

This document is received on 20 SEP 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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/777
	Date Received 收到日期	20 SEP 2024

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

NG LI Kum Lin

### 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)

Conrad Tang & Associates Limited

### 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)	Lot 1902 S.A RP in D.D.76, Leng Tsai Tsuen, Ta Kwu Ling
(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 ..... 1374.30 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 223.99 ..... 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 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	Approved Ta Kwu Ling OZP No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR") & "Village Type Development" ("V")
(f) Current use(s) 現時用途	Design Services  (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 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)#&  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
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&
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
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，或有關係的鄉事委員會&

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 or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land  (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	..... 1150.31 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 223.99 .....sq.m <input checked="" 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	..... 223.99 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 223.99 .....sq.m <input checked="" 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) Please refer to Plan 3 ..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 3 .....
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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)	.....
Van-type Light Goods Vehicle Spaces	..... 1 .....

Proposed operating hours 擬議營運時間					
From 10:00 a.m. to 5:00 p.m. daily, including Sundays and Public Holidays					
(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	<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)) <u>Accessible from Sha Tau Kok Road via a local access</u> <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) <input type="checkbox"/>			
(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，請另頁註明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。)	No 否				
(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	<input checked="" 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/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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 689 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 Not more than 0.2 m 米 <input checked="" 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 			
	No 否	<input type="checkbox"/>			
(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	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 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 or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <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：       </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;">         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </div>

**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）。

... See Detailed Justifications ...



**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 this application 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

Conrad TANG Hong Wai

Director

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

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Conrad Tang & Associates Limited

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

Date 日期

26/8/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 1902 S.A RP in D.D.76, Leng Tsai Tsuen, Ta Kwu Ling	
Site area 地盤面積	1,374.30	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	Approved Ta Kwu Ling OZP No. S/NE-TKL/14	
Zoning 地帶	"Agriculture" ("AGR") & "Village Type Development" ("V")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Filling of Land	



(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	223.99 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ <input type="checkbox"/> (Not more than 不多於) m 米	
		/ <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.8 - 3.9 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	16.29 % <input checked="" 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) _____ _____		3 3 (PC)
	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) <u>Van-type Light Goods Vehicle</u> <u>Spaces</u>		1          1

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Vehicular Access Plan, Drainage Plan and</u>		
<u>Site Photos</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<u>Estimated Traffic Generation</u>		
<u> </u>		
<u> </u>		
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。



**Detailed Justifications for**  
**Temporary Place of Recreation, Sports or Culture (Hobby Farm)**  
**for a Period of 3 Years and Filling of Land on Lot 1902 S.A RP in D.D. 76, Leng Tsai Tsuen**

**The Application Site**

1. The Application Site (the Site) is located at the northeastern fringe of Leng Tsai Tsuen. It falls within an area mainly zoned "Agriculture" ("AGR") (about 99%) with a minor portion zoned "Village Type Development" ("V") (about 1%) on the Ta Kwu Ling Outline Zoning Plan (OZP) (Plan 1). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Moreover, planning permission is also required for filling of land within "AGR" zone. The Site is currently fenced off, partly hard paved and used for design services.
2. Part of the Site is the subject of an enforcement case no. E/NE-TKL/488 about filling of land. Some actions have been taken to comply with the Reinstatement Notice. However, the Notice has not yet been fully complied with due to some doubts on its boundary.

**The Proposal**

3. The applicant seeks planning permission to use the Site for proposed temporary 'place of recreation, sports or culture (hobby farm)' for a period of 3 years and associated filling of land. The major development parameters of the current application are as follows:

<b>Site Area</b>	About 1,374.3m <sup>2</sup>
<b>Total Floor Area</b>	About 223.99m <sup>2</sup>
<b>Site Coverage</b>	About 16.29%
<b>No. and Height of Structures (Plan 3)</b>	<p style="text-align: center;">4</p> <ul style="list-style-type: none"> <li>- 1 converted container for ancillary office and reception (under a canopy of 3.3m high, 1 storey)</li> <li>- 1 temporary structure for agricultural education room and activities room (3.4m high, 1 storey)</li> <li>- 1 temporary structure for ancillary storage (including farm tools, farming materials, seed storage and farm products), toilet and changing room (3.9m high, 1 storey)</li> </ul>
<b>No. of Parking Space</b>	<p style="text-align: center;">3 for private car (5m x 2.5m) (1 for staff and 2 for visitors)</p>
<b>Loading/unloading Bay</b>	<p style="text-align: center;">1 for van-type LGV (5m x 2.5m)</p>
<b>Operation Hours</b>	10:00 a.m. to 5:00 p.m. daily, including Sundays and public holidays

The applicant also proposes to regularize the land filling works carried out at the Site for site formation of structures and to meet the operational need of the hobby farm, such as parking and vehicle manoeuvring. The hard paved area involved 689m<sup>2</sup> (about 50% of site) of filling of concrete of not more than 0.2m (about) (**Plan 3**).

#### Drainage

Proper drainage facilities including 225mm/300mm U-channels and catchpits would be provided (**Plan 4**) to ensure that no adverse drainage impact would be generated within the Site and to adjacent areas. The drainage system would be properly maintained at all times during the approval period. Detailed drainage proposal would be submitted to CE/MN, DSD for consideration upon approval of the application.

#### Operation Mode

- (a) The proposed development aims to promote hobby organic farming among the applicant's relatives and friends. On weekends and public holidays it will also be opened to the public on payment of an entrance fee and advance booking. Farm products will be shared with the participants for free after harvesting.
- (b) The proposed development is operated from 10:00 a.m to 5:00 p.m. daily, including Sundays and public holidays. It is estimated to attract a maximum of 10 visitors per day. 2 nos. of staff will work at the Site. Office and reception will be provided at the container structure (CT) to support the daily operation of the hobby farm.
- (c) Farm areas will be subdivided into smaller portions for visitors to practice organic farming. Basic farming knowledge is taught at structure S1 proposed for 'agriculture education room' where visitors would also be briefed about the importance of seed saving and the harm of GM food, pesticides and chemical fertilizers. Visitors will then be directed to the activities room or designated farm areas for hobby farming activities.
- (d) The vehicular access to the Site is via a local track leading from Sha Tau Kok Road (**Plan 2**). There will be three parking spaces for private car (one for staff and two for visitors) and one loading/unloading bay for van-type light goods vehicle, all measured 5m x 2.5m (**Plan 3**). The estimated traffic generation/attraction rate is at **Appendix 1**. No medium or heavy goods vehicles will be allowed to be parked or enter the Site.

#### Compliance with the "Owner's Consent/Notification Requirements

- 4. The applicant is the "current land owner". Ownership proof obtained from the Land Registry has been submitted

#### Justifications

- 5. The justifications are summarized as follows:



- (a) Due to the outbreak of COVID-19 in recent years, the demand for local recreational organic/hobby farming have increased and the proposed use can help meet the huge demand for such activities and promote sustainable organic farming in Hong Kong. It is also in line with the government policy on agriculture by encouraging members of the public to participate in agriculture and greening.
- (b) Large amount of space will be reserved as farmland and amenity/fruit planting areas for the use of visitors. About half of the Site will be used as farming area (42%) and planting areas (8%). The farming activity is similar to the always permitted agricultural use. The proposed development on a temporary basis would not jeopardize the long-term planning intention of the “AGR” zone.
- (c) The proposed development is generally not incompatible with the surrounding uses, including village houses, cultivated/fallow agricultural land and temporary structures.
- (d) Similar application (A/NE-TKL/741) for temporary place of recreation, sports or culture (hobby farm) and associated filling of land also within “AGR” zone was approved by RNTPC on 16.2.2024.
- (e) The Site is accessible by public transport within five-minute walk from the nearest minibus/bus stop at Sha Tau Kok Road. Advanced booking is required for the visit and so traffic flow could be managed in an efficient manner. Most of the customers would arrive on foot and traffic generated by the proposed development is not significant, as revealed in **Appendix 1**. Besides, sufficient manoeuvring space will be provided within the Site and no queuing and reverse movement of vehicles onto/from public roads is allowed. Hence, no adverse traffic impact is envisaged.
- (f) The proposed use is clean in nature. No advertisement boards with neon light devices would be installed. No public announcement system or any form of audio amplification system will be used at the Site. No night-time operation or workshop activities would take place during the planning approval period.
- (g) The applicant will follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by EPD to minimize possible environmental impacts and nuisance to the surrounding area.
- (h) Sewage discharge from the Site would be directed to a proposed septic tank, which will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC). Besides, no herbicide, pesticide and chemical fertilizers will be applied in the farming areas. There will be insignificant environmental, drainage and sewage impacts arising from the development.

- (i) Two existing trees within the Site (one Longan and one Elephant's Ear) would be retained and peripheral amenity/fruit planting areas would be provided to enhance the landscape setting (**Plan 3**). Significant adverse landscape impact arising from the proposed development is not envisaged.
- (j) To avoid any possible environmental nuisance generated by the development, the applicant would agree to the imposition of approval conditions restricting the operation hours, workshop activities and the use of public announcement system. Any non-compliance with the approval conditions would be subject to revocation of the planning permission.
- (k) Fire services installation (FSI) and detailed drainage proposals would be submitted and implemented should the application be approved by the Board. The applicant will also apply for a Short Term Waiver for the structures to DLO/YL, LandsD.

#### Filling of Land

- (l) The application is to regularize the existing hard paved area and no new filling of land is proposed. Hence, it will not cause adverse drainage and environmental impacts on the adjacent areas. The hard paved area can provide a clean environment for visitors and avoid soil erosion. The paved area would also stabilize the structures, provide manoeuvring and parking spaces for vehicles and facilitate drainage works. The proposed structures are for the use of visitors and ancillary facilities such as office, reception, agricultural education room, activities room and storage. The area for structure and paved area is kept to a minimum for operational need. The paving will be removed upon expiry of the planning approval and the Site will be reinstated to a condition suitable for agricultural use.
6. To conclude, the proposed development is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view that it can promote sustainable organic farming in Hong Kong and is in line with the Government policy on agriculture, favourable consideration may be given to the application.



**Estimated Traffic Generation**

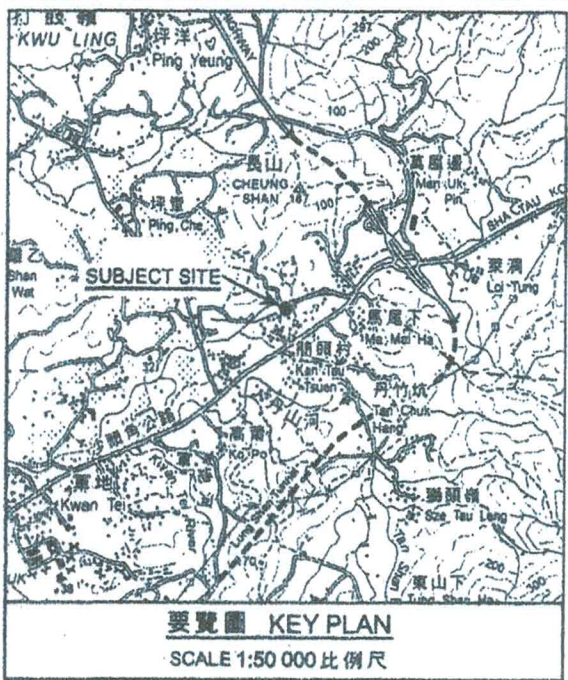
1. The vehicular access to the Site is via a local track leading from Sha Tau Kok Road. The ingress/egress point is 5m wide. As the Site is within 5-minute walk from Sha Tau Kok Road and the proposed hobby farm is mainly to serve residents in the locality, most of the customers would arrive on foot and traffic generated by the proposed development is not significant.
2. The proposed parking spaces and loading/unloading bay at the Site would only be opened to visitors with prior appointment.
3. There will be three parking spaces for private cars (1 for staff and 2 for visitors) and one loading/unloading bay for van-type light goods vehicle, all measured 5m x 2.5m. As the volume of farm products and the size of farming materials will be small, they shall be able to be transported by a van-type LGV. The estimated traffic generation/attraction rate is shown as follows:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.3	0.3	0	0
Van-type Light Goods Vehicle	0.15	0.15	0	0
Total	0.45	0.45	0	0


Note:

- a) The operation hours of the proposed development are revised to 10:00 a.m. to 5:00 p.m. daily, including Sundays and public holidays;
  - b) The pcu of private car and van-type light goods vehicle are taken as 1 and 1.5 respectively; and
  - c) Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.
4. In association with the proposed use, adequate space for manoeuvring would be provided within the Site such that no queueing up of vehicles would be occurred outside the Site.





