

2022年 10月 27日

此文件在 收到。城市規劃委員會  
只會在收到所有資料、表格及文件後才正式確認收到  
由2022年10月27日起

This document is received on **27 OCT 2022**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

## General Note and Annotation for the Form 填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2202650 12/10 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-WKS/20
	Date Received 收到日期	27 OCT 2022

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

## 1. Name of Applicant 申請人姓名/名稱

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

Total Honest International Limited 眾誠國際有限公司

## 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

R-riches Property Consultants Limited

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1758 (Part), 1759 (Part), 1760 (Part) and 1763 (Part) in D.D. 78, Nga Yiu Po, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3,581 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 324 ..... 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)	N/A ..... 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 Wo Keng Shan Outline Zoning Plan No.: S/NE-WKS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
12/10/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/10/2022 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

Part 6 Application 第6類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(C) For Type (C) application 供第(C)類申請	
(a) Operation involved 涉及工程	<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 ..... 676 ..... 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 <p>(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) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land

(D) For Type (D) application 供第(D)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

## (iv) Part Two (iv) application 供第(四)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

## (v) Part Two (v) application 供第(五)類申請

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

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

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

## (b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積 ..... 324 ..... sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率 ..... 0.09 ..... ☒ About 約

Proposed site coverage 擬議上蓋面積 ..... 9 ..... % ☒ About 約

Proposed no. of blocks 擬議座數 ..... 3 .....

Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 ..... storeys 層

☐ include 包括 ..... storeys of basements 層地庫

☐ exclude 不包括 ..... storeys of basements 層地庫

Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約

..... 4 ..... m 米 ☒ About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

.....  
.....  
.....☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND SITE OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
B2	AGRICULTURAL ACTIVITIES ROOM	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
B3	WASHROOM AND CHANGING ROOM	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
TOTAL		324 m <sup>2</sup> (ABOUT)	324 m <sup>2</sup> (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number]	[Floor(s)]	[Proposed use(s)]				
[座數]	[層數]	[擬議用途]				
.....	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	..
.....	B1	RECEPTION AND SITE OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)	..
.....	B2	AGRICULTURAL ACTIVITIES ROOM	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)	..
.....	B3	WASHROOM AND CHANGING ROOM	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)	..
.....	TOTAL		324 m <sup>2</sup> (ABOUT)	324 m <sup>2</sup> (ABOUT)		..

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation, parking and loading/unloading spaces and farm area

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

### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2023

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Heung Yuen Wai Highway via a local access</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">6</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">1</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**10. Justifications 理由**

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

**Background**

The applicant seek to use various lots in D.D. 78, Nga Yiu Po, Ta Kwu Ling, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land' (proposed development) (Plan 1). Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for recreational organic farming have dramatically increased. The applicant would like to operate a new place of recreation, sports or culture to meet the pressing demand for such use and to promote hobby organic farming in Hong Kong.

**Planning Context**

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Wo Keng Shan Outline Zoning Plan No.: S/NE-WKS/10 (Plan 2). According to the Notes of the OZP, 'place of recreation, sports or culture (hobby farm)' is a column 2 use within the "AGR" zone, which requires permission from the Board. The applied use is passive recreational use, which will not cause nuisance to the surrounding area. As the application is only on a temporary basis and the recreational hobby farming activities is similar to the always permitted agricultural use, the proposed development would therefore not frustrate the long term planning intention of the "AGR" zone.

**Development Proposal**

The Site occupied an area of 3,581 sq.m (about) of private land (Plan 3). 3 structures are proposed at the Site for agricultural activities rooms, reception, site office, washroom and changing room with total GFA of 324 sq.m (about) (Plan 4). An at-grade artificial pond is provided at the Site for landscaping purpose.

The Site involves 676 sq.m of filling of concrete of not more than 0.2m (about) in depth for site formation of structures and circulation space (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

The Site is accessible from Heung Yuen Wai Highway via a local access (Plan P01). 6 nos. of private car parking spaces and 1 loading/unloading (L/UL) space for light goods vehicle are provided at the Site (Plan 4). Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 6). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors / trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix III).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site, i.e. the use of septic tank for sewage treatment. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

**Operation Mode**

The proposed development is operated from 09:00 to 18:00 daily, including public holiday. 4 nos. of staff will work at the Site. Site office is provided for administrative staff to support the daily operation of the Site. It is estimated the Site would attract not more than 20 nos. of visitors per day. Visitor is required to pay entrance fee and make advanced booking to access the Site and the use of private car parking space, this is to regulate the amount of visitor and vehicle at the Site.

