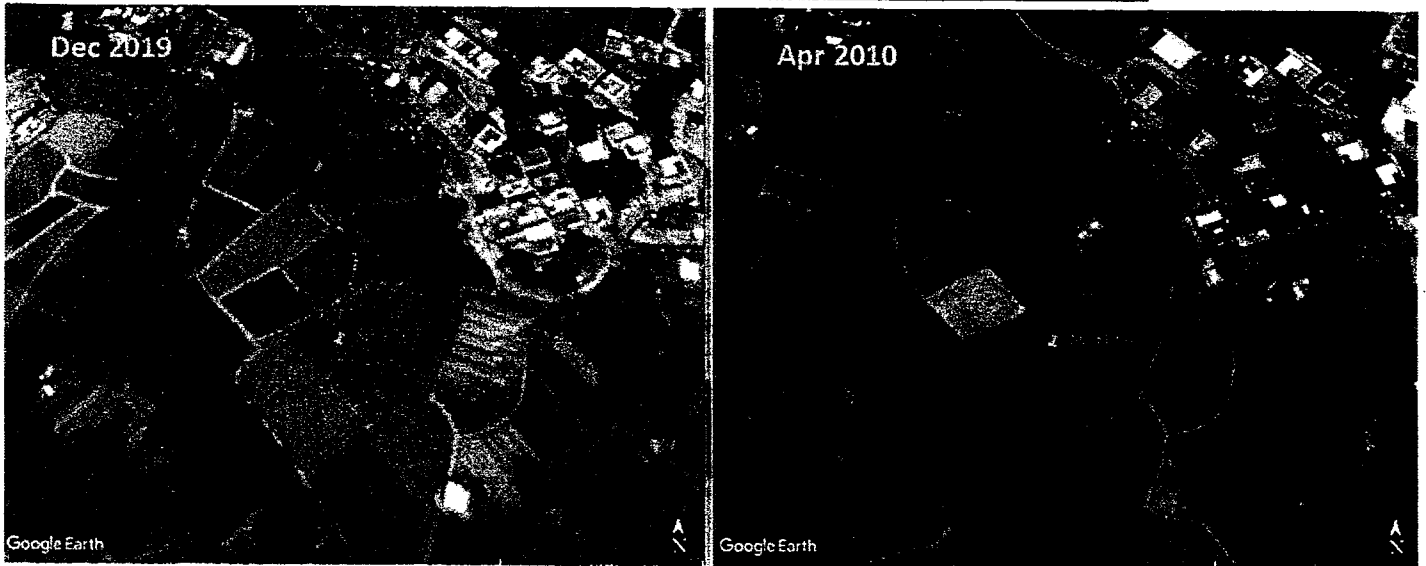


Image source: Google Earth. Accessed on 9 Sep 2020.

就申請編號A/NE-TKL/644提交之反對意見

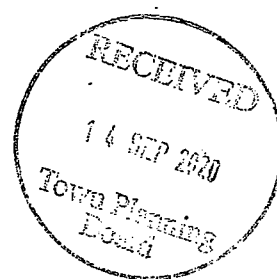
本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所 (休閒農場) (為期 3 年) , 提出強烈反對, 理由如下:

唔好再搞農夫啦! 唔該!

姓名:

區瑞文

聯絡方法:



14/9/2020

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所 (休閒農場) (為期 3 年) , 提出強烈反對, 理由如下:

Why the heck you rebuild a leisure farm while there was actual
an^v farm providing food and fresh produces to the community in
the area. As a developer, would you ~~demolish~~ demolish a residential building
to
~~rebuild~~ rebuild a temporary residential building? All the meaningless wastes
created during the process is completely avoidable by letting everything be as
it is now.

姓名: CHAN CHUN KIN

聯絡方法: [REDACTED]



14 / 9 / 2020

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年),提出強烈反對,理由如下:

① 打鼓嶺坪輦下村珍記農場為香港市民提供了有機蔬菜數十年,對香港市民健康作出不少貢獻,香港可耕作的農地和願意耕種的農夫愈來愈少,香港政府應盡能力幫助有心有力的

本地農夫繼續為香港人提供健康的農產品,如珍記農場的有機蔬菜是香港人信賴的有機蔬菜資源,而由外地運送香港的

蔬菜不及本地種植的蔬菜新鮮,長途運輸對環境亦造成

污染。保護地球,食用本地農產品是有良知的政府和市民需要堅持的原則和方向。雖然香港土地資源寶貴,政府可選擇用一些非耕地進行發展以解決房屋的問題,應盡量避免讓地產商屯積土地,謀取暴利而影響本地農夫的生計和香港市民健康優質蔬菜的供應。

② 恆基地產將坪輦第 77 約地段 605 號(部份)擬建康體文娛場所(休閒農場),其實香港市民需要的不是多一間休閒農場,香港

姓名: 余桂蘭

日期: 14/9/2020

聯絡方法: [REDACTED]

③ 若恆基地產收回打鼓嶺坪輦下村珍記農場,即以灌溉的科學井,即令農夫斷絕灌溉的水源,造成農田荒廢,影響本地農產品的種植,其期盼政府當局深入瞭解,勿讓恆基地產收回珍記農場而不可有可無的休閒農場。

已有不少休閒農場,如香港有不少郊外地方讓市民郊遊,不欠缺遊玩地方,反而欠缺寶貴有機農地。政府要保護這些農地,農地不受破壞最重要,香港需要可供食用的新鮮蔬菜。

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所 (休閒農場) (為期 3 年) , 提出強烈反對, 理由如下:

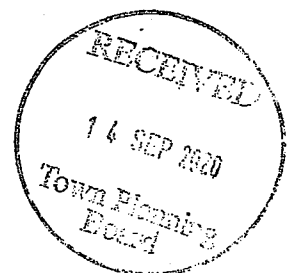
沒有水源農夫怎樣耕作? 先破壞, 後發展又亂子。

不但破壞生態, 亦令農夫沒法生存! 沒有收入!

堅決反對斷絕農夫水源!

姓名: 歐文浩

聯絡方法: [REDACTED]



14/9/2020

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所(休閒農場)(為期 3 年)，提出強烈反對，理由如下：

對原有常耕生態造成破壞，休閒農場不能取代原有生態環境，而且對原有農夫的農田造成過份影響。恆基已經不只一次先破壞，後發展，作弄香港財團，此為偽善之舉！我們需要生態多樣多元的香港，並非虛假的休閒農場。

姓名：Lee Wing Shun

聯絡方法：



14/9/2020

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所 (休閒農場) (為期 3 年) , 提出強烈反對, 理由如下:

要破壞現時還是優質的有機農地改為休閒農場
沒有需要, 地產商目的只為驅趕阻礙他們(發展)
建屋搵錢的農夫, 美其名設立(休閒農場)之後最終
目的都是破壞所有農地起樓搵錢, 先破壞
後發展是他們一貫伎倆



姓名: Bong Fan Hong

聯絡方法: [REDACTED]

14/9/2020

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所 (休閒農場) (為期 3 年) , 提出強烈反對, 理由如下:

扼殺本地農業, 休閒農場並不能提升本地農業的質素, 真正的本地農夫根本不能生存! 實在可惡。

姓名: LAU KIT CHING

聯絡方法: [REDACTED]



14/9/2020

就申請編號A/NE-TKL/644提交之反對意見

本人就地產商恆基附屬公司申請將新界坪輦丈量約份第 77 約地段第 605 號(部分)等農地發展為擬議臨時康體文娛場所 (休閒農場) (為期 3 年) , 提出強烈反對, 理由如下:

在沒有任何規劃安排下, 胡亂收地, 斷人水井, 無顧及
農民需要, 恆基無良至極!

姓名: Lo Chi Wing

聯絡方法: [REDACTED]



14 / 9 / 2020

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/North, Lands Department on the following:
- (i) the lots are Old Schedule lots held under the Block Government Lease (demised for agriculture use) without any guarantee of right of vehicular access. The applicants should make their own arrangement for acquiring access, and there is no guarantee that any adjoining Government land will be allowed for the access of the proposed use;
 - (ii) the existing structure on the Site is not acceptable under the Leases concerned. This office reserves the right to take enforcement actions against the aforesaid structures;
 - (iii) the Site is surrounded by private lots of which the applicants may not be the owners. The applicants should seek consent to using the concerned lots for access purpose from the concerned owners;
 - (iv) according to the development proposal, one structure will be erected on the Site for toilet use. The applicants should note that any proposed septic tank and soakage put system should meet current health requirements; and
 - (v) if the planning application is approved, the owners of the lots concerned shall apply to his office for a Short Term Waiver (STW) to cover all the actual occupation area. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW 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 her office;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewerage connection is available;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) on the following:
- (i) before any new building works (including temporary buildings/structures and containers etc) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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 not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) any temporary shelters or converted containers are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations;

- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively; and
 - (v) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
- (d) to note the comments of the Director of Fire Services on the following:
- (i) in consideration of the design/ nature of the proposed use, the applicants are advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicants should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, the applicants may need to extend the inside services to the nearest suitable Government water mains for connection. The applicants 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 WSD's standard;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation on the following that the applicants should provide mitigation measures to avoid pollution to Ping Yuen River during construction and operation stage; and
- (g) to note the comments of Director of Environmental Protection (DEP) on the following:
- (i) the applicants should be reminded of his obligation to comply with all environmental protection / pollution control ordinances, in particular the Water Pollution Control Ordinance. The applicants should also follow the relevant mitigation measures and requirements in Notes to Annex I of the latest "Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses" (COP) and ProPECC PN 5/93, and implement necessary mitigation measures to prevent any pollution to the nearby watercourses during operation. Best management practice(s) should also be adopted during farm operation:-
 - to avoid refuse/ wastewater/ sewage and other pollution from entering the surface runoff and stream courses. For example, provision of rubbish bins, installation of silt traps and rubbish traps at suitable intervals at drainage channels surrounding the site, regular maintenance of these facilities to ensure they function properly, and adoption of preventive measures to avoid generation of wastewater etc.; and
 - to prevent generation of wastewater and pollution of the nearby watercourses, both chemically and biologically. For example, regularly checking water quality of

watercourse(s) nearby, avoiding agricultural runoff and sewage water from getting into the watercourse(s) nearby, avoiding excessive irrigation which may cause soil erosion by run-off and leaching of nutrients, proper storage of agrochemicals, checking of natural fertilizers such as livestock manure against possible heavy metals and bacteria before application, exploring appropriate irrigation methods etc.