**圖例 LEGEND**

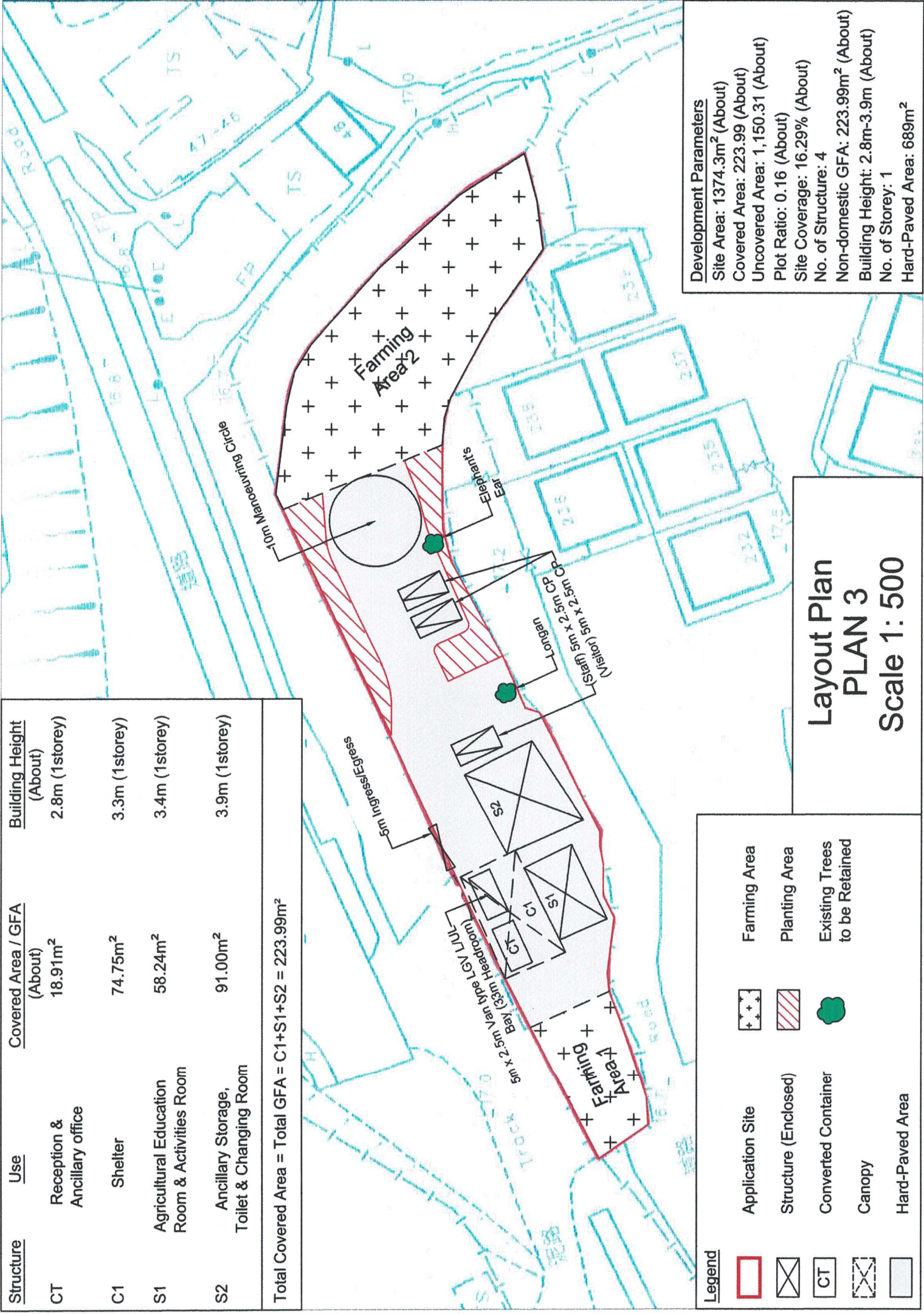
 **APPLICATION SITE**

<p>根據分區計劃大綱圖 編號S/NE-TKL/14製備的摘要圖</p> <p>EXTRACT PLAN PREPARED BASED ON OUTLINE ZONING PLAN No. S/NE-TKL/14</p>	<p><b>LOCATION PLAN</b></p> <p>SCALE 1:7 500</p> <p>米 100 0 100 200 300 米 METRES</p>	<p><b>PLAN 1</b></p>
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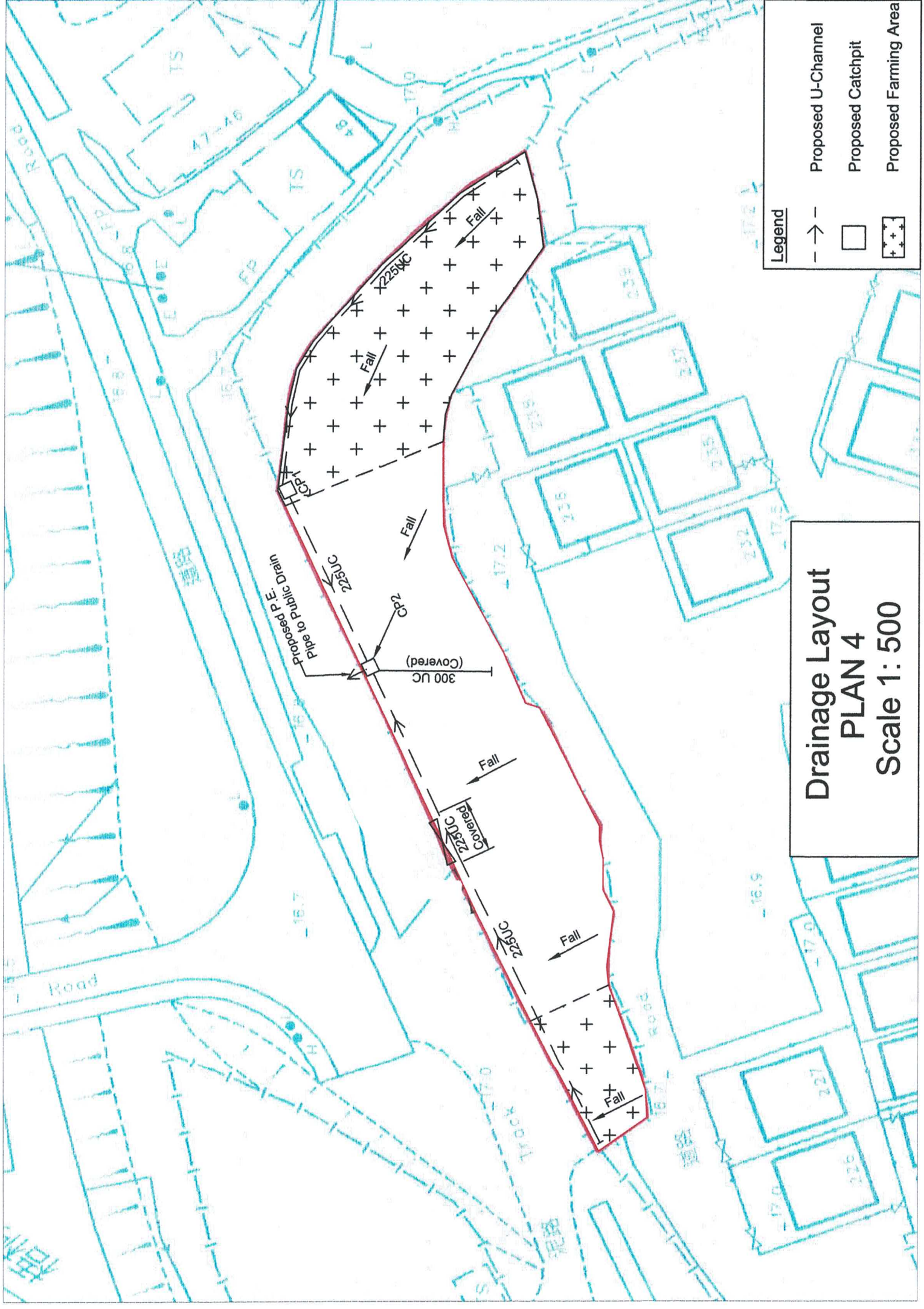












**Legend**

- Proposed U-Channel: —+—
- Proposed Catchpit: □
- Proposed Farming Area: + + + +

**Drainage Layout  
PLAN 4  
Scale 1: 500**





Photo 1

Farming Area 2

PLAN 5a





Photo 2

Farming Aera 1

PLAN 5b





Photo 3

Structures on Site

PLAN 5c





Structure S2

Photo 4

Structures on Site

PLAN 5d

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

Sheren Si Wai LEE/PLAND

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寄件者: pak yeung Yung [REDACTED]  
寄件日期: 2024年09月24日星期二 16:00  
收件者: Leticia Ching Sze LEUNG/PLAND; tpbpd/PLAND  
副本: Sheren Si Wai LEE/PLAND  
主旨: Supplementary Information for Application No. A/NE-TKL/777  
附件: 1963 Photo.pdf  
  
類別: Internet Email

Dear Leticia,

As requested by TP/N3 of STNDPO, we submit the following supplementary information to clarify the background of the application:

1. Breakdown of the two Farming Areas

The size of Farming Area 1 is about 120 sq. m and Farming Area 2 is about 458 sq.m.

2. Planting Area

The planting areas of about 110 sq. m are for planting of fruit trees like plum, papaya and Longan and can also be regarded as farmland. The Farming Areas are mainly for cultivation of vegetables and food crops and therefore a different term is used.

3. Hard-paved Area

It should be noted that parts of the Site were hard-paved and erected with structures (S1 and S2) for a long time (please see edged blue area of 1963 aerial photo attached). The area for structure and paved area is kept to a minimum for operational need and for meeting requirements for vehicular access, parking, loading/unloading spaces and vehicle manoeuvring.

4. Size/GFA of Structures

Some structures within the Site were in existence prior to gazettal of the first statutory town plan and the proposed low plot ratio of about 0.16 is reasonable for a hobby farm. A similar development at Kam Tin South (Application No. A/YL-KTS/928) has GFA exceeding 1,000 sq.m with PR about 0.19.

Regards,  
P.Y. Yung  
for CTA Limited



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

Sheren Si Wai LEE/PLAND

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寄件者: pak yeung Yung [REDACTED]  
寄件日期: 2025年01月04日星期六 11:25  
收件者: TPB Submission/PLAND  
副本: tpbpd/PLAND; Sheren Si Wai LEE/PLAND  
主旨: A/NE-TKL/777 - Re-submission of Further Information  
附件: A\_NE\_TKL\_FI(1A)\_Justifications.pdf; A\_NE\_TKL\_777\_FI(1A)\_Plans.pdf; A\_NE\_TKL\_777\_FI(1A)\_Responses to Comments.pdf  
  
類別: Internet Email

Dear Sir/Madam,

Please be informed that soft copy of the F.I. for the captioned application has been uploaded via the link provided. Please note that the current submission supersedes the previous one of 3.1.2025.

Regards,

P.Y. Yung  
for CTA Limited

## **R to C Table**

	<b>Departmental Comments</b>	<b>Applicant's Response</b>
<b>1. Comments of Commissioner for Transport (C for T)</b>		
(a)	The applicant should advise the dimensions of the driveway in the site.	The driveway at the Site has a minimum width of 4.5m as shown on <b>Plan 3</b> .
(b)	The applicant should demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site from/to Sha Tau Kok Road, manoeuvring within the subject site and in/out of the parking spaces, preferably using the swept path analysis.	Noted. A 10m manoeuvring circle would be provided within the Site and no queuing and reverse movement of vehicles onto/from public roads is allowed. The submitted vehicle manoeuvring diagrams ( <b>Plans A to C</b> ) demonstrate that manoeuvring of vehicles both within and outside the Site are satisfactory.
(c)	Please clarify whether there will be a gate installed at the entry, if so, please ensure such arrangement will not cause queuing of vehicles outside the subject site.	Noted. As indicated in Appendix 1, the parking and loading/unloading facilities would only be opened to visitors with prior appointment. Their time of arrival would be properly regulated so that no simultaneous entry of vehicles would occur.
(d)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	The hard paved area and the fringe of farming/planting areas can serve as pedestrian walkway. Visitors would need to report to the farm office upon arrival and leave. Staff would then guide and manage pedestrian movement to ensure no conflict of pedestrian and vehicular traffic.
(e)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.
<b>2. Comments of Director of Agriculture, Fisheries and Conservation (DAFC)</b>		
(a)	The subject site falls within the "AGR" and "V" zones and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, size of farming, marketing channel for the crop produce, etc.) to be conducted at the subject site, and the need for land filling for TPB's consideration.	<p>The planting materials cannot be regarded as soil of good quality but may be able to sustain plants of tolerant species, such as peanuts, sweet potatoes, taro and fruit plants like Longan, papaya, pineapple, Dragon Fruit and <i>Prunus salicina</i> (please also see responses to CTP/UD&amp;L below).</p> <p>As indicated in the justifications, the hobby farm is non-profit making and farm products will be shared with the participants for free after harvesting. Hence, no marketing channel is required.</p>



<b>3. Comments of Director of Environmental Protection (DEP)</b>		
(a)	Please advise whether the proposed use involves BBQ activity.	No BBQ activity would be involved and no such facility is proposed in the site layout.
(b)	Please advise the wastewater treatment and disposal measures to cater for sewage arising from toilet use.	As indicated in the justifications (h), sewage discharge from the Site would be directed to a proposed septic tank, which will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC).
(c)	Please advise if there will be any management measures to minimize noise nuisance from the proposed use, such as prohibiting the use of public announcement system, portable loudspeakers or any form of audio amplification system.	As indicated in the justifications (f) and (g), no public announcement system or any form of audio amplification system will be used at the Site. Besides, the applicant will follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD to minimize possible environmental impacts and nuisance to the surrounding area.
<b>4. Comments of District Lands Officer/North (DLO/N)</b>		
(a)	DLO/N has no objection to the application. The application site comprises Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the application site.	Noted.
(b)	There are unauthorized structures erected on the private lot. The lot owner should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. This office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted.
(c)	If the planning application is approved, the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the structures erected/to be erected within this private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot	Noted. The applicant would submit application for STW for the proposed structures upon approval of the application.

	basis and subject to such terms and conditions including the payment of back-date waiver fee from the first date the unauthorized structures were erected, certification from AP/RSE on structural safety of the erected structures, and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	
(d)	The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	Noted. No GL will be involved in land filling.
<b>5. Comments of Director of Water Supplies (DWS)</b>		
(a)	WSD has no objection to the application subject to conditions: There is an existing 2000mm dia. raw watermain in the vicinity of the Site. The site boundary should be revised to exclude the existing 15m Water Works Reserve (WWR) for the 2000mm dia. raw watermain to avoid causing difficulty to the maintenance and repair works. If this request cannot be entertained, the following conditions shall be imposed:	Noted.
	- no structure shall be erected over this WWR and such area shall not be used for storage purposes except with the prior written consent of the Water Authority;	Noted. The extendable awning to provide shelter for car park is not fixed to ground and is readily removable.
	- no tree planting shall be permitted within the WWR except with the prior written consent of the Water Authority;	Noted. No new tree would be planted within the WWR and fruit plants would be cultivated on soil ridges of 30cm high.
	- for the protection of the existing Government water mains, no blasting or pile driving works shall be carried out within the WWR except with the prior written consent of the Water Authority;	Noted. No blasting or pile driving works would be carried out within the WWR.
	- the grantee/applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of	Noted.



	whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains;	
	- the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plants and vehicles for the purpose of laying, repairing and maintenance of water mains. All other services across, through or under the WWR are required to seek authorization from the Water Authority; and	Noted.
	- Government shall not be liable to any damages whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.	Noted.
<b>6. Comments of District Planning Officer/Shia Tin, Tai Po &amp; North, PlanD</b>		
(a)	Please advise if the hard paving would be removed according to proposed layout upon approval of the application	Yes, the hard paving would be removed according to proposed layout.
<b>7. Comments of Chief Town Planner/Urban Design &amp; Landscape, PlanD</b>		
(a)	The applicant is advised to provide information on proposed planting areas, e.g. type, species, sizes, spacing, etc.	The proposed development is a hobby farm and the types/species to be planted on the fruit planting areas would be subject to participants' preference. Nevertheless, the hobby farm would recommend species of less demanding on soil quality and provide guidance/advice with examples as shown in the following table:

Type	Spacing	Ridge Height	Species	Other Requirement
Dragon Fruit	2m	30cm	No particular preference	Erection of frames of 1.2m H and 40cm W
Papaya	3m	30cm		-
Prunus salicina	4m	30cm		-
Pineapple	25cm – 30cm in triangular shape pattern	30cm		-

<b>Response to Public Comments</b>	
(a)	<u>Concerns on Traffic</u> – The Site is accessible by public transport within five-minute walk from the nearest minibus/bus stop at Sha Tau Kok Road. Most of the customers, being relatives and friends living in the vicinity, would arrive on foot and traffic generated by the proposed development is not significant, as revealed in <b>Appendix 1</b> . Besides, there will be only three parking spaces for private car and one loading/unloading bay for van-type light goods vehicle. No coach/medium or heavy goods vehicles will be allowed to be parked or enter the Site.
(b)	<p><u>Concerns on environmental pollution</u> - The farming activity is similar to the permitted agricultural use which is passive and would not generate noise nuisance. Moreover, no BBQ activity would be involved and no such facility is proposed in the site layout. This could ease the concerns of most commenters. Furthermore, the proposed development would be subject to operation hour restriction and is unlikely to generate any environmental nuisance to the nearby residential use.</p> <p>Regarding the application of fertilizer, the proposed hobby farm would adopt a natural way of farming. No chemical/bio-fertilizer other than decaying leaves would be used to enrich the soil.</p>
(c)	<u>Concerns on drainage/flooding</u> – Adequate drainage facilities have been proposed for the development. It is noted that DSD has no adverse comment on the application.
(d)	<u>Concerns on land filling</u> – As indicated in the justifications, the application is to regularize the existing hard paved area (some already existed before incorporation of the land filling restriction onto the OZP in 2005) and no new filling of land is proposed. Hence, it will not cause adverse drainage and environmental impacts on the adjacent areas. The hard paved area can provide a clean environment for visitors and avoid soil erosion. The paved area would also stabilize the structures, provide manoeuvring and parking spaces for vehicles and facilitate drainage works. The proposed structures are for the use of visitors and ancillary facilities such as office, reception, agricultural education room, activities room and storage. The area for structure and paved area is kept to a minimum for operational need. Besides, the hard paved area has been reduced to less than 38% of site area in accordance with the revised layout.
(e)	<u>Concerns on proposed uses within structures and development intensity</u> – The proposed uses within structures including ancillary office/reception, agricultural education room, activities room, ancillary storage, toilet and changing room are common facilities for hobby farm and the proposed development intensity of about PR 0.16 is reasonable. It should also be noted that some of the structures (S1 and S2) were already in existence prior to the first gazettal of the concerned OZP. The additional GFA proposed is to meet the minimum operational need of the hobby farm.
(f)	<u>Concerns on security</u> – The Site is located at the northern fringe of the village and farm activities would be carried out in an enclosed area separated by fencing. No security problem is envisaged and concerned Government department has no adverse comment on the application.
(g)	<u>Viability of development</u> - The proposed hobby farm is non-profit making and mainly aims to promote hobby organic farming among the applicant's relatives and friends. Viability should not be an issue of concern.



**Detailed Justifications for**  
**Temporary Place of Recreation, Sports or Culture (Hobby Farm)**  
**for a Period of 3 Years and Filling of Land on Lot 1902 S.A RP in D.D. 76, Leng Tsai Tsuen**

**The Application Site and Zoning**

1. The Application Site (the Site) is located at the northeastern fringe of Leng Tsai Tsuen. It falls within an area mainly zoned "Agriculture" ("AGR") (about 99.1%) with a minor portion zoned "Village Type Development" ("V") (about 0.9%) on the Ta Kwu Ling Outline Zoning Plan (OZP) (Plan 1). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Moreover, planning permission is also required for filling of land within "AGR" zone. The Site is currently fenced off, partly hard paved and used for design services.

**The Proposal**

2. The applicant seeks planning permission to use the Site for proposed temporary 'place of recreation, sports or culture (hobby farm) for a period of 3 years and associated filling of land. The major development parameters of the current application are as follows:

<b>Site Area</b>	About 1,374.3m <sup>2</sup>
<b>Total Floor Area</b>	About 224.0m <sup>2</sup>
<b>Site Coverage</b>	About 16.3%
<b>No. and Height of Structures (Plan 3)</b>	<p style="text-align: center;">5</p> <ul style="list-style-type: none"> <li>- 1 converted container for ancillary office and reception (under a canopy of 3.3m high, 1 storey)</li> <li>- 1 temporary structure for agricultural education room and activities room (3.4m high, 1 storey)</li> <li>- 1 temporary structure for ancillary storage including farm tools, farming materials, seed storage and farm products (3.9m high, 1 storey)</li> <li>- 1 extendable awning for shelter of car park (2.8m high, 1 storey)</li> </ul>
<b>No. of Parking Space</b>	<p style="text-align: center;">3 for private car (5m x 2.5m)</p> <p style="text-align: center;">(1 for staff and 2 for visitors)</p>
<b>Loading/unloading Bay</b>	<p style="text-align: center;">1 for van-type LGV (5m x 2.5m)</p>
<b>Operation Hours</b>	10:00 a.m. to 5:00 p.m. daily, including Sundays and public holidays

The applicant also proposes to regularize the land filling works carried out at the Site for site formation of structures and to meet the operational need of the hobby farm, such as parking and vehicle manoeuvring. The hard paved area involved about 520m<sup>2</sup> (about 38% of site) of filling of concrete of not more than 0.2m (about).



### Operation Mode

- (a) The proposed development aims to promote hobby organic farming among the applicant's relatives and friends. On weekends and public holidays it will also be opened to the public on payment of an entrance fee and advance booking. The hobby farm is non-profit making and farm products will be shared with the participants for free after harvesting.
- (b) The proposed development is operated from 10:00 a.m. to 5:00 p.m. daily, including Sundays and public holidays. It is estimated to attract a maximum of 10 visitors per day. 2 nos. of staff will work at the Site. Office and reception will be provided at structure S1 to support the daily operation of the hobby farm.
- (c) Farm areas will be subdivided into smaller portions for visitors to practice organic farming. Basic farming knowledge is taught at structure S2 proposed for 'agriculture education room' where visitors would also be briefed about the importance of seed saving and the harm of GM food, pesticides and chemical fertilizers. Visitors will then be directed to the activities room or designated farm areas for hobby farming activities.
- (d) The vehicular access to the Site is via a local track leading from Sha Tau Kok Road (**Plan 2**). There will be three parking spaces for private car (one for staff and two for visitors) and one loading/unloading bay for van-type light goods vehicle, all measured 5m x 2.5m (**Plan 3**). The estimated traffic generation/attraction rate is at **Appendix 1**. No medium or heavy goods vehicles will be allowed to be parked or enter the Site.

### Compliance with the "Owner's Consent/Notification Requirements"

- 3. The applicant is the "current land owner". Ownership proof obtained from the Land Registry has been submitted

### Justifications

- 4. The justifications are summarized as follows:
  - (a) Due to the outbreak of COVID-19 in recent years, the demand for local recreational organic/hobby farming have increased and the proposed use can help meet the huge demand for such activities and promote sustainable organic farming in Hong Kong. It is also in line with the government policy on agriculture by encouraging members of the public to participate in agriculture and greening.
  - (b) Large amount of space will be reserved as farmland and amenity/fruit planting areas for the use of visitors. About 62% of the Site will be used as farming area for food crops (47.7%) and farming area for fruit planting (14.4%). The farming activity is similar to the always permitted agricultural use. The proposed development on a temporary basis would not jeopardize the long-term planning intention of the "AGR" zone.



- (c) The proposed development is generally not incompatible with the surrounding uses, including village houses, cultivated/fallow agricultural land and temporary structures.
- (d) Similar application (A/NE-TKL/741) for temporary place of recreation, sports or culture (hobby farm) and associated filling of land also within “AGR” zone was approved by RNTPC on 16.2.2024.
- (e) The Site is accessible by public transport within five-minute walk from the nearest minibus/bus stop at Sha Tau Kok Road. Advanced booking is required for the visit and so traffic flow could be managed in an efficient manner. Most of the customers would arrive on foot and traffic generated by the proposed development is not significant, as revealed in **Appendix 1**. Besides, sufficient manoeuvring space will be provided within the Site and no queuing and reverse movement of vehicles onto/from public roads is allowed. Hence, no adverse traffic impact is envisaged.
- (f) The proposed use is clean in nature. No advertisement boards with neon light devices would be installed. No public announcement system or any form of audio amplification system will be used at the Site. No recreational facilities such as karaoke room, game room, mahjong room and barbecue area will be provided. No night-time operation or workshop activities would take place during the planning approval period.
- (g) The applicant will follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by EPD to minimize possible environmental impacts and nuisance to the surrounding area.
- (h) Sewage discharge from the Site would be directed to a proposed septic tank, which will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC). Besides, no herbicide, pesticide and chemical fertilizers will be applied in the farming areas. There will be insignificant environmental, drainage and sewage impacts arising from the development.
- (i) Six existing trees within the Site (three Banyans, two Longans and one Elephant’s Ear) would be retained and peripheral fruit planting areas would be provided to enhance the landscape setting (**Plan 3**) and to restore the Site to greenery. Should there be a need for tree felling, compensatory planting proposal would be provided. Significant adverse landscape impact arising from the proposed development is not envisaged.
- (j) To avoid any possible environmental nuisance generated by the development, the applicant would agree to the imposition of approval conditions restricting the operation hours and workshop activities. Any non-compliance with the approval conditions would be subject to revocation of the planning permission. Besides, the applicant would follow the EPD’s Code of Practice.