Farm area, i.e. 2,083 sq.m (about) is subdivided into smaller portions of farms for visitors to promote organic farming in Hong Kong. Basic farming knowledge is taught by staff at structures B1 and B2 proposed for 'agricultural activities room' where visitors are then divided into smaller groups. Visitors will be directed to the designated farm area for hobby farming activities. For younger visitors, samples of crops are displayed at structures B1 and B2 for educational purpose. Organic crops from hobby farming are free to be carried away by visitor.

**Conclusion**

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

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

**11. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

Michael WONG

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

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

R-riches Property Consultants Limited

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

Date 日期

05/10/2022

(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。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

**Ash interment capacity 骨灰安放容量<sup>②</sup>**

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

**Total number of niches 龕位總數**

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

**Proposed operating hours 擬議營運時間**

<sup>②</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 1758 (Part), 1759 (Part), 1760 (Part) and 1763 (Part) in D.D. 78, Nga Yiu Po, Ta Kwu Ling, New Territories		
Site area 地盤面積	3,581	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Wo Keng Shan Outline Zoning Plan No. S/NE-WKS/10		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	324 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
	Composite 綜合用途	/	

(iii) Building height/Nö. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	9 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 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) _____ _____	6  6 (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) _____ _____	1  1 (LGV)

#### 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"/>
Location plan, Plan showing the zoning of the Site, Plan showing the land status of the Site, Plan showing the paved ratio of the Site, Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction		

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。

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# **Appendix I - Estimated Trip Generation and Attraction of the Site**

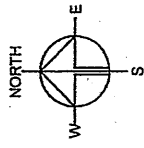
- (i) The application site (the Site) is accessible from Heung Yuen Wai Highway via a local access. A total of 7 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	5
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	1
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1

- (ii) The operation hours of the proposed development from 09:00 – 18:00 daily (including public holidays). Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	1	0	0	0	6
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	5	0	1	0	0	6
Traffic trip per hour (average)	2	2	0	0	0.5	0.5	5

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA : 3,581 m<sup>2</sup> (ABOUT)  
VEHICULAR ACCESS  
ACCESSIBLE FROM HEUNG YUEN WAI HIGHWAY VIA  
A LOCAL ACCESS

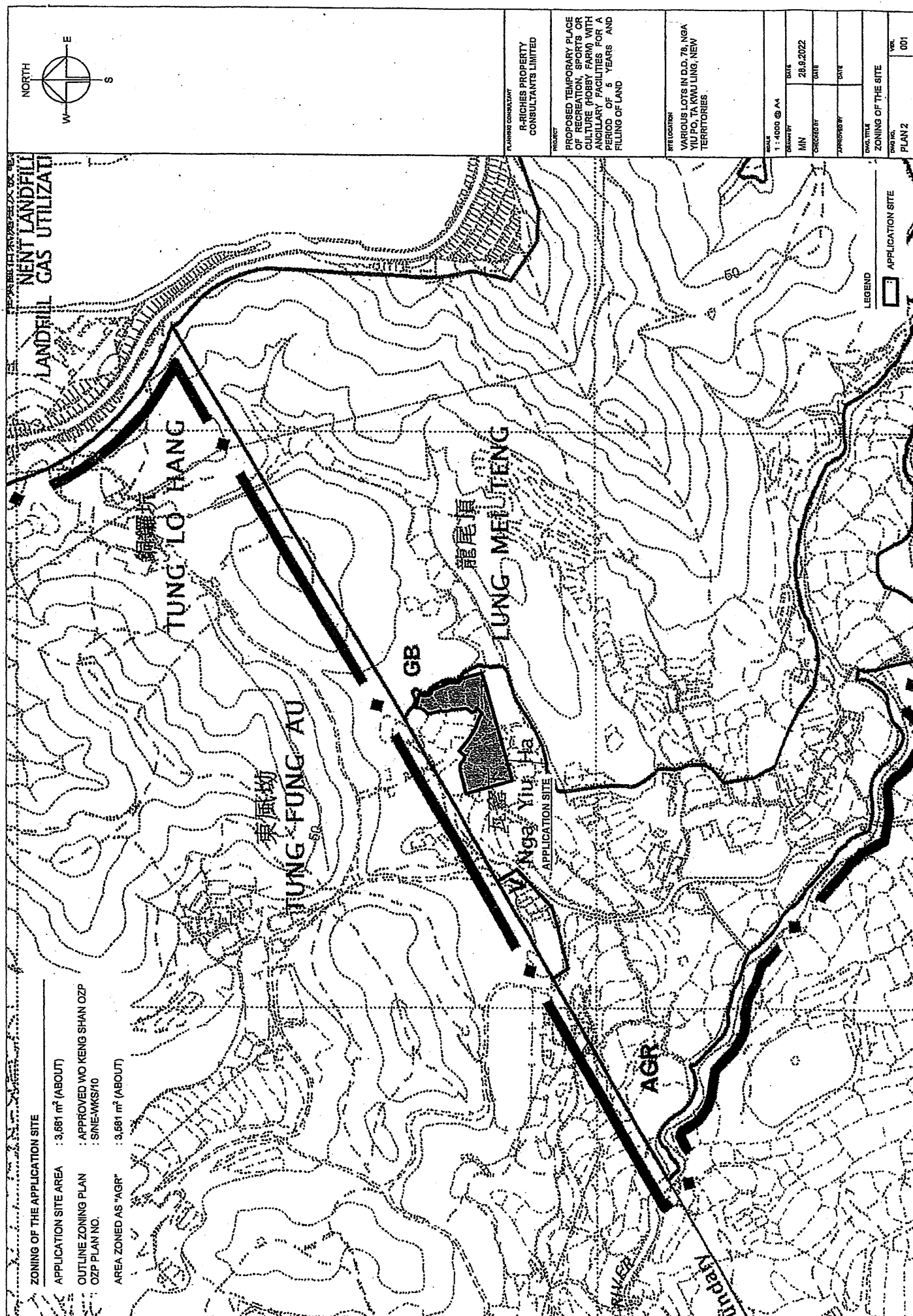
ACCESSIBLE FROM HEUNG  
YUEN WAI HIGHWAY VIA A  
LOCAL ACCESS

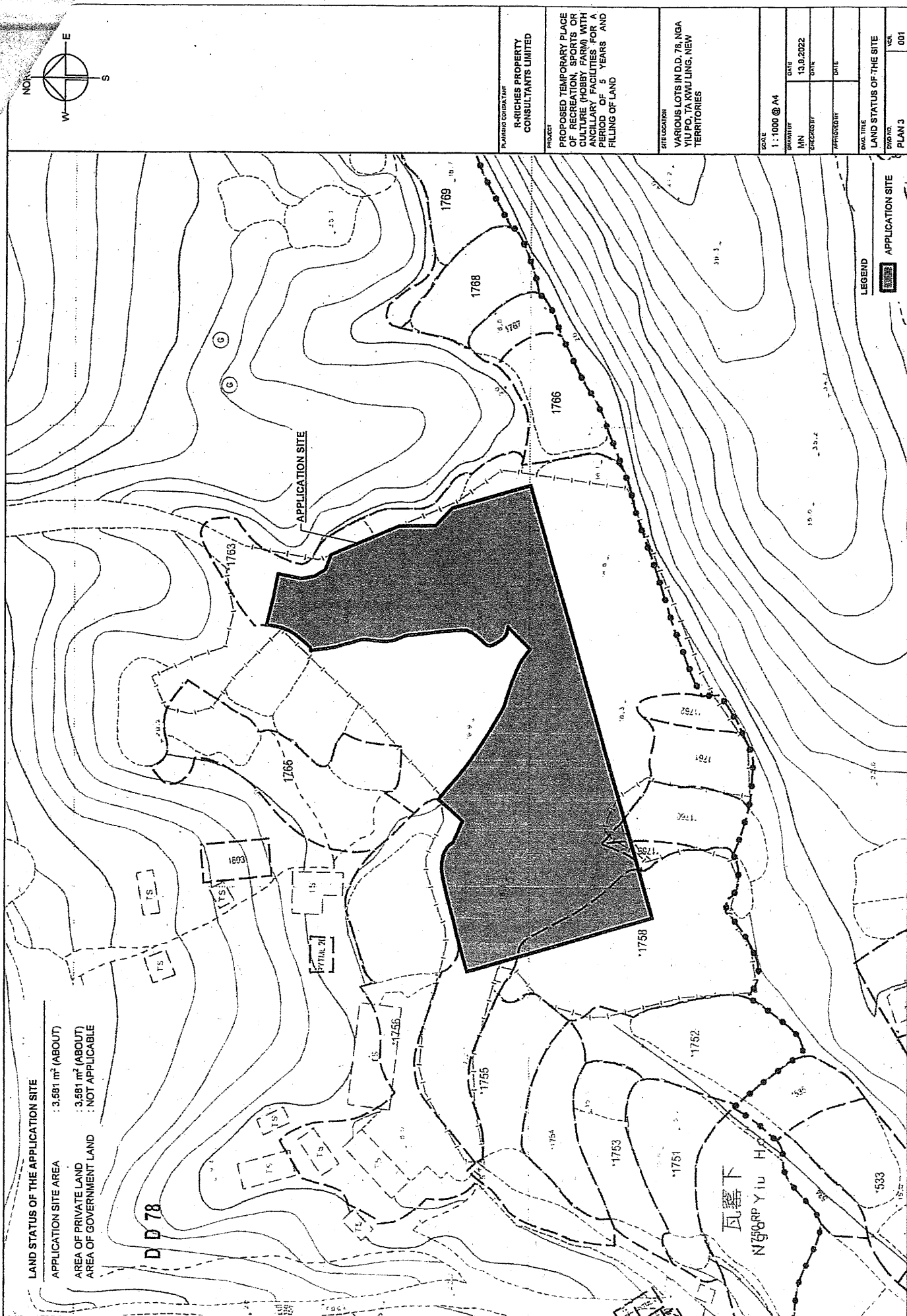
APP. APPLICATION SITE

LEGEND  
APPLICATION SITE

PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND	RELOCATION VARIOUS LOTS IN D.D. 78, NGA YIU PO TA KWU LING, NEW TERRITORIES	SCALE 1:2000 @ A4	DRAWN BY MN	DATE 29.9.2022	CHECKED BY	DATE	APPROVED BY	DATE	DWG. TITLE LOCATION PLAN	DWG. NO. PLAN 1	REV. 001
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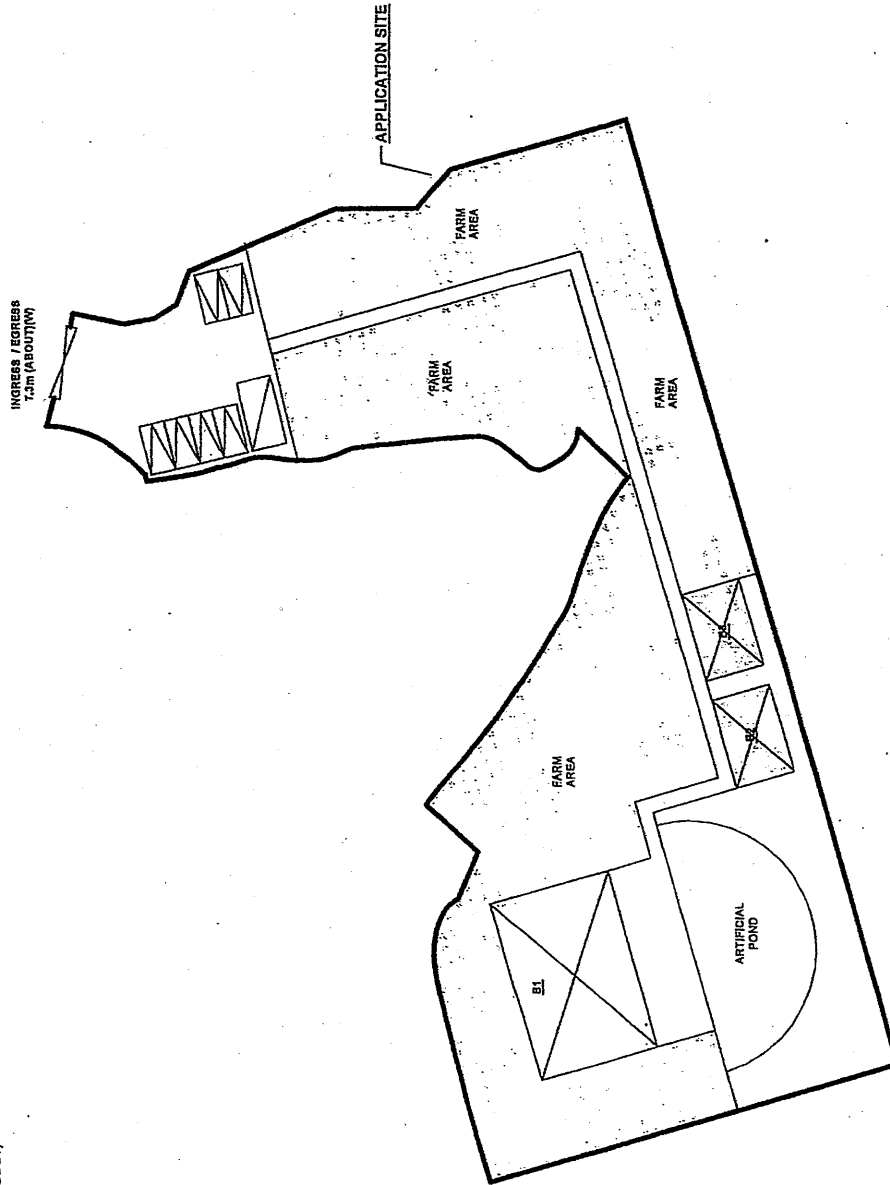
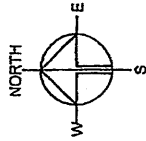


# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,681 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 324 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,357 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 9 %	(ABOUT)
NO. OF STRUCTURE	: 3	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 324 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 324 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
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B1	RECEPTION AND SITE OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
B2	AGRICULTURAL ACTIVITIES ROOM	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
B3	WASH-ROOM AND CHANGING ROOM	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STORY)
TOTAL		324 m <sup>2</sup> (ABOUT)	324 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 6m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

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

INTRODUCTION

VARIOUS LOTS IN D.D. 78, NGA YIU PO, TA KWU LING, NEW TERRITORIES

SCALE 1:700 @ A4

DRAWN BY

DATE

28.9.2022

CHECKED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

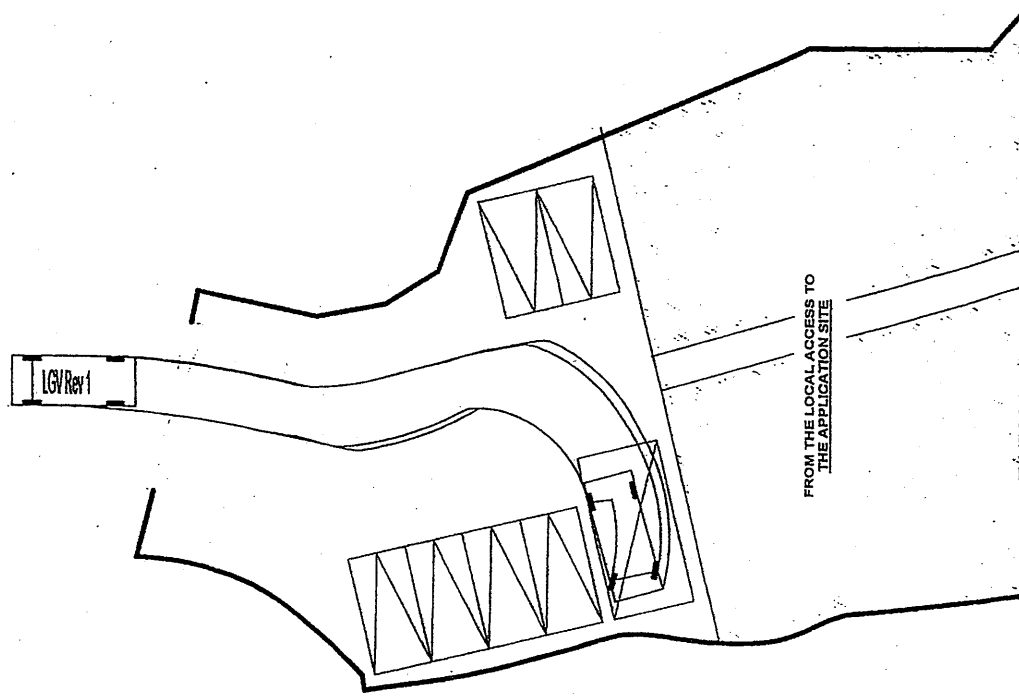
DATE

DATE

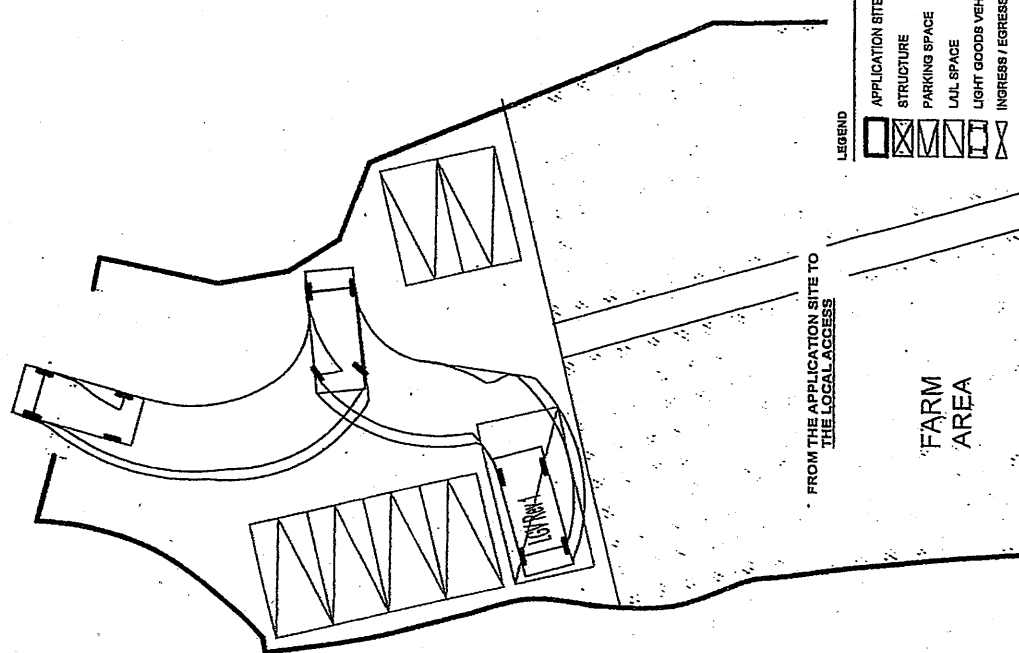


# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)  
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

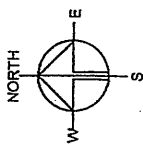


FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

LEGEND	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LAIL SPACE
	LIGHT GOODS VEHICLE INGRESS / EGRESS

AREA

FARM AREA



PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND	SITE LOCATION VARIOUS LOTS IN D.D. 76, NGA YIU PO. TA, KAU LING, NEW TERRITORIES	SCALE 1:300 @ A4	DRAWN BY MN	DATE 23.9.2022	CHECKED BY GNT	DATE GNT	DWG. TITLE SWEPT PATH ANALYSIS	DRAWN BY PLAN 8	DATE 001
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盈卓物業  
顧問有限公司

Our Ref. : DD78 Lot 1758 & VL  
Your Ref. : TPB/A/NE-WKS/20

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

By Email

30 December 2022

Dear Sir,

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

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 78, Nga Yiu Ha, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-WKS/20)**

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Michelle CHAN

email: mltchan@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 78, Nga Yiu Ha, Ta Kwu Ling, New Territories**

**(Application No. A/NE-WKS/20)**

**(i) To Address Public Comments on Drainage and Sewage Treatment Aspects**

- During the operation of the proposed development, the major source of water waste will be sewage from toilets generated by the visitors and staff. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the application site (the Site) to avoid any disturbance to the natural stream.
- The applicant will submit a drainage proposal to minimize drainage impact arisen from the proposed development after planning approval has been granted from the Town Planning Board (the Board). The applicant will implement the proposed drainage facilities (i.e. drainages U-channel and catchpits) at the Site once the drainage proposal is accepted by Drainage Services Department.

**(ii) A RtoC Table:**

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)</b>		
(a)	For filling of land. The applicant should advise and substantiate the traffic generation and attraction from and to the Site and the traffic impact to nearby road links and junctions;	The applicant intends to operate the applied use at the Site to promote organic farming in Hong Kong. It is estimated that the Site would attract not more than <u>20</u> nos. of visitors per day. As no public transport service is provided in close vicinity of the Site, a total of 6 nos. of private car parking spaces are provided for staff and visitor to commute to the Site. Advanced booking is required for visitors to access the Site and the use of parking space, this could help to regulate the use of the parking spaces and prevent excessive number of vehicles and visitors to the Site. Walk-in visitor will not be served. Transportation of goods, i.e. farm tools, fertilizer, seeds etