

2021年 3月 15日

Appendix I

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。

15 MAR 2021

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.

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](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NG-7KL/661
	Date Received 收到日期	15 MAR 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

李魯雲 LEE LO WAN

## 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 )

黃新和 Wong sun wo William

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界坪輦路塘坊 丈量約份第82約地段第1088號B分段(部份)。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1520 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 127 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	休閒農場  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 2021 年 2 月 21 日的記錄，這宗申請共牽涉 4 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 3 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「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)
4	丈量約份第82約地段第1088號B分段	22-02-2021

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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	擬議臨時康體文娛場所(休閒農場)  (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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 1393 .....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 127 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 127 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 127 .....sq.m <input type="checkbox"/> 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)	
辦公室 水耕種植展覽室面積20平方米X高3.5米(1層) ..... 種子，花泥及肥料存放室面積20平方米X高3.5米(1層) ..... 流動式臨時洗手間及更衣室面積15平方米X高3.5米(1層) ..... 溫室面積72平方米X高5米(1層) .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2 .....
Motorcycle Parking Spaces 電單車車位	.....
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

開放時間每日早上9時至下午5時，星期日及公眾假期照常營業

(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          No 否	<input checked="" type="checkbox"/> 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))  坪輦路  <input type="checkbox"/> 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 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>																															
(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          No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (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)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
<b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**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。

我等休閒農場，早前已得到貴會批准，及壹直進行設施建做及改善土壤的工作...  
 因我等全部為業餘農業愛好者，在進行耕作其間可改善我等日常沒有運動的身...  
 體及可以帶動小朋友1同參與，因疫情影響及回應政府的建議減少聚集曾經停止...  
 了場內的建設，及將建築材料臨時放在場內而被其他部門誤會我等場地作為建築...  
 材料存放，而我等收到有關通知後已即時展開建設工作及將多餘的建築材料全部...  
 清走，但因忘記了續期而令致我等的批准被取消，因此我等現向貴會重新申請懇...  
 請貴會批准我等之申請，不便之處敬請見諒。



**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.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Wong sun wo William

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

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

Others 其他 .....

on behalf of  
代表

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

Date 日期

03-03-2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

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)
Location/address 位置/地址	新界坪輦路塘坊 丈量約份第82約地段第1088號B分段(部份).
Site area 地盤面積	1520 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
Zoning 地帶	AGR
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時康體文娛場所 ( 休閒農場 )

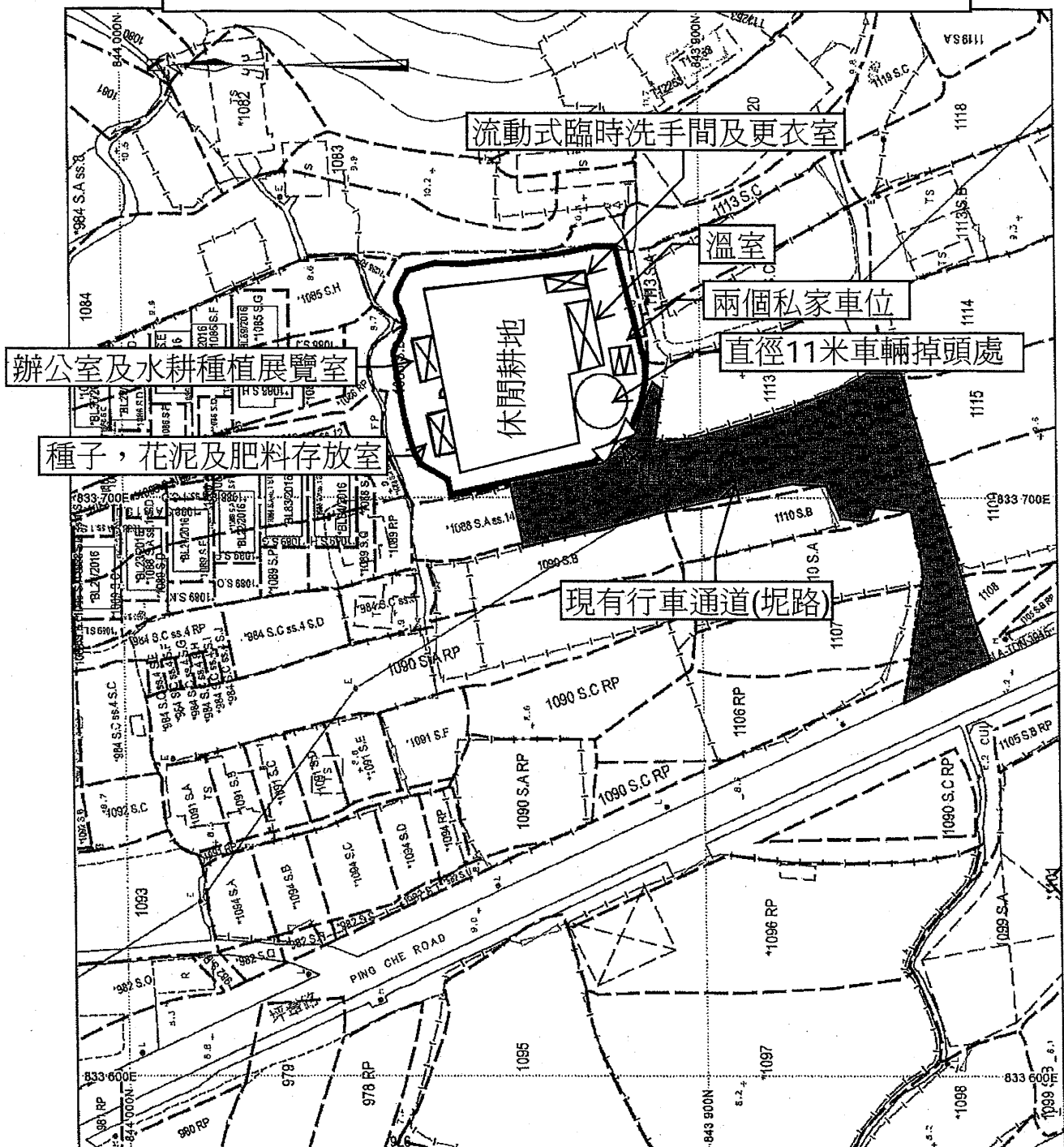
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	127 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4幢	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">3.5-5 m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">1 Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input type="checkbox"/> 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) <hr/> <hr/>		2
	Total no. of vehicle loading/unloading bays/lays 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) <hr/> <hr/>		

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

擬議臨時康體文娛場所(休閒農場)



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

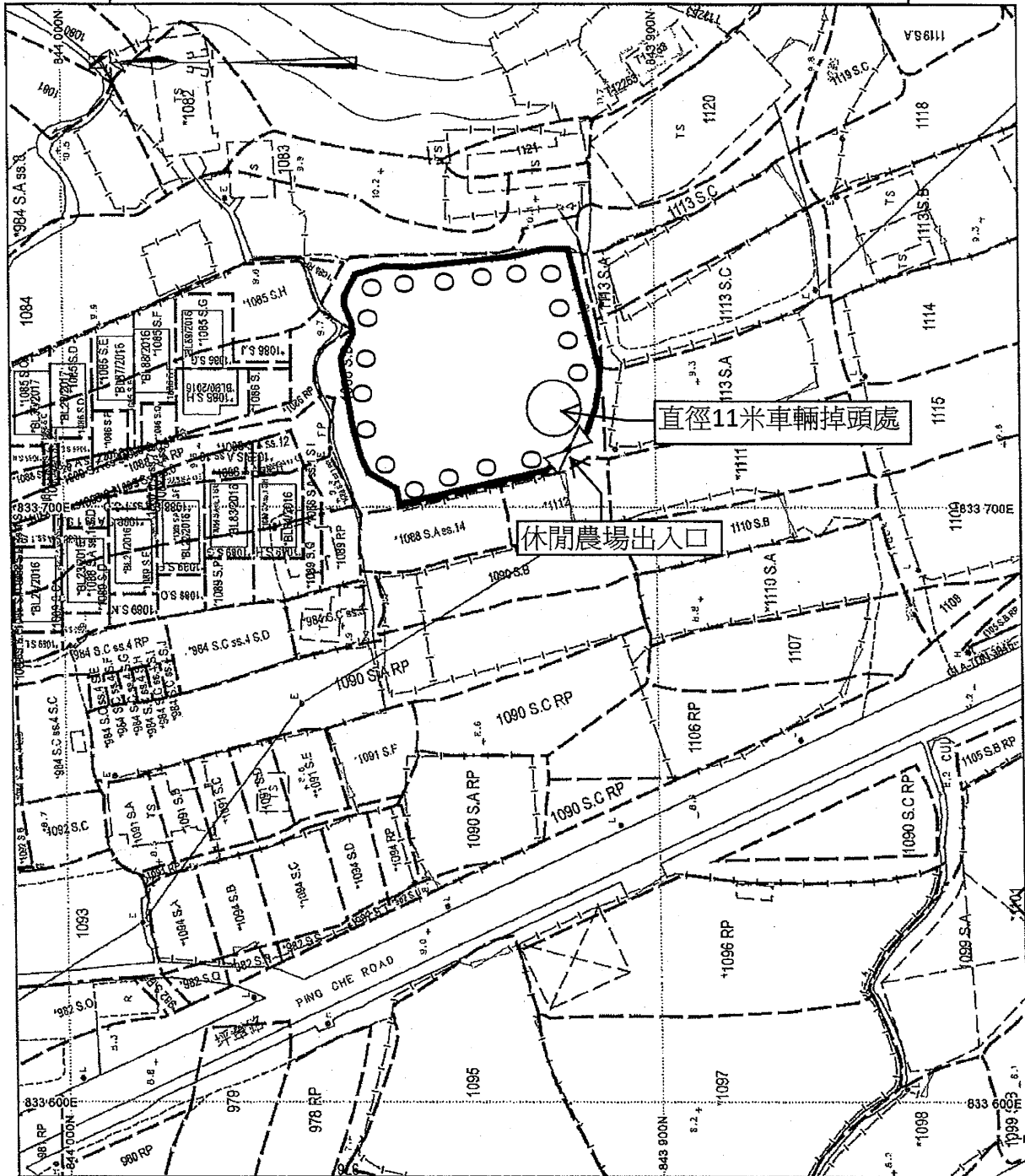
辦公室,水耕種植展覽室面積20平方米X高3.5米(1層)

種子, 花泥及肥料存放室面積20平方米X高3.5米(1層)

流動式臨時洗手間及更衣室面積15平方米X高3.5米(1層)

溫室面積72平方米X高5米(1層)

我等建議在場內(O)位置種植18棵細葉榕樹



(O) 葉榕樹，樹高2.75米 每隔4米種植壹棵

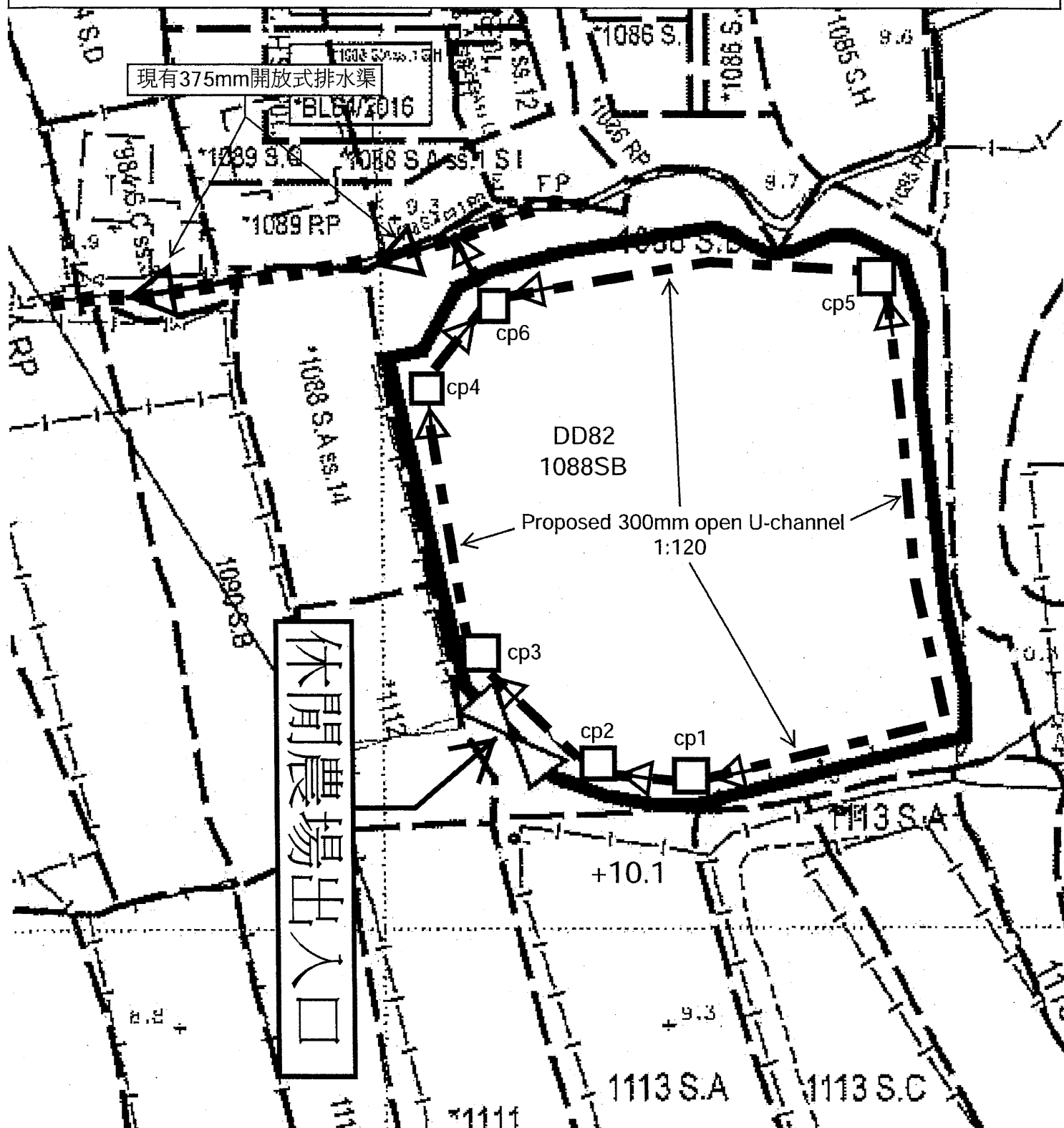
# 雨水排放建議

Proposed 300mm open U-channel

現有375mm開放式排水渠

cp1-cp6 擬議900mm中途雨水過路井

場內所有排水渠及中途雨水過路井面都鋪設有欄柵和渠蓋面



## 補充文件

我等為非牟利休閒農場只為聯同多位在外地退休的同村兄弟一同體驗上一代耕作的辛勞與現代化帶來不同的經驗，亦可與我等的孫兒 1 同體驗農夫的身活，希望我等下一代能珍惜食物，及不要浪費。我等會聘請兩名全職完工協助打理日常工作，及有多名義工，一同參與。在每期六，日及公眾假期會開放給公眾人士帶同小朋友 1 同免費參與耕作的樂趣，但地方所限每天分上午 15 人及下午 15 人合共只會接待 30 人參與，在收成期每位曾經參與的朋友都可以免費分享成品，而申請地點為我等祖先給我們因此不用交付租金，而土地空置亦為浪費因此我等決定自行開設休閒農場與眾同樂。



魚耕示範設施



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

### 1. Name of Applicant 申請人姓名/名稱

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

李魯雲 LEE LO WAN

### 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 )

黃新和 Wong sun wo William

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界坪輦路塘坊 丈量約份第82約地段第1088號B分段(部份)。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1520 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 147 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

**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

擬議臨時康體文娛場所(休閒農場)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of  
permission applied for  
申請的許可有效期

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 1373 .....sq.m ☐ About 約  
 Proposed covered land area 擬議有上蓋土地面積 ..... 147 .....sq.m ☐ About 約  
 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 4 .....  
 Proposed domestic floor area 擬議住用樓面面積 ..... sq.m ☐ About 約  
 Proposed non-domestic floor area 擬議非住用樓面面積 ..... 147 .....sq.m ☐ About 約  
 Proposed gross floor area 擬議總樓面面積 ..... 147 .....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)

辦公室、種植展覽室面積40平方米X高3.5米(1層) .....  
 種子，花泥及肥料存放室面積20平方米X高3.5米(1層) .....  
 流動式臨時洗手間及更衣室面積15平方米X高3.5米(1層) .....  
 溫室面積72平方米X高5米(1層) .....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 2 .....  
 Motorcycle Parking Spaces 電單車車位 .....  
 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) .....

**7. Justifications 理由**

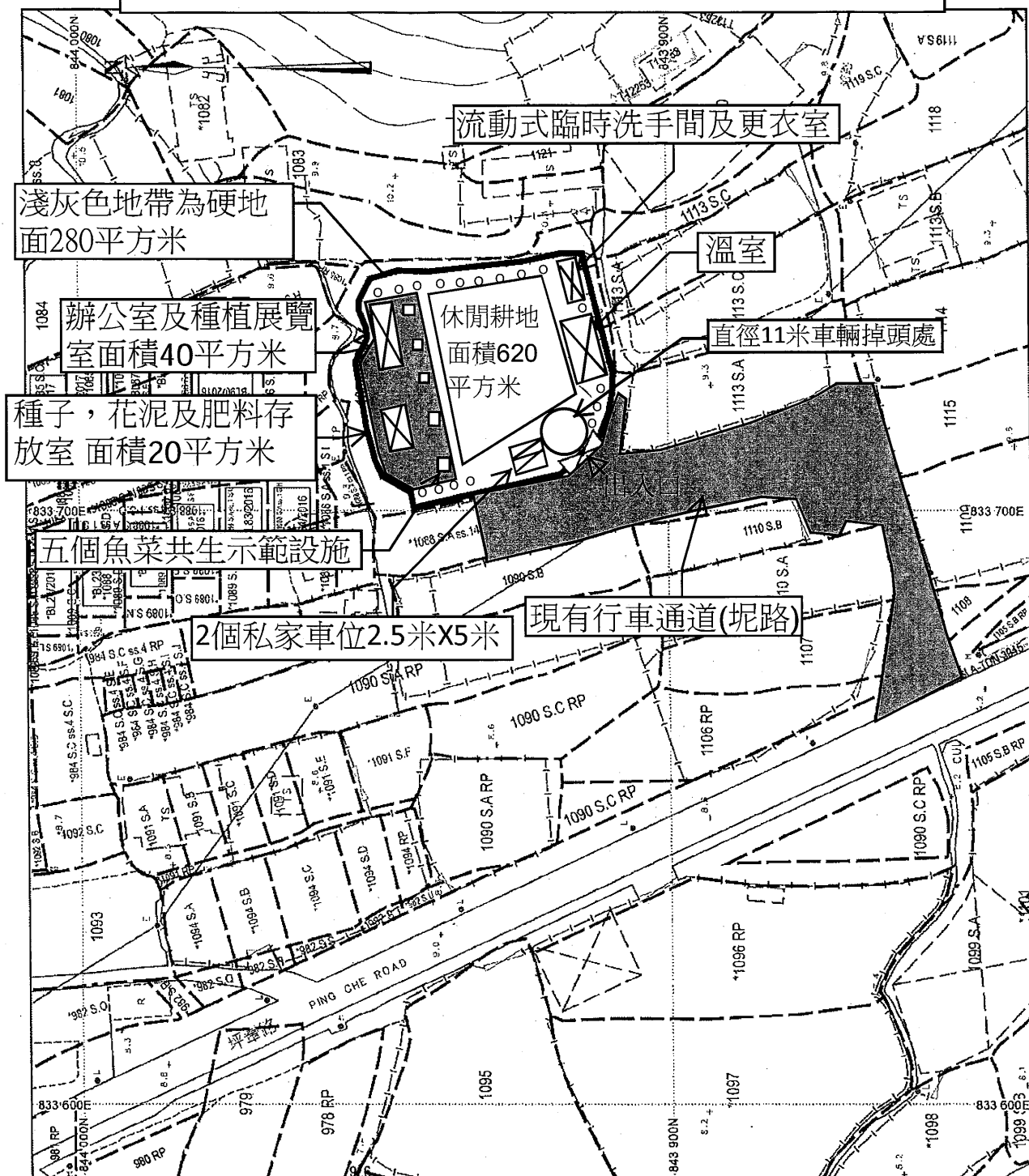
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

我等為非牟利休閒農場只為聯同多位在外地退休的同村兄弟一同體驗上一代耕作的辛勞與現代化帶來不同的經驗，亦可與我等的孫兒1同體驗農夫的身活，希望我等下一代能珍惜食物，及不要浪費。我等會聘請兩名全職員工協助打理日常工作，及有多名義工，一同參與。在每期六，日及公眾假期會開放給公眾人士帶同小朋友1同免費參與耕作的樂趣，但地方所限每天分上午15人及下午15人合共只會接待30人參與，在收成期每位曾經參與的朋友都可以免費分享成品，而申請地點為...我等祖先給我們因此不用交付租金，而土地空置亦為浪費因此我等決定自行開設休閒農場與眾同樂。為了覆耕工作，我等會購買新的泥土回來在現有泥面填上一層厚300mm新土以便展開種植的工作，同時我等會依照季節而種植時令的蔬果及蔬菜，包括士多啤梨及小番茄。

本場地不會使用擴音器，以免產生噪音的問題，進場人士可以乘搭九巴79號線在塘坊站落車步行只需五分鐘便可到達場地。所有進場人士必須預約。我等場地已設有手機預約服務。如獲城規會臨時許可至到期後，我等會將所有硬地面清徐重新種上新草。

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	147 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4幢	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5-5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> 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) _____ _____		2
	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) _____ _____		

# 擬議臨時康體文娛場所(休閒農場)



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

辦公室魚菜共生展覽室(圖片展示及容納15人的講解室)面積40平方米X高3.5米(1層)

種子, 花泥及肥料存放室面積20平方米X高3.5米(1層)

流動式臨時洗手間及更衣室面積15平方米X高3.5米(1層)

溫室面積72平方米X高5米(1層)

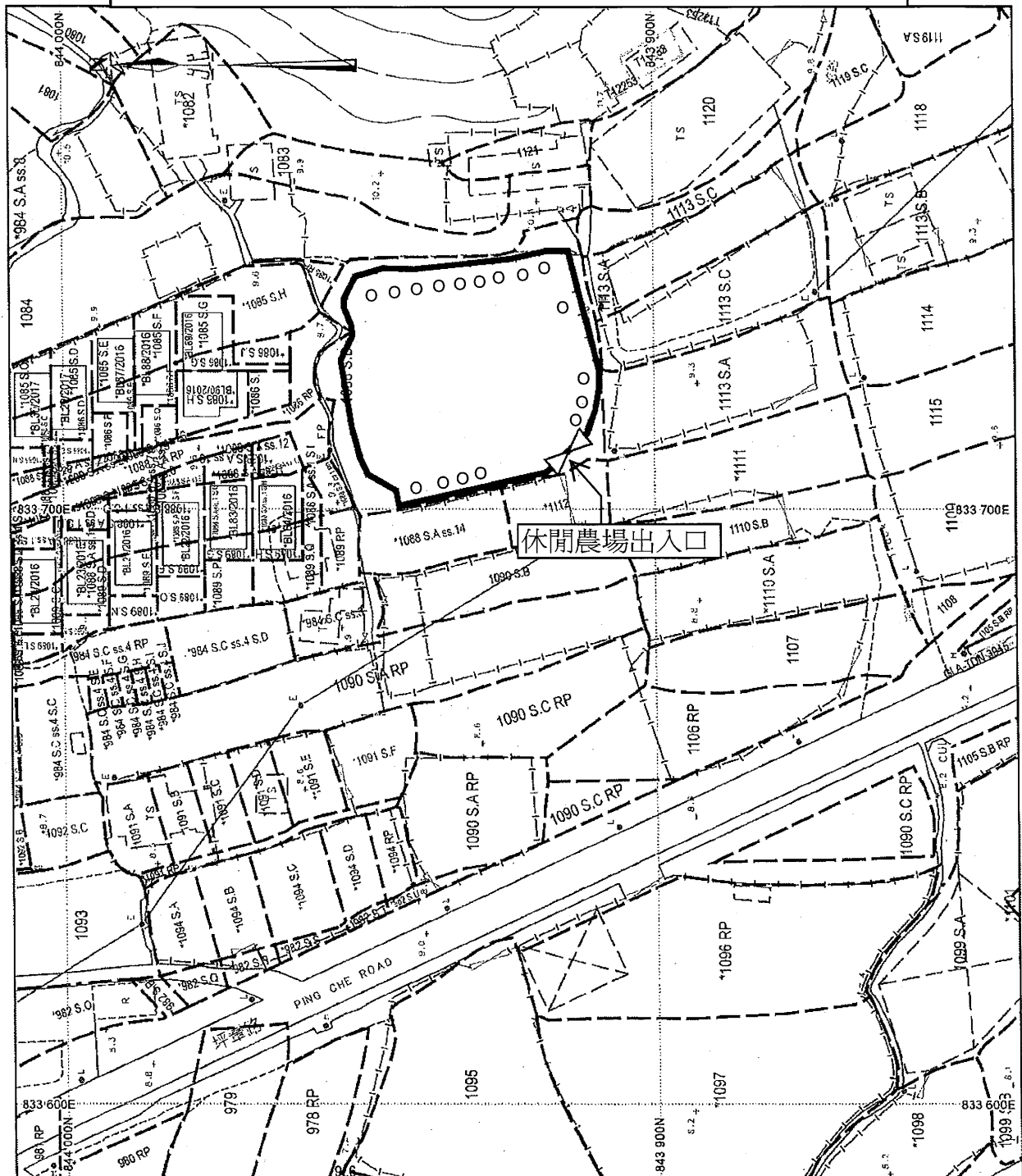
口 ---5個魚耕示範設施

硬地面面積330平方米, 包括渠務工程50平方米在內

休閒耕地面積620平方米

除硬地面及休閒耕地以外的土地全部為泥地面

美化環境建議  
我等建議在場內(O)位置種植17棵細葉榕樹



(O) 葉榕樹，樹高2.75米 每隔4米種植壹棵

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



**Fwd: A/NE-TKL/661**

28/04/2021 19:26

From: sun wo wong  
To: 城規會秘書處 <tpbpd@pland.gov.hk>, ttswong@pland.gov.hk  
File Ref:

1 attachment



新平面圖28-04-2021.pdf

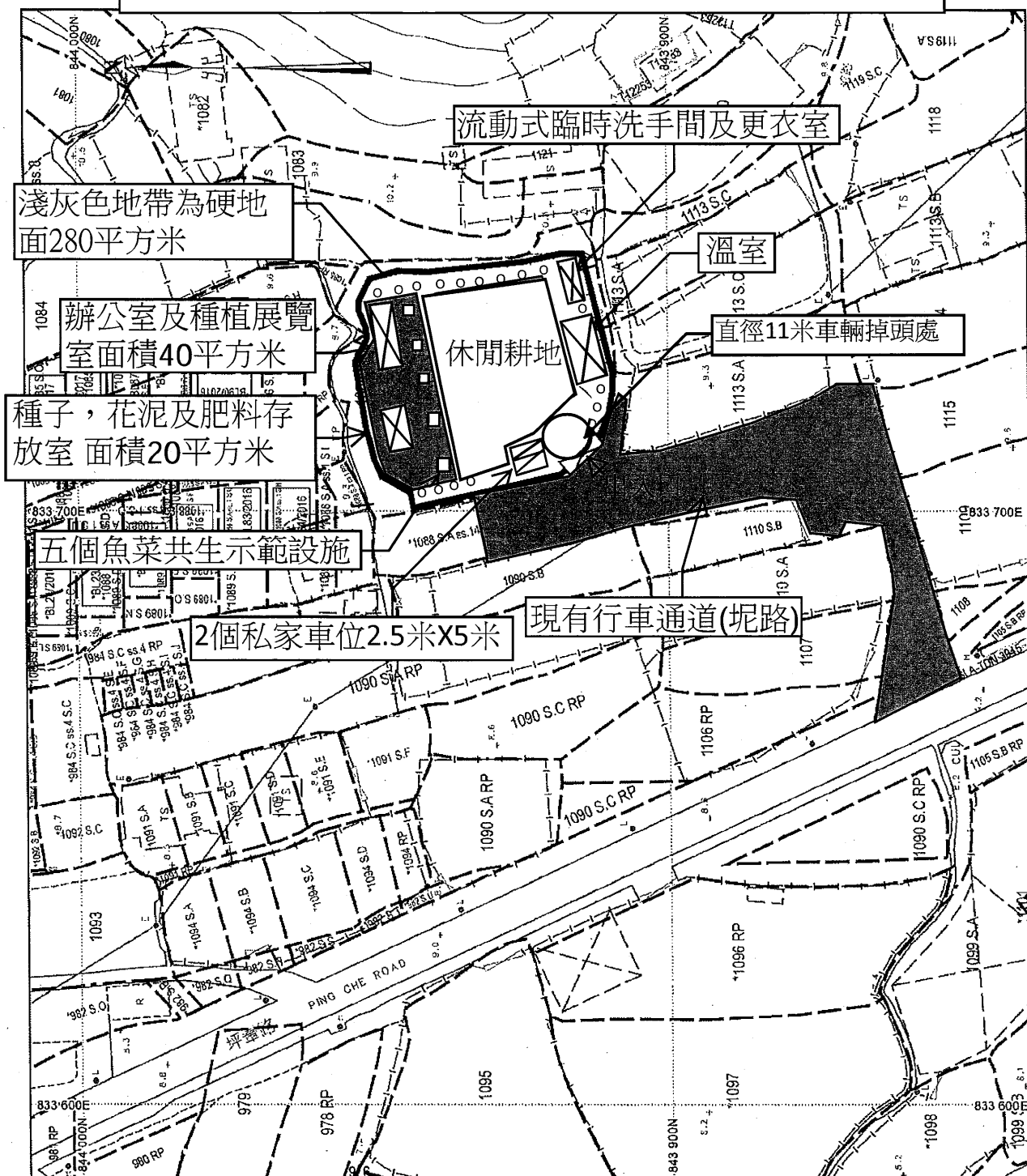
A/NE-TKL/661

有關上述申請將會由申請人自行經營，  
絕對不會出租給與其他人士。

此致

代理人 William Wong

# 擬議臨時康體文娛場所(休閒農場)



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

辦公室魚菜共生展覽室(圖片展示及容納15人的講解室)面積40平方米X高3.5米(1層)  
 辦公室設有洗手間而所有污水排放至地下現有標準化糞池  
 種子, 花泥及肥料存放室面積20平方米高3.5米(1層)  
 流動式臨時洗手間及更衣室面積15平方米高3.5米(1層)  
 溫室面積72平方米高5米(1層)  
 □ ---5個魚耕示範設施  
 硬地面面積280平方米,  
 休閒耕地面積710平方米  
 除硬地面及休閒耕地外所有餘地均為泥地面



## 擬議臨時康體文娛場所(休閒農場)

A NE-TKL 661

### 回應運輸處的提問

1. 場內設有 2 個私家車位，只供給場地負責人及員工使用，不會給與訪客使用，每日在早上 9 時前負責人私家車進入場內，及在下午 5 時離去，因此每天不多於四架次進出場地。
2. 車輛出入口通道闊度為八米。坪輦路轉入泥路口闊度為 17 米。泥路平均闊十米。而最窄位置亦有六米闊(請看車輛進入示意圖)
3. 車輛出入口通道闊度為八米
4. (請看車輛進入示意圖)
5. 我等場地已列明，所有訪客必須承座巴士或公共小巴到坪輦路再步行約三分鐘便可到達及不設訪客車位。
6. 因所有訪客必須預約才可進入休閒農場，因此我等會安排工作人員在坪輦路協助及帶領訪客進入。
7. 我等清楚知道有關泥路並非運輸署管理，而我等會自行有關業權人聯係及管理事宜。

此致：

12-07-2021

[illegible]

**A NE-TKL 661**

**車輛進入示意圖**

車輛出入口通道闊度為八米

坪崙路轉入泥路口闊度為十七米

泥路平均闊十米

而最窄位置亦有六米闊

溫室

休閒耕地

現有行車通道(坵路)

2個私家車位2.5米X5米

車輛出入口通道闊度為八米

坪崙路轉入泥路口闊度為十七米

坪崙路

**A NE-TKL 661**

**車輛進入示意圖**

車輛出入口通道闊度為八米

坪崙路轉入泥路口闊度為十七米

泥路平均闊十米

而最窄位置亦有六米闊

溫室

休閒耕地

現有行車通道(坵路)

2個私家車位2.5米X5米

車輛出入口通道闊度為八米

坪崙路轉入泥路口闊度為十七米

**A NE-TKL 661**

**車輛進入示意圖**

車輛出入口通道闊度為八米

坪崙路轉入泥路口闊度為十七米

泥路平均闊十米

而最窄位置亦有六米闊

溫室

休閒耕地

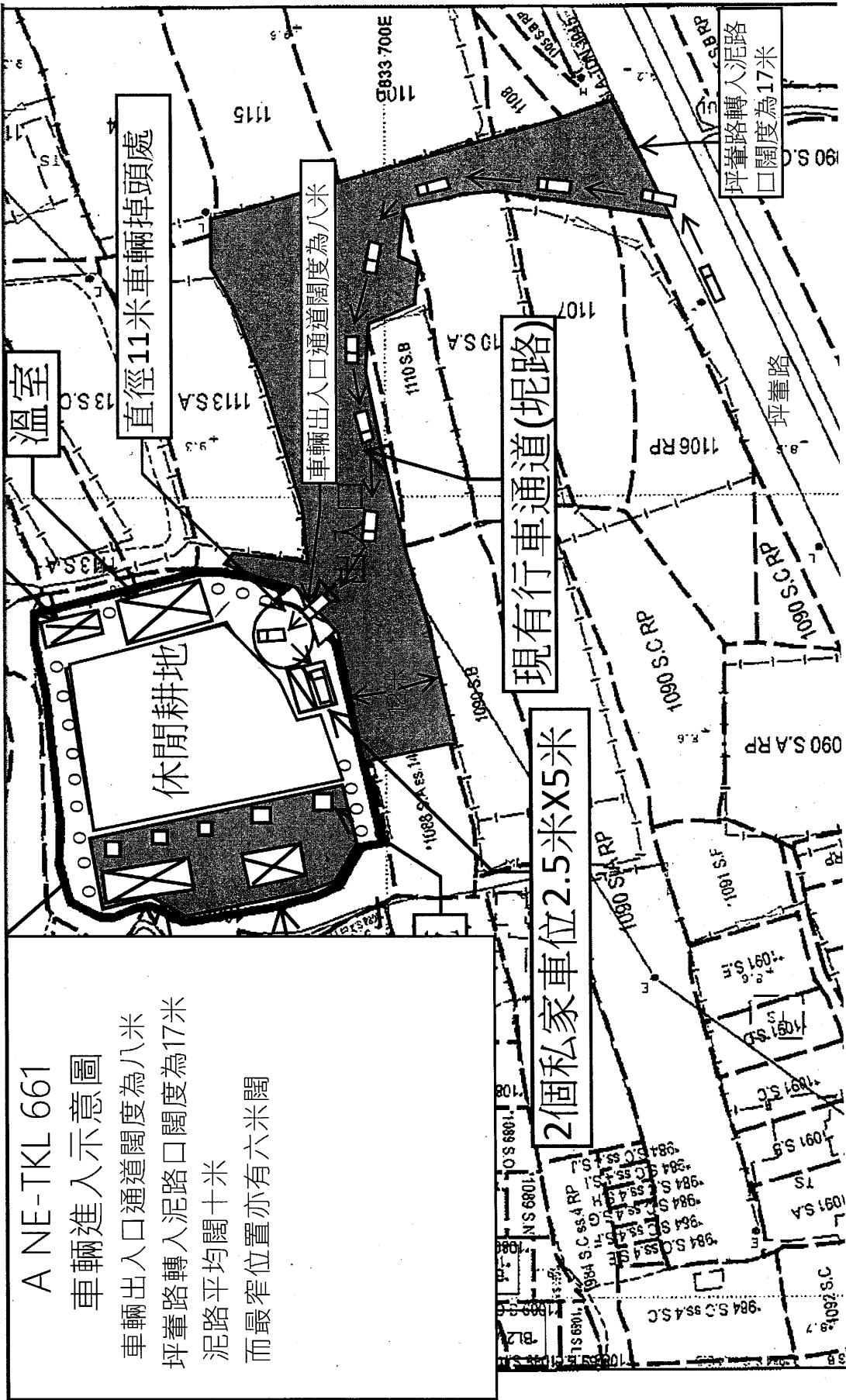
現有行車通道(坵路)

2個私家車位2.5米X5米

車輛出入口通道闊度為八米

坪崙路轉入泥路口闊度為十七米

坪崙路



**Previous S.16 Application**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
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

**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
- 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

5-1

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

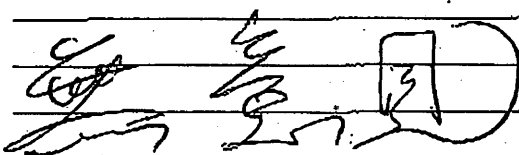
By e-mail : tpbpd@pland.gov.hk

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

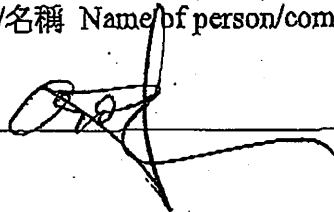
A/NE-TKL/661

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

2021 3.29

5-2

tpbpd@pland.gov.hk

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寄件者: EAP KFBG <eap@kfbg.org>  
寄件日期: 2021年04月13日星期二 14:59  
收件者: tpbpd@pland.gov.hk  
主旨: KFBG's comments on seven planning applications  
附件: 210413 s16 KTN 759.pdf; 210413 s16 KTN 760.pdf; 210413 s16 LFS 393.pdf; 210413 s16 PH 879.pdf; 210413 s16 TT 520.pdf; 210413 s16 HT 17.pdf; 210413 s16 TKL 661.pdf

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are seven 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

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

13th April, 2021.

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/661)**

---

1. We refer to the captioned.
2. According to the information from the Planning Department (retrieved on 13 April 2021), an Enforcement Notice has been issued for an Enforcement Case (E/NE-TKL/430) covering the application site, but no Compliance Notice has been issued yet, as observed. We urge the Board to liaise with relevant authorities as to whether the case has been settled.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

5-3

寄件者: [REDACTED]  
寄件日期: 2021年04月13日星期二 3:26  
收件者: tpbpd  
主旨: A/NE-TKL/661 DD 82 Ping Che Road

Dear TPB Members,

So after SIX extensions of time, approval was revoked for failure to comply with half a dozen conditions.

But mo man tai, resubmit application and get stuck in for another round.

Members should ask some questions this time, like what is the true nature of the operation.

Mary Mulviho;;

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, July 6, 2018 3:08:23 AM  
**Subject:** A/NE-TKL/598 DD 82 Ping Che Road

A/NE-TKL/598  
Lot 1088 S.B. (Part) in D.D. 82, Ping Che Road, Ta Kwu Ling  
Site area : About 1,520m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Use : Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

This application appears to be to legitimize an ongoing brownfield use.

If only a few of the dozens of 'hobby farms' applications were for genuine agricultural use there might be some hope for the future of NT. But alas experience indicates that most of them are fake fronts for other land uses.

In view of the number of reports on illegal camping grounds to accommodate low cost tour groups members have to ask questions about the true intention of the operator.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
  - (i) the Site comprises Lot No. 1088 S.B in D.D. 82 which is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The lot is surrounded by the adjoining private lots. The applicant should make his own arrangement for acquiring access to the Site, and there is no guarantee that any adjoining land will be allowed for vehicular access to the Site for the proposed use;
  - (ii) the lot is covered by Letter of Approval (LoA) No. 5985 for erection of temporary structures for the purpose of watchman shed and agricultural storage. Given the existing parameters of the temporary structures do not tally with the approved one under the aforesaid LoA, her office reserves the rights to take enforcement action and cancel the LoA if situation warrants;
  - (iii) it is noted that one of the proposed structures would be built for toilet use. The applicant should note that any proposed toilet facility should meet the current health requirements; and
  - (iv) if the planning application is approved, the owner(s) of the lot concerned shall apply to her office for a Short Term Waiver (STW) covering the lot and all the structures concerned. 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 Commissioner for Transport that the vehicular access between the Site and Ping Che Road is not managed by her office. The applicant should seek comment from responsible party;
- (c) to note the following comments of Director of Environmental Protection:
  - (i) the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", including but not limited to the environmental measures regarding dust and noise nuisance, and sewerage; and
  - (ii) the applicant is also advised to strictly observe all relevant pollution control ordinances, particularly those on water quality and noise, and put in place necessary precautionary/pollution control measures to prevent pollution to nearby sensitive receivers, including watercourses nearby, during construction and operation. Besides, according to the COP, *"sewage discharge from the site should be directed to nearby public sewer. In case of unavailability of public sewer, a septic tank and soakaway pit (STS) should be provided."* In such case, all requirements in ProPECC PN 5/93 should be followed, including Minimum Clearance Distance and Percolation Test requirements, and the design, construction, operation and maintenance of the STS should be duly certified by an Authorised Person;



- (d) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:
  - (i) it is apparent that the proposed trees at the periphery of the Site are in conflict with the proposed open U-channel alignment. The applicant is reminded to plant the proposed trees min. 1m away from the drainage to allow sufficient space for healthy growth of the trees;
  - (ii) the applicant is also reminded that continuous planting strips of min. 1m width with soil depth of min. 1.2m shall be provided for tree planting. Adequate distance of min. 1m shall also be allowed between the proposed tree and any impervious paving/ temporary structure;
  - (iii) it is noted that some proposed trees are in close proximity to vehicular access. Protective measures such as kerbs and bollards shall be provided to keep the tree min. 1m away from vehicular movement; and
  - (iv) according to the landscape proposal, tree species of vigorous root and large mature size is proposed. The proposed tree spacing is insufficient for future growth of canopy and the future tree canopy will be in conflict with the proposed structures and vehicular access use. The applicant is advised to select other tree species with small mature size as appropriate;
- (e) 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;
- (f) to note the following comments of the Director of Fire Services:
  - (i) in consideration of the design/nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicant 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) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
  - (i) there is no record of submission of the proposed buildings/structures to the Building Authority (BA) for approval;
  - (ii) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
  - (iii) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they

are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (iv) 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;
- (v) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (vi) any temporary shelters or converted containers for office, storage, toilet, greenhouse or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- (vii) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
- (viii) if the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage and land filling works. Detailed comments under the BO will be provided at the building plan submission stage.