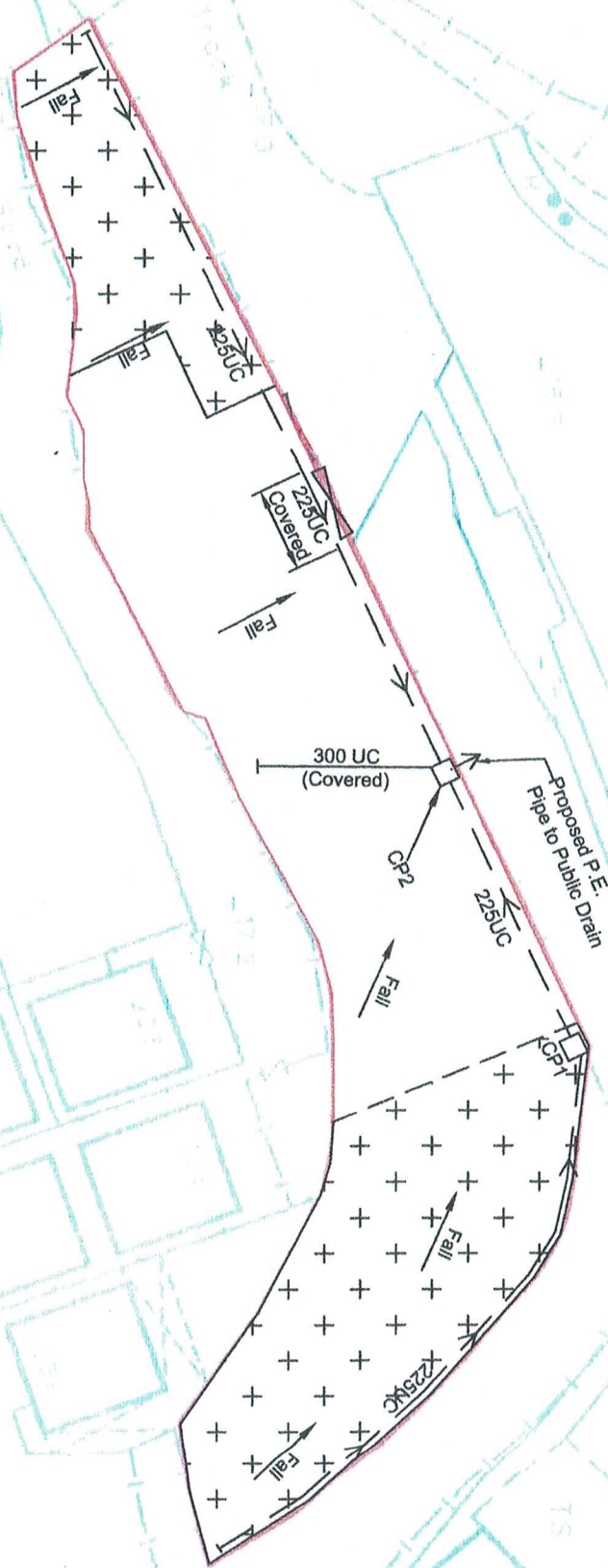
- (k) Fire services installation (FSI) and detailed drainage proposals would be submitted and implemented should the application be approved by the Board. The applicant will also apply for a Short Term Waiver for the structures to DLO/N, LandsD.

Filling of Land

- (l) The application is to regularize the existing hard paved area and no new filling of land is proposed. Hence, it will not cause adverse drainage and environmental impacts on the adjacent areas. The hard paved area can provide a clean environment for visitors and avoid soil erosion. The paved area would also stabilize the structures, provide manoeuvring and parking spaces for vehicles and facilitate drainage works. The proposed structures are for the use of visitors and ancillary facilities such as office, reception, agricultural education room, activities room and storage. The area for structure and paved area is kept to a minimum for operational need. The paving will be removed upon expiry of the planning approval and the Site will be reinstated to a condition suitable for agricultural use.
5. To conclude, the proposed development is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view that it can promote sustainable organic farming in Hong Kong and is in line with the Government policy on agriculture, favourable consideration may be given to the application.








# Drainage Layout


## PLAN 4

Scale 1: 500


(Revised)



Proposed U-Channel



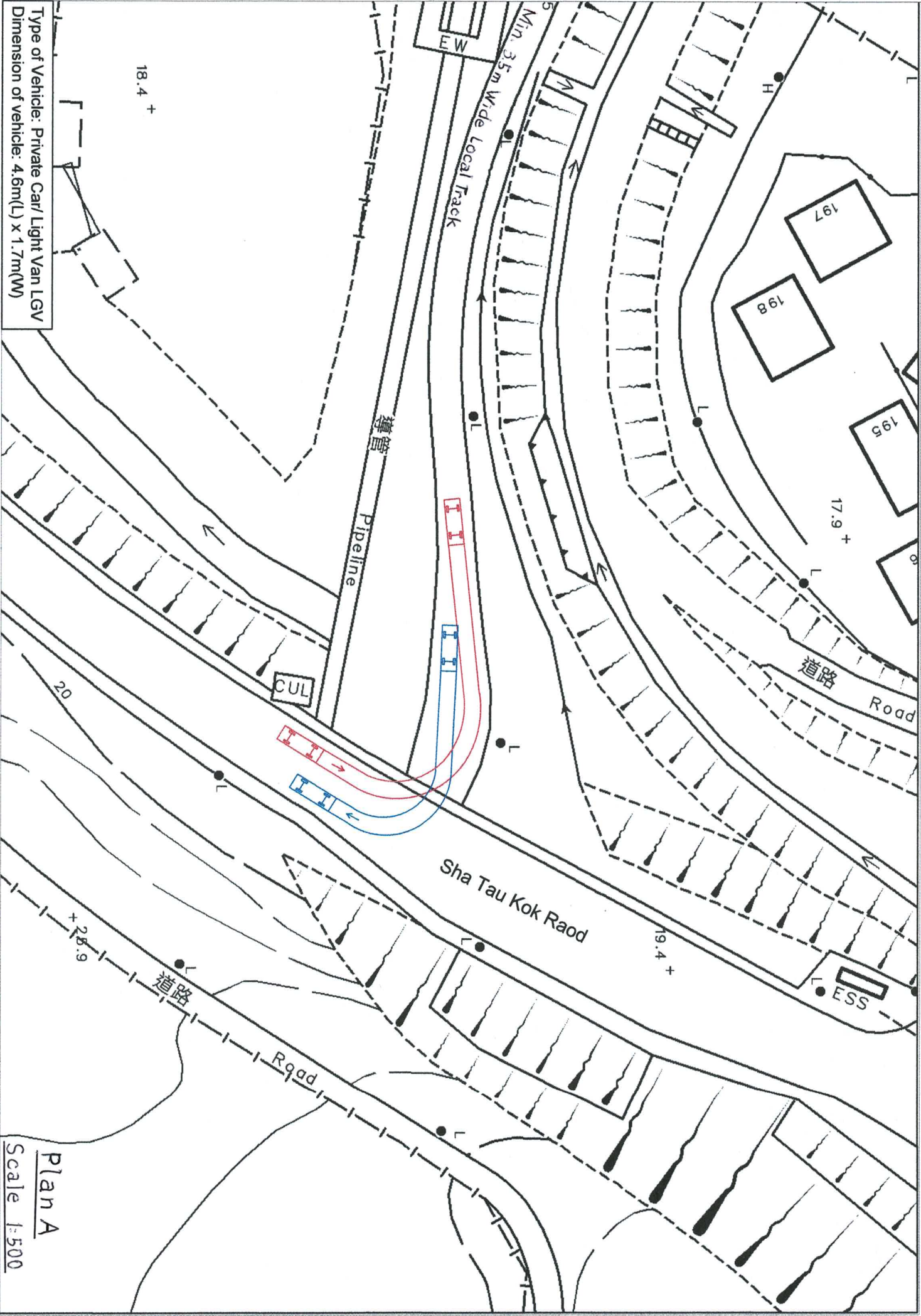
Proposed Catchpit



Proposed Farming Area

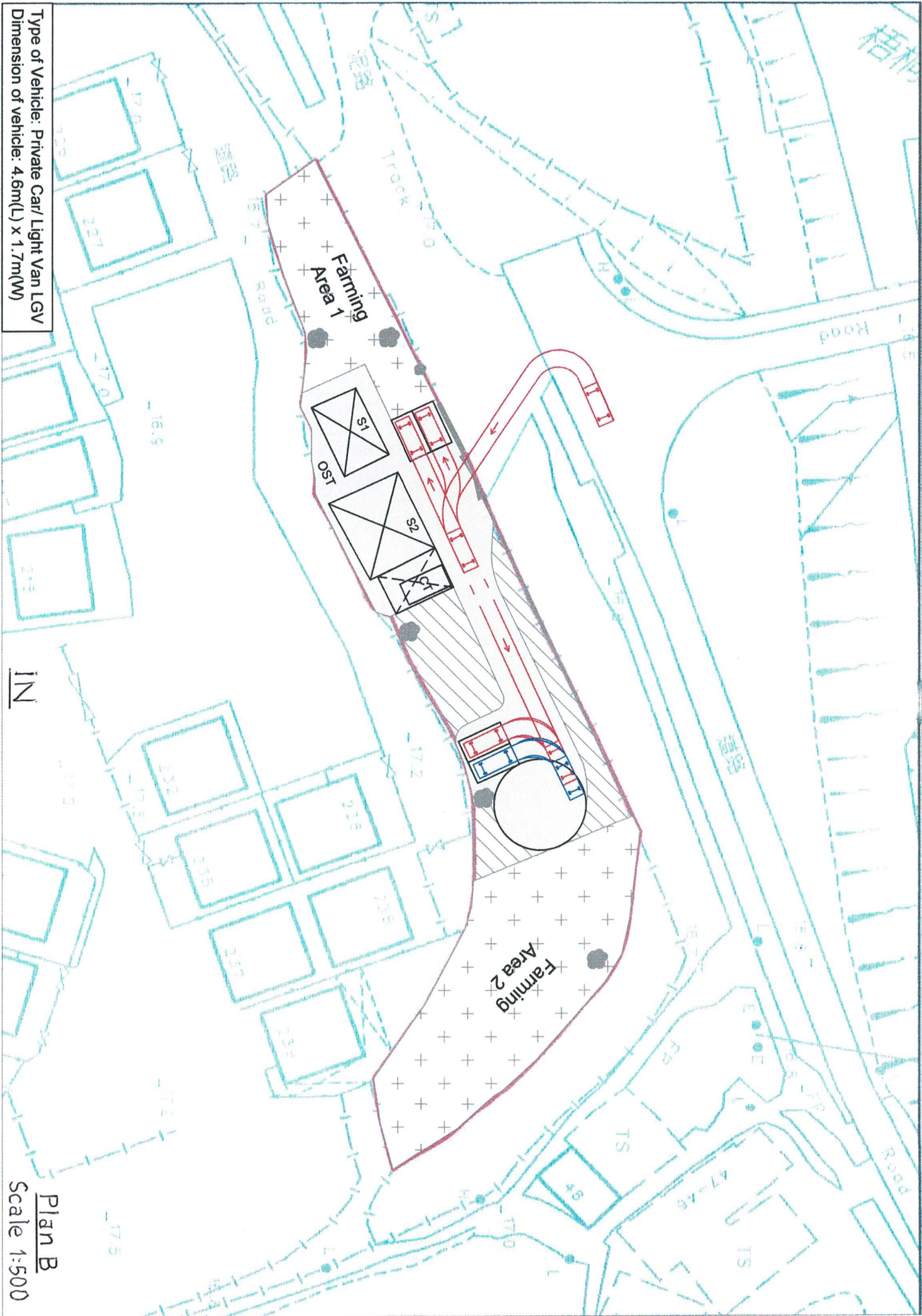


Type of Vehicle: Private Car/ Light Van LGV  
Dimension of vehicle: 4.6m(L) x 1.7m(W)



Plan A  
Scale 1:500

Type of Vehicle: Private Car/ Light Van LGV  
Dimension of vehicle: 4.6m(L) x 1.7m(W)



IN

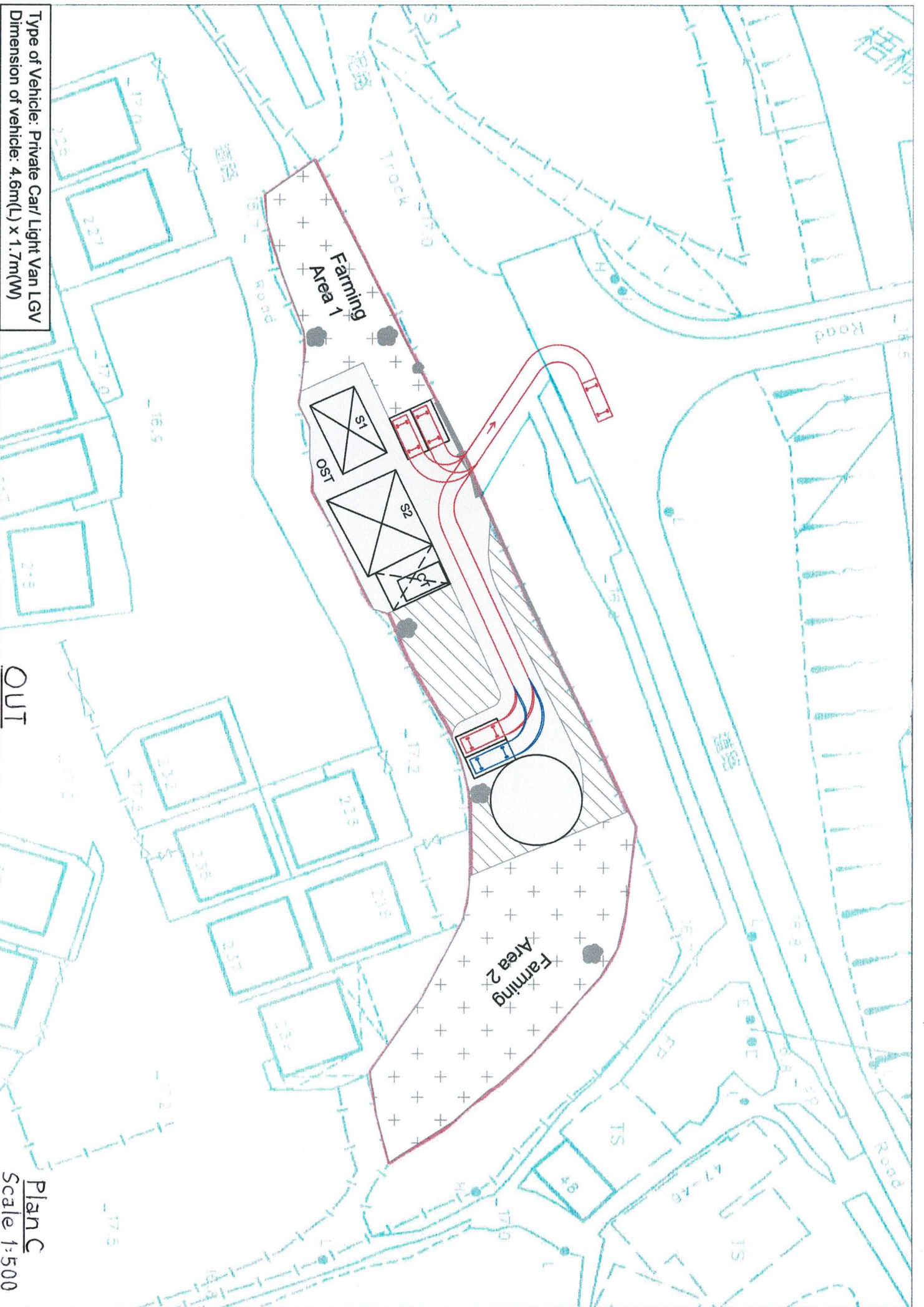
Plan B  
Scale 1:500



Type of Vehicle: Private Car/ Light Van LGV  
Dimension of vehicle: 4.6m(L) x 1.7m(W)

OUT

Plan C  
Scale 1:500



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

Sheren Si Wai LEE/PLAND

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寄件者: pak yeung Yung [REDACTED]  
寄件日期: 2025年02月12日星期三 12:29  
收件者: Sheren Si Wai LEE/PLAND  
主旨: Re: A/NE-TKL/777 - Re-submission of Further Information  
附件: Plans A1 & B2.pdf; Plans A2 & B1.pdf  
  
類別: Internet Email

Dear Sheren,

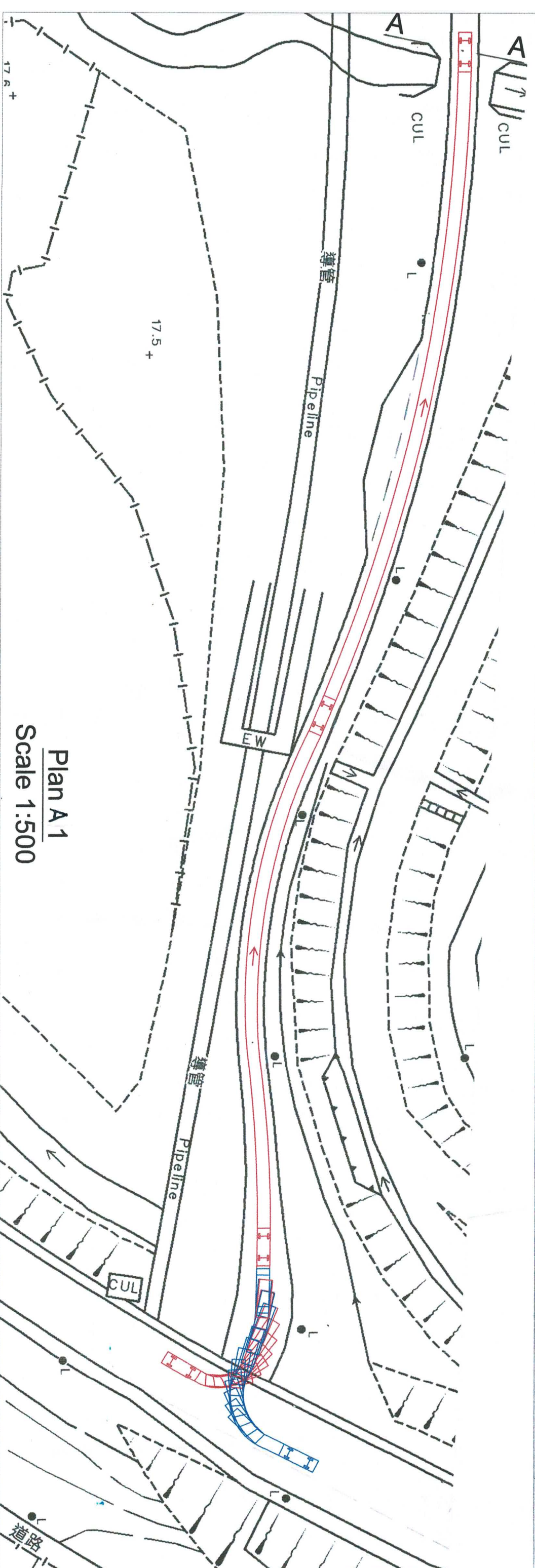
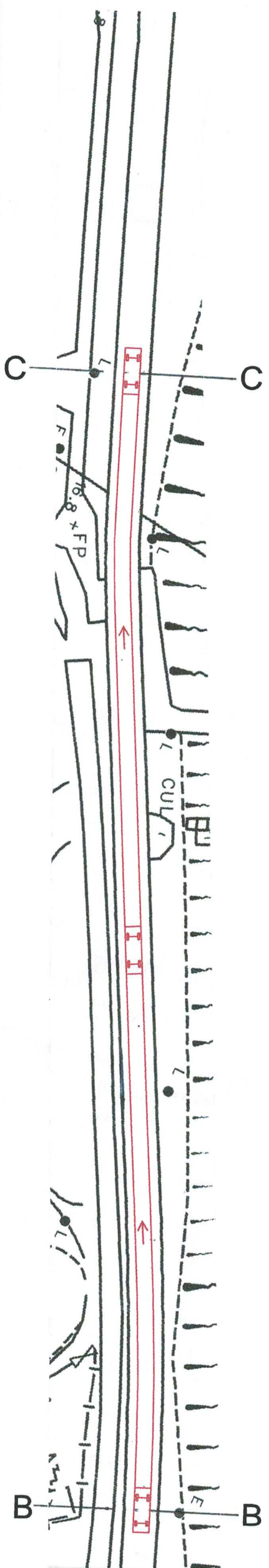
Please find attached the F.I. in response to TD for your further processing.

I would also like to clarify that there would be 5 structures within the Site, including CT, C1, C2, S1 and S2 as shown on Plan 3.

Regards,

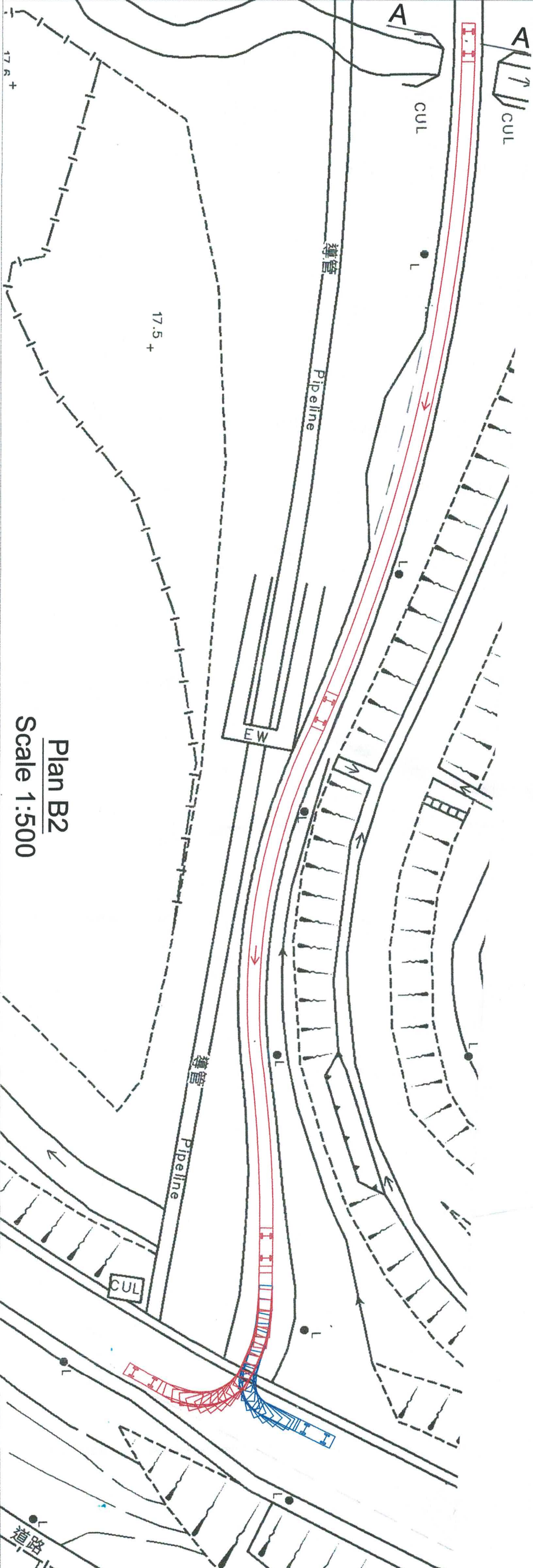
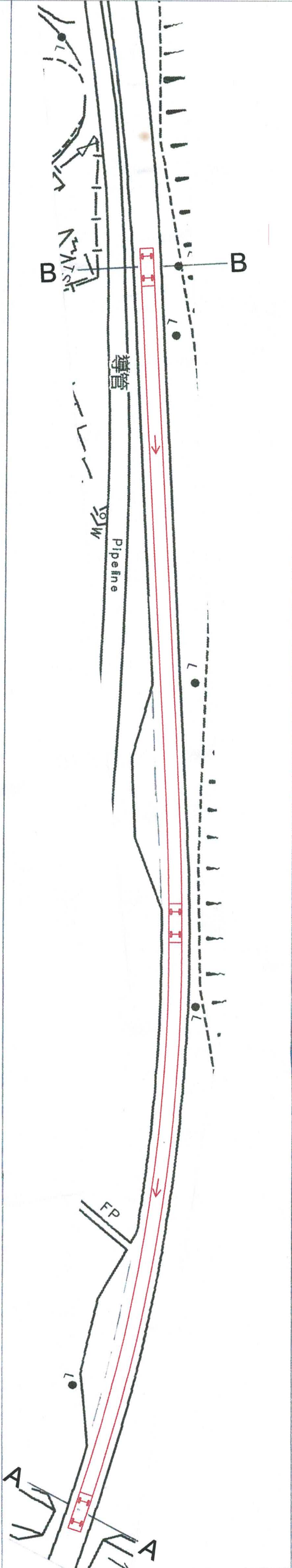
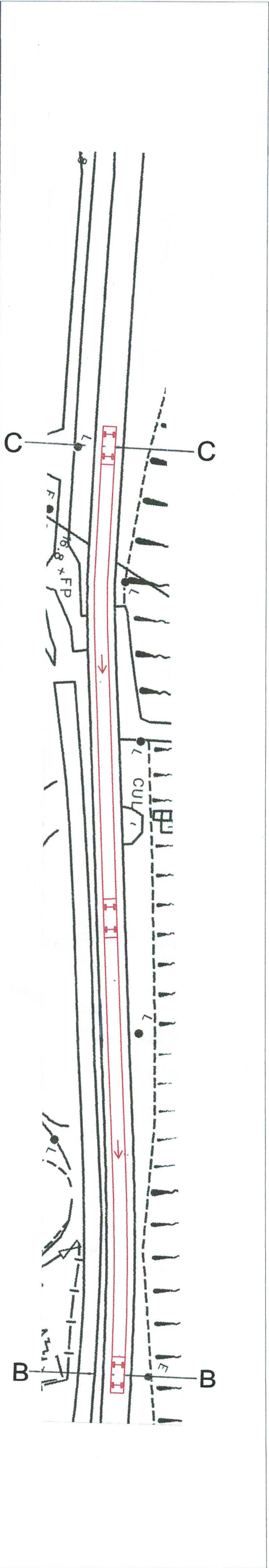
P.Y. Yung  
for CTA Ltd.





Plan A1  
Scale 1:500







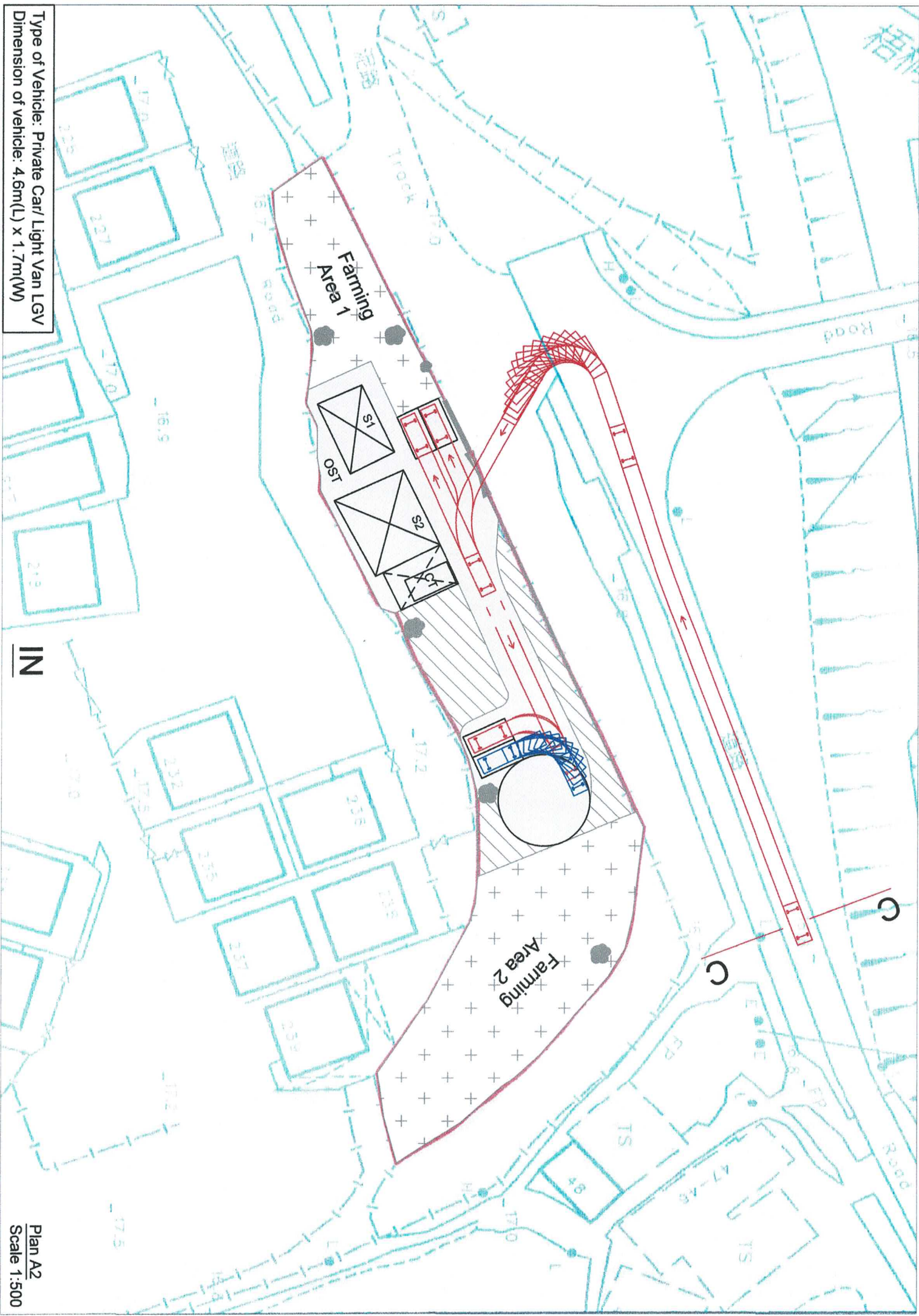
**R to C Table**

	<b>Departmental Comments</b>	<b>Applicant's Response</b>
<b>1. Comments of Commissioner for Transport (C for T)</b>		
(a)	The applicant should provide continuous swept paths from Sha Tau Kok Road to the subject site and from the subject site to Sha Tau Kok Road. The swept paths for entering the subject site from Sha Tau Kok Road southbound and for exiting the subject site from Sha Tau Kok Road northbound should also be supplemented. The outline of the vehicles at various moments during bending movement should also be shown.	Noted. Sha Tau Kok Road and the concerned min. 3.5m wide local track are public access, and a 10m manoeuvring circle would be provided within the Site. The submitted swept path diagrams demonstrate that manoeuvring of vehicles both within the Site and outside the Site to/from Sha Tau Kok Road are satisfactory.

Type of Vehicle: Private Car/ Light Van LGV  
Dimension of vehicle: 4.6m(L) x 1.7m(W)

IN

Plan A2  
Scale 1:500





Type of Vehicle: Private Car/ Light Van LGV  
Dimension of vehicle: 4.6m(L) x 1.7m(W)

out

Plan B1  
Scale 1:500

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- the following irregularity covered by the planning application has been detected by her office:

unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures erected on the private lot which are shown on the layout plan provided in the application. The lot owner should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. Her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- her advisory comments are at **Appendix III**.

**2. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- it is noted from **Appendix I** that a detailed drainage proposal would be submitted for her consideration upon approval of the application, and the drainage plan submitted by the applicant does not provide adequate information for her review. As such, should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix III**.

**3. Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environmental planning perspective, subject to an



approval condition that no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;

- no environmental complaint was received in the past three years; and
- his advisory comments are at **Appendix III**.

#### 4. **Landscape**

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

- no objection to the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising farmlands, small houses, tree clusters, vegetated areas and woodland within the “Green Belt” zone to the north. The proposed use under the application is considered not incompatible with its surrounding environment. Based on the site photos taken on 23.9.2024 and 27.9.2024, the Site is mostly hard paved with few temporary structures and existing trees. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated;
- having reviewed **Appendix Ib**, it is noted that existing trees within the Site proposed to be retained have been increased from 2 to 6. Fruit plants including *Selenicereus undatus* (Dragon Fruit), *Carica papaya* (Papaya), *Prunus salicina* (Japanese Plum) and *Ananas comosus* (Pineapple) are proposed at the proposed planting areas within the Site; and
- her advisory comments are at **Appendix III**.

#### 5. **Agriculture**

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

- on the understanding that agricultural activities are involved in the Site, he has no strong view against the application from agricultural perspective. The Site should be reinstated upon expiry of the planning permission.

#### 6. **Fire Safety**

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

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

#### 7. **Building Matters**

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

- no objection to the application;

- it is noted that three structures are proposed in the application. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works under the Buildings Ordinance (BO). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix III**.

## **8. Other Departments**

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).



**Recommended Advisory Clauses**

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
  - (ii) the following irregularity covered by the planning application has been detected by her office:

unauthorised structures within the said private lot covered by the planning application

there are unauthorised structures erected on the private lot which are shown on the layout plan provided in the application. The lot owner should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. Her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (iii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures were erected, certification from Authorised Person (AP)/ Registered Structural Engineer on structural safety of the erected structures, and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (iv) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should maintain the drainage facilities properly at all times during the planning approval period and rectify those facilities if they are found inadequate/ineffective during operation;

- (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot(s) at their own expense; and
  - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should follow the relevant mitigation measures and requirements in the latest “Revised Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
  - (ii) the applicant should follow the requirements as set out in Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” for the proposed septic tank and soakaway system;
  - (iii) the applicant should comply with all environmental protection and pollution control ordinances; and
  - (iv) the applicant is reminded to observe the Water Pollution Control Ordinance and follow the mitigation measures as required under Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005 for the land filling works during construction phase;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (f) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement of the Site should be commented and approved by the TD;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
  - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are



anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;

- (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 FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of the general building plans;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) there is an existing 2000mm diameter raw water mains in vicinity of the Site. The site boundary should be revised to exclude the existing 15m Water Works Reserve for the 2000mm diameter raw water mains to avoid causing difficulty to the maintenance and repair works. If this request cannot be entertained, the following conditions shall be imposed:
    - no structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes except with the prior written consent of the Water Authority;
    - no tree planting shall be permitted within the Waterworks Reserve except with the prior written consent of the Waterworks Authority;
    - for the protection of the existing Government water mains, no blasting or pile driving works shall be carried out within the Waterworks Reserve except with the prior written consent of the Water Authority;
    - the grantee/applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains;
    - the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains. All other services across, through or under the waterworks reserve are required to seek authorisation from the Water Authority; and
    - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures are proposed in the application. Before any new building

works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works (UBW) under the BO. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the following points:

- 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)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively; and
- detailed checking under the BO will be carried out at the building plan submission stage.



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/777

意見詳情 (如有需要，請另頁說明)

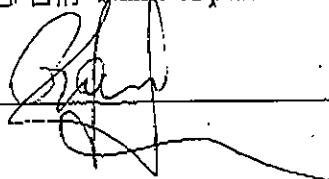
Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強

簽署 Signature



日期 Date

2024.10.2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

A/NE-TKL/777

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有意見！

「提意見人」姓名/名稱 Name of person/company making this comment 葉榮成

簽署 Signature [Signature] 日期 Date 4-10-2024



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

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**From:**

**Sent:**

2024-10-07 星期一 11:28:50

**To:**

tpbpd/PLAND <tpbpd@pland.gov.hk>

**Subject:**

反對 (A/NE-TKL/777)申請!!!

附近全部民居十分擾民！

不知道為什麼他們已經能夠經常舉辦派對（是否已經進行商業活動請書面回覆解釋），十分嘈  
吵污煙漳氣！！

必定抗議到底！！

嶺仔村居民上

4

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

241008-180611-23210

**Reference Number:****提交限期**

18/10/2024

**Deadline for submission:****提交日期及時間**

08/10/2024 18:06:11

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

A/NE-TKL/777

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

先生 Mr. Dicky

**Name of person making this comment:****意見詳情****Details of the Comment :****反對.**

項目建議地點太接近民居, 尤其是假日農莊將以商業形式開放給公眾人士入場, 極有可能出現噪音滋擾, 破壞一向寧靜的鄉村生活. 另外人流、車流和物流的增加, 定會造成環境影響.

此外, 鄰近白田村 Lot1834S.C RP 地段已經明顯有意將該片土地闢作同樣發展. 如此項目一旦批准, 將造成惡劣先例, 連鎖反應後果不堪設想.

希望 貴委員會慎重考慮此項申請, 並予以拒絕, 維持原有土地規劃用途.



---

**From:**  
**Sent:** 2024-10-08 星期二 03:16:38  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** objection on application no. A/NE-TKL/777 dated 27 Sept 2024

Dear Sir

I am resident of Leng Tsai Village and would like to declare my objection on the captioned application, which convert the captioned zone for recreation, sports or hobby farm usage. Due to these activities will result in environment pollution (ie. additional rubbish, air pollution due to BBQ), noise disturb to resident nearby. Also impose intense loading to public transport, we will be difficult to gain access to the public mini-bus service.

As for the application for "Filling of Land", please ensure there is no change to existing landscape and river flowage capacity, I have great concern if the "Filling of Land" will results in flooding during rainy season. In case of execution on the "Filling of Land", please provide details of the works and justification as below:

- How to ensure no change to existing landscape and river flowage capacity.
- How to ensure no flooding to nearby zone during rainy season.
- How to protect the environment during execution of work
- How to avoid flooding to nearby zone during execution of work

Regards

Kwok King Cheung

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

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

A/NE-TKL/777

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

見附件

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

簽署 Signature

張志榮

日期 Date

張志榮  
9/10/24



縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：

噪音滋擾：當活動進行時會產生大量噪音，在鄉郊地方更容易受影響。農莊的位置只同本村居民的房屋一欄之隔，村民極容易受影響。

空氣污染：燒烤、製造食物的過程、大量旅遊巴停泊等，都會引致不同程度的污染。另外，飼養動物也會引致不同程度的污染。

交通問題：沙頭角馬尾下段只是單線雙程行車，能否負荷更多車流量？現時已經有多條巴士路線經過，負荷量尚可，若以後多了旅遊巴士進出，必定影響整條沙頭角公路的交通流量，影響了沿途各村民的出入，定必引起公憤。

休閒農莊是以環保為主題，但這休閒農場的選址，就正正有違休閒農莊的本意，實屬遺憾。

特區政府一直以環保為主要政策之一，期望 貴部門以貫徹特區政府的主策略為考慮，否決此申請。另外，請尊重居住在鄉郊地區的居民，能在一個優良而寧靜的鄉郊環境，繼續安居樂業。

其實，近幾個月，逢假日已經有人在這地方聚會，作燒烤等活動，往往玩到很夜，對鄰近居民已經造成騷擾。我們覺得是私人地方，進行的私人活動（或許是商業活動），不便投訴。若一旦改為休閒農莊，其滋擾就大大增加了。

今次申請是三年，若以經營者角度來說，三年難以回本，是否意味着三年又三年，請有關部門，必須作出交代。

請給鄉郊居民一個優良的生活環境，勿輕易更改土地用途。

以上是一眾嶺仔村村民的意見和願景，望能慎重考慮。

敬請回覆，靜候佳音！



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

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**From:**  
**Sent:** 2024-10-10 星期四 14:24:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 就城規 A/NE-TKL/777 作出反對

縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：

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休閒農莊是以環保為主題，但這休閒農場的選址，就正正有違休閒農莊的本意，實屬遺憾。特區政府一直以環保為主要政策之一，期望 貴部門以貫徹特區政府的主策略為考慮，否決此申請。

另外，請尊重居住在鄉郊地區的居民，能在一個優良而寧靜的鄉郊環境，繼續安居樂業。

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請給鄉郊居民一個優良的生活環境，勿輕易更改土地用途。

以上是一眾嶺仔村村民的意見和願景，望能慎重考慮。

敬請回覆，靜候佳音！

黃芷君

10/10/2024



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**From:**  
**Sent:** 2024-10-10 星期四 23:25:14  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-TKL/777 - 反對信

縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：

噪音滋擾：當活動進行時會產生大量噪音，在鄉郊地方更容易受影響。農莊的位置只同本村居民的房屋一欄之隔，村民極容易受影響。

空氣污染：燒烤、製造食物的過程、大量旅遊巴停泊等，都會引致不同程度的污染。另外，飼養動物也會引致不同程度的污染。

交通問題：沙頭角馬尾下段只是單線雙程行車，能否負荷更多車流量？現時已經有多條巴士路線經過，負荷量尚可，若以後多了旅遊巴士進出，必定影響整條沙頭角公路的交通流量，影響了沿途各村民的出入，定必引起公憤。

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特區政府一直以環保為主要政策之一，期望 貴部門以貫徹特區政府的主策略為考慮，否決此申請。

另外，請尊重居住在鄉郊地區的居民，能在一個優良而寧靜的鄉郊環境，繼續安居樂業。

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今次申請是三年，若以經營者角度來說，三年難以回本，是否意味着三年又三年，請有關部門，必須作出交代。

請給鄉郊居民一個優良的生活環境，勿輕易更改土地用途。

以上是一眾嶺仔村村民的意見和願景，望能慎重考慮。

敬請回覆，靜候佳音！

From:  
Sent: 2024-10-11 星期五 11:02:19  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: 就城規 A/NE-TKL/777 作出反對

縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：噪音滋擾：當活動進行時會產生大量噪音，在鄉郊地方更容易受影響。農莊的位置只同本村居民的房屋一欄之隔，村民極容易受影響。空氣污染：燒烤、製造食物的過程、大量旅遊巴士停泊等，都會引致不同程度的污染。另外，飼養動物也會引致不同程度的污染。交通問題：沙頭角馬尾下段只是單線雙程行車，能否負荷更多車流量？現時已經有多條巴士路線經過，負荷量尚可，若以後多了旅遊巴士進出，必定影響整條沙頭角公路的交通流量，影響了沿途各村民的出入，定必引起公憤。休閒農莊是以環保為主題，但這休閒農場的選址，就正正有違休閒農莊的本意，實屬遺憾。特區政府一直以環保為主要政策之一，期望貴部門以貫徹特區政府的主策略為考慮，否決此申請。另外，請尊重居住在鄉郊地區的居民，能在一個優良而寧靜的鄉郊環境，繼續安居樂業。其實，近幾個月，逢假日已經有人在這地方聚會，作燒烤等活動，往往玩到很夜，對鄰近居民已經造成騷擾。我們覺得是私人地方，進行的私人活動（或許是商業活動），不便投訴。若一旦改為休閒農莊，其滋擾就大大增加了。今次申請是三年，若以經營者角度來說，三年難以回本，是否意味着三年又三年，請有關部門，必須作出交代。請給鄉郊居民一個優良的生活環境，勿輕易更改土地用途。以上是一眾嶺仔村村民的意見和願景，望能慎重考慮。敬請回覆，靜候佳音！

甘朗為



致城市規劃委員會秘書：

10

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/777

意見詳情 (如有需要，請另頁說明)

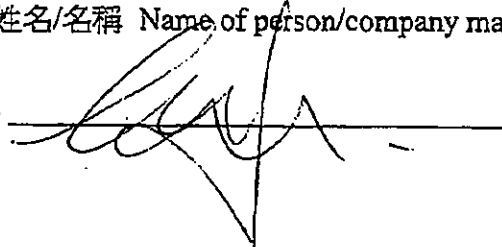
Details of the Comment (use separate sheet if necessary)

就本次申請(臨時康樂及文娛場所(休閒農場))  
作出強烈反對，因休閒農場位置太近民居，  
如進行活動時會產生大量噪音及舉辦燒烤  
活動更會造成空氣污染影響居民。而本村很多  
居民已向本人對此計劃作出強烈反對。如果改變  
土地用途更會影響本村風水。

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

原居民代表  
蔡聖明

簽署 Signature



日期 Date 2024/10/11

PAGE 1 OF 2

11

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/777

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

計劃中的休閒農場太近民居有如下之影響：

- 產生大量噪音滋擾一欄之隔的本村居民
- 舉辦燒烤活動時會做成空氣污染

請勿更改土地用途

敬請回覆，靜候佳音！

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

劉洪才

簽署 Signature

日期 Date 10 Oct 2024

PAGE 1 OF 2



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

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**From:**  
**Sent:** 2024-10-12 星期六 16:12:52  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 回覆: objection on application no. A/NE-TKL/777 dated 27 Sept 2024  
**Attachment:** comment\_form - ANE-TKL-777.pdf

Dear Sir

Further to captioned application, please find attached my comment form which confirm my objection to the application.

Regards

K. C. Kwok

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

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有關的規劃申請編號 The application no. to which the comment relates A/NE-TKL/777

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

I am resident of Leng Tsai Village and would like to

declare my objection on the captioned application, which

convert the captioned zone for recreation, sports or hobby

farm usage. Due to these activities will result in

environment pollution (ie. additional rubbish, air pollution

due to BBQ and applicaiton of bio-fertilizer), noise

disturb to resident nearby. Also impose intense loading to


public transport, we will be difficult to gain access to the

public transport service.

As for the application for "Filling of Land", there is risk of change to existing landscape and river flowage capacity, results in flooding during rainy season.

「提意見人」姓名／名稱 Name of person/company making this comment Kwok King Cheung

簽署 Signature



日期 Date

12 Oct 2024



From:  
Sent: 2024-10-13 星期日 20:31:01  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: 就城規 A/NE-TKL/777 作出反對

話就話休閒農場

如果似咩波蘿園果種，到時一定勁多人黎。

睇圖咁近我地，搞得成既話 睇怕我地星期六日公眾假期想訓晏啲都唔得。

咁多人黎玩 噪音就一定，亦會產生好多垃圾。

如果佢搞埋 bbq,養牛養馬咁，氣味都係大問題。

對我地村影響一定最大，除左以上問題，其他可能問題例如：影唔影響治安？會唔會有盲毛亂入村泊車？影唔影響我地出入交通？

縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：

噪音滋擾：當活動進行時會產生大量噪音，在鄉郊地方更容易受影響。農莊的位置只同本村居民的房屋一欄之隔，村民極容易受影響。

空氣污染：燒烤、製造食物的過程、大量旅遊巴停泊等，都會引致不同程度的污染。另外，飼養動物也會引致不同程度的污染。

交通問題：沙頭角馬尾下段只是單線雙程行車，能否負荷更多車流量？現時已經有多條巴士路線經過，負荷量尚可，若以後多了旅遊巴士進出，必定影響整條沙頭角公路的交通流量，影響了沿途各村民的出入，定必引起公憤。

休閒農莊是以環保為主題，但這休閒農場的選址，就正正有違休閒農莊的本意，實屬遺憾。

特區政府一直以環保為主要政策之一，期望 貴部門以貫徹特區政府的主策略為考慮，否決此申請。

另外，請尊重居住在鄉郊地區的居民，能在一個優良而寧靜的鄉郊環境，繼續安居樂業。

其實，近幾個月，逢假日已經有人在這地方聚會，作燒烤等活動，往往玩到很夜，對鄰近居民已經造成騷擾。我們覺得是私人地方，進行的私人活動（或許是商業活動），不便投訴。若一旦改為休閒農莊，其滋擾就大大增加了。

今次申請是三年，若以經營者角度來說，三年難以回本，是否意味着三年又三年，請有關部門，必須作出交代。

請給鄉郊居民一個優良的生活環境，勿輕易更改土地用途。

以上是一眾嶺仔村村民的意見和願景，望能慎重考慮。

敬請回覆，靜候佳音！

Regards,  
Patrick Wong

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**From:**  
**Sent:** 2024-10-13 星期日 03:42:51  
**To:** tpbbpd/PLAND <tpbbpd@pland.gov.hk>  
**Subject:** A/NE-TKL/777 DD 76 Leng Tsai Tsuen

---

**From:** I  
**To:** tpbbpd <tpbbpd@pland.gov.hk>  
**Date:** Sunday, 13 October 2024 3:41 AM HKT

A/NE-TKL/777

Lot 1902 S.A RP in D.D. 76, Leng Tsai Tsuen, Ta Kwu Ling

Site area: About 1,374.3sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Hobby Farm/ 4 Vehicle Parking / Filling of Land

Dear TPB Members,

The district is not Cat 2 so no easy route to brownfield and Destroy to Build approval. So it's the Hobby Farm route.

Despite no history of previous approvals, part of the site is already filled in and subject to enforcement and feet dragging over reinstatement.

The proposed hard paved area is 690sq.mts underlining the brownfield intention.

That this is nothing more than a ruse to avoid complying with the reinstatement notice is blatantly obvious.

The application should be rejected.

Mary Mulvihill



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

241015-104513-50957

**Reference Number:****提交限期**

18/10/2024

**Deadline for submission:****提交日期及時間**

15/10/2024 10:45:13

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

A/NE-TKL/777

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

女士 Ms. Wong Tsz Kwan

**Name of person making this comment:****意見詳情****Details of the Comment :**

1. 農莊太近民居 影響居民寧靜生活
2. 嶺仔交通靠一條窄路進出 不適合旅遊巴
3. 地盤面積1374平方米 卻有689平方米石屎硬鋪面填土 大規模填土影響嶺仔景觀
4. 平面圖有蓋設施的實際面積只有223平方米，沒有解釋為何要填土額外多四百多平方米，以及填土跟農莊有什麼關係
5. 所謂用於農莊的有蓋設施，只有74平方米(即796平方呎)的" Shelter" 及58平方米(即623平方呎)的" agricultural room" 可以說是與農莊農業或教學有關的用途。然而，更大面積是用於91平方米(即980平方呎)的" ancillary storage, toilet, changing room" 用途含糊不明。
6. 由於填土面積規模遠大於興建農莊有蓋設施的面積，如所謂農莊的有蓋設施面積非常少，要說是接待遊客根本不合理。縱觀所有資料，居民有合理理由懷疑此項規劃申請，只不過是掛羊頭賣狗肉，以興建農莊為藉口，其實是只不過想大規模以石屎填土作為居住用途。
7. 嶺仔申請地段土地本身已經平坦，就算要興建有蓋屋宇作任何用途，說不通為何要為223平方米樓宇，填689平方米的大範圍
8. 農莊設施或牽涉排水問題，懇請有關政府部門作專業分析判斷

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

241015-110202-56051

**提交限期****Deadline for submission:**

18/10/2024

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

15/10/2024 11:02:02

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

A/NE-TKL/777

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

女士 Ms. June Wong

**意見詳情****Details of the Comment :**

本人是嶺仔村居民, 反對申請編號:A/NE-TKL/777申請改建用途, 原因如下:

1. 農莊太近民居 影響居民寧靜生活
2. 嶺仔交通靠一條窄路進出, 沙頭角道也只是雙線單程行車主路, 交通工具不多, 沒有位置給旅遊巴上落, 或造成交通阻塞, 影響居民出入.
3. 地盤面積1374平方米 卻有689平方米石屎硬鋪面填土 大規模填土影響嶺仔景觀
4. 平面圖有蓋設施的實際面積只有223平方米, 沒有解釋為何要填土額外多四百多平方米, 以及填土跟農莊有什麼關係
5. 所謂用於農莊的有蓋設施, 只有74平方米(即796平方呎)的" Shelter" 及58平方米(即623平方呎)的" agricultural room" 可以說是與農莊農業或教學有關的用途。然而, 更大面積是用於91平方米(即980平方呎)的" ancillary storage, toilet, changing room" 用途含糊不明
6. 由於填土面積規模遠大於興建農莊有蓋設施的面積, 如所謂農莊的有蓋設施面積非常少, 要說是接待遊客根本不合理。縱觀所有資料, 居民有合理理由懷疑此項規劃申請, 只不過是掛羊頭賣狗肉, 以興建農莊為藉口, 其實是只不過想大規模以石屎填土作為居住用途。
7. 申請地段土地本身已經平坦, 就算要興建有蓋屋宇作任何用途, 說不通為何要為223平方米樓宇, 填689平方米的大範圍
8. 農莊設施或牽涉排水問題, 懇請有關政府部門作專業分析判斷



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

241015-110711-27059

**Reference Number:****提交限期**

18/10/2024

**Deadline for submission:****提交日期及時間**

15/10/2024 11:07:11

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

A/NE-TKL/777

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

女士 Ms. Choong Yet Lan

**Name of person making this comment:****意見詳情****Details of the Comment :**

1. 農莊太近民居 影響居民寧靜生活
2. 嶺仔交通靠一條窄路進出 不適合旅遊巴
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4. 平面圖有蓋設施的實際面積只有223平方米，沒有解釋為何要填土額外多四百多平方米，以及填土跟農莊有什麼關係
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致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

18

**To : Secretary, Town Planning Board**

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By Fax : 2877 0245 or 2522 8426

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

A/NE-TKL/777

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

該將會對村民造成噪音、空氣、及環境污染。

同時，由於該地點與民居太相近，也會阻擋居民視野，亦會引來大量陌生人對居民造成滋擾。

嶺南居民代表

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

廖子聰

簽署 Signature

日期 Date

9/10/2024



致城市規劃委員會秘書：

19

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

多對此申請，理由請  
見付頁 Pg. 2 OF 7

聯絡人：村代表蔡堅明先生  
電話：

「提意見人」姓名／名稱 Name of person/company making this comment 嶺仔村村民示  
簽署 Signature 譚淑玲 日期 Date 14/10/2024

見付頁 Pg. 2, 3, 4, 5, 6 OF 7 意見和簽名。

Pg. 1 OF 7



縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：

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以上是一眾嶺仔村村民的意見和願景，望能慎重考慮。

敬請回覆，靜候佳音！

pg 2077

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

簽名 Signature :-

李偉基

sophia

sun

何碧霞

jean

GoGo

林

松園作

Charles

James

Ray

d.s. Chan

Mary Chan

Wendy

招漫生

Yen

Phet.

Charm

John

葉文炳

Yan

劉昭華

葉嘉麒

Anna

劉紀平

葉嘉麗

張侯

Ray

江觀蓮

張可兒

劉提宇

lan

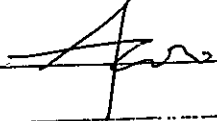
Choi Sin Lun

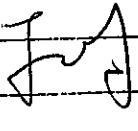
劉緯安

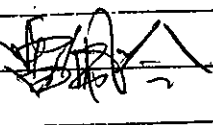
朱翠寧

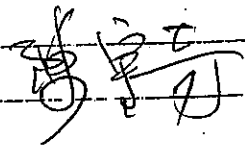
「提意見人」姓名／名稱 Name of person/company making this comment.

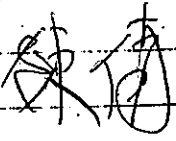
簽名 Signature :-

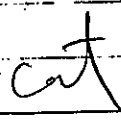
畢家雄 

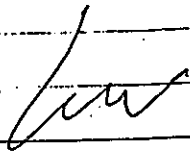
丁以群 

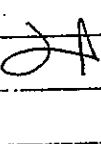
馮佩玲 

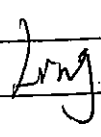
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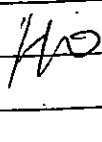
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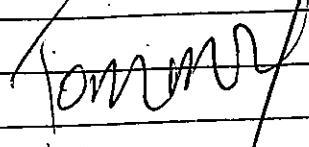
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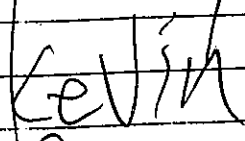
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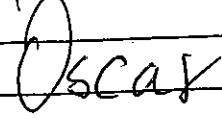
王坤香 

畢曉欣 

畢志英 

李天樂 

李天恆 


李梓駿 

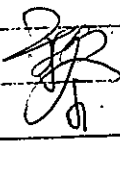
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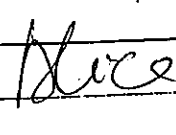
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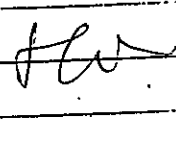
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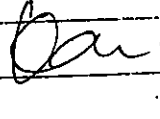
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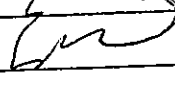
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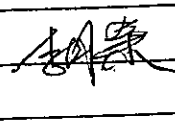
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
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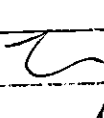
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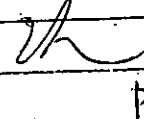
岑少蘭 

高家兒 

李月榮 

沈藝和 

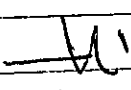
李雲霞 


何婉儀 





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


簽名 Signature :-

鄭焯楠 

朱燕如 

黃婉綺 

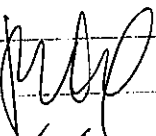
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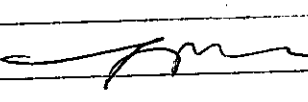
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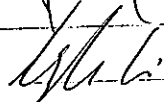
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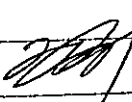
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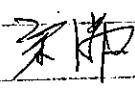
何俊逸 Son

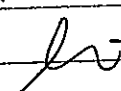
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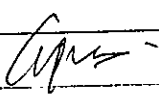
林國銓 


蕭芳林 

黃宜瑜 

梁滿 

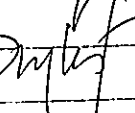
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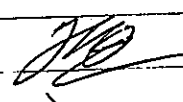
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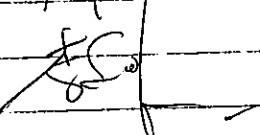
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梁仲江 Gary

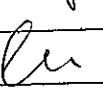
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
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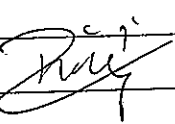
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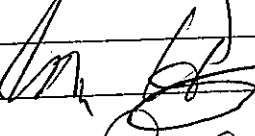
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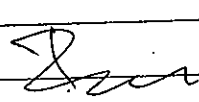
張玉成 

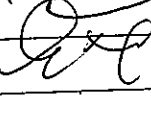
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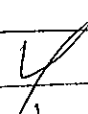
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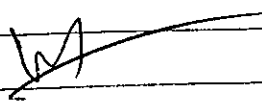
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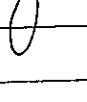
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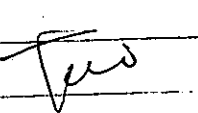
麥鋒慈 

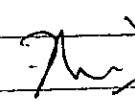
甘曉鳳 

黃可欣 

楊美芳 

麥天仲 

張智慧 

張志雄 

pg 5 of 7

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

簽名 Signature :-

馮碧華 馮碧華

戴錦文 馮錦文

譚景倫 譚景倫

蔡旭和 蔡旭和

李國倫 李國倫

傅楚金 傅楚金

莫梓輝 莫梓輝

莫梓軒 莫梓軒

莫貝兒 莫貝兒

莫貝珊 莫貝珊

陳麗紅 陳麗紅

蔣榮利 蔣榮利


黃有偉 黃有偉

吳瑞華 吳瑞華

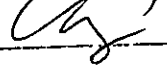
「提意見人」姓名／名稱 Name of person/company making this comment.

簽名 Signature:-

陳卓儀



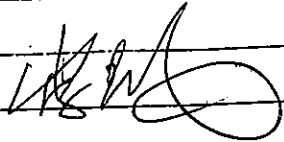
溫德怡



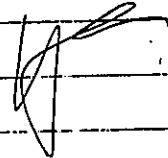
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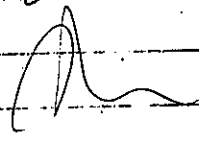
楊兆芝



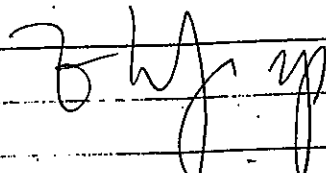
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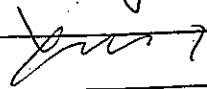
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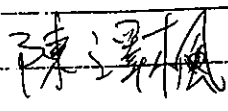
葉希玲



叶巾金



郭景輝



洪文樂

郭明婷

郭嘉廷

譚佳

pg 7 of 7



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

241015-181309-58087

**Reference Number:****提交限期**

18/10/2024

**Deadline for submission:****提交日期及時間**

15/10/2024 18:13:09

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

A/NE-TKL/777

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

女士 Ms. Lee Yuk Yee Emily

**Name of person making this comment:****意見詳情****Details of the Comment :**

縱觀多個休閒農莊都是遠離民居，唯計劃中的休閒農莊太近民居。請有關部門多加考慮，計劃中的農莊將對居民有如下的影響：

噪音滋擾：當活動進行時會產生大量噪音，在鄉郊地方更容易受影響。農莊的位置只同本村居民的房屋一欄之隔，村民極容易受影響。

空氣污染：燒烤、製造食物的過程、大量旅遊巴士停泊等，都會引致不同程度的污染。另外，飼養動物也會引致不同程度的污染。

交通問題：沙頭角馬尾下段只是單線雙程行車，能否負荷更多車流量？現時已經有多條巴士路線經過，負荷量尚可，若以後多了旅遊巴士進出，必定影響整條沙頭角公路的交通流量，影響了沿途各村民的出入，定必引起公憤。

休閒農莊是以環保為主題，但這休閒農場的選址，就正正有違休閒農莊的本意，實屬遺憾。

特區政府一直以環保為主要政策之一，期望 貴部門以貫徹特區政府的主策略為考慮，否決此申請。

另外，請尊重居住在鄉郊地區的居民，能在一個優良而寧靜的鄉郊環境，繼續安居樂業。

其實，近幾個月，逢假日已經有人在這地方聚會，作燒烤等活動，往往玩到很夜，對鄰近居民已經造成騷擾。我們覺得是私人地方，進行的私人活動（或許是商業活動），不便投訴。若一旦改為休閒農莊，其滋擾就大大增加了。

今次申請是三年，若以經營者角度來說，三年難以回本，是否意味着三年又三年，請有關部門，必須作出交代。

請給鄉郊居民一個優良的生活環境，勿輕易更改土地用途。

以上的意見和願景，望能慎重考慮。

敬請回覆，靜候佳音！

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

241015-210728-10304

**提交限期****Deadline for submission:**

18/10/2024

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

15/10/2024 21:07:28

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

A/NE-TKL/777

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

女士 Ms. Ruby Cheng

**意見詳情****Details of the Comment :**

本人是嶺仔村居民, 反對A/NE-TKL/777申請改變用途, 原因如下:

1. 農莊太近民居 影響居民寧靜生活
2. 嶺仔交通靠一條窄路進出 不適合旅遊巴
3. 地盤面積1374平方米 卻有689平方米石屎硬鋪面填土 大規模填土影響嶺仔景觀
4. 平面圖有蓋設施的實際面積只有223平方米, 沒有解釋為何要填土額外多四百多平方米, 以及填土跟農莊有什麼關係
5. 所謂用於農莊的有蓋設施, 只有74平方米(即796平方呎)的" Shelter" 及58平方米(即623平方呎)的" agricultural room" 可以說是與農莊農業或教學有關的用途。然而, 更大面積是用於91平方米(即980平方呎)的" ancillary storage, toilet, changing room" 用途含糊不明
6. 由於填土面積規模遠大於興建農莊有蓋設施的面積, 如所謂農莊的有蓋設施面積非常少, 要說是接待遊客根本不合理。縱觀所有資料, 居民有合理理由懷疑此項規劃申請, 只不過是掛羊頭賣狗肉, 以興建農莊為藉口, 其實是只不過想大規模以石屎填土作為居住用途。
7. 申請地土地本身已經平坦, 就算要興建有蓋屋宇作任何用途, 說不通為何要為223平方米樓宇, 填689平方米的大範圍
8. 農莊設施或牽涉排水問題, 懇請有關政府部門作專業分析判斷

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**From:**  
**Sent:** 2024-10-18 星期五 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/NE-TKL/777  
**Attachment:** TPB20241018(TKL777).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)  
Campaign Manager  
The Conservancy Association

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

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18<sup>th</sup> October 2024

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-TKL/777

The Conservancy Association (CA) would express concerns on the captioned application.

**1. Adverse environmental impact**

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures would be temporarily proposed in the application site. Besides, 51.1% of the site would be paved by concrete. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Noise nuisance: We are doubtful whether current arrangement would reduce noise nuisance as the proposed site is located close (highly likely within 100m from the nearest village house) to some village houses.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest measures



長春社 Since 1968

22

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The Conservancy Association

to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully,  
The Conservancy Association

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

參考編號

241018-233530-48553

Reference Number:

提交限期

18/10/2024

Deadline for submission:

提交日期及時間

18/10/2024 23:35:30

Date and time of submission:

有關的規劃申請編號

A/NE-TKL/777

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss WONG

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對A/NE-TLK/777之用途更改申請，理據包括以下：

- 1)選址正正在嶺仔邨旁邊，離民居不足五十米。如此接近的距離，首當其衝的是為嶺仔居民帶來大量噪音；環境及空氣污染。
- 2)現時仍處於諮詢階段，但本人發現選址已進行鋪設石屎地、放置貨櫃屋等動作。令人質疑未經城規會批准已偷步改建。
- 3)承上，鋪設石屎地和貨櫃屋的用意含糊。甚至令人懷疑申請者並不止於用作所聲稱的農業用途。例如元朗有機生態園在號稱農業生態的用途外現時亦提供燒烤、卡拉ok等耍樂。本人擔心該選址亦將用於娛樂而非農業，娛樂活動定必帶來更大的噪音、空氣污染，影響民居作息。
- 4)承上，農莊或娛樂場所建成會令大量外人及車輛進出，會嚴重影響本邨安寧及治安。
- 5)交通：現時沙頭角公路馬尾下段是單線雙程行車。而且嶺仔邨及安居花園都只有一個出口，加上現時馬尾下巴士站已經常被違泊車輛阻礙，因此設施建成後會令更多私家車/旅遊巴阻礙居民出入及各巴士埋站上落客。
- 6)現時鄰近地區例如大埔、元朗、流水響已有類似的悠閒農業的設施，市民應該集中及加以善用，而非胡亂於民居旁邊改建同類設施。
- 7)申請人予城規會的申請資料並不全面，除欠缺以上對民居及交通影響，亦沒對排水、視覺、土木、風險等各大範疇作全面評估。

相信政府和城規會會重視原居民的生活環境及意見，懇請詳細考慮各項改建的影響。謝謝。



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

Comment No.

24 - 26

P. 1/4

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/777

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature



日期 Date 17-10-2024



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

24

P-274

敬啟者：

貴處檔號：TPB/A/NE-TKL/777

新界打鼓嶺嶺仔村丈量約份第 76 約地段第 1902 號 A 分段餘段  
擬議臨時康體文娛場所(休閒農場)(為期 3 年)及填土工程  
(申請編號：A-NE-TKL-777)

本會接獲嶺仔村原居民村代表(蔡堅明)及村民求助，對上述申請作出  
強烈反對，希望本會可代他們反映，其反對理由是：

- 1) 該申請地段太接近民居，民生受到滋擾，引致噪音問題、衛生及污水問題。
- 2) 據知，該地段地下設有東江食水大水管，一旦受到破壞，後果不堪設想，避免互相影響，造成破壞，減少村民擔憂、惶恐。

懇請 貴處考慮村代表及村民的反對聲音，考慮整體環境問題，不宜  
批出上述申請，肅此奉達，敬祈亮鑒！

此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安

(劉永安)

敬上



2024 年 10 月 7 日

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

P-3/4

敬啟者：

貴處檔號：TPB/A/NE-TKL/777

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此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)

敬上



2024 年 10 月 17 日





香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

26

P-4/q

敬啟者：

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及北區規劃專員

粉嶺區鄉事委員會副主席

鄧志佳 敬上

(鄧志佳)



2024 年 10 月 17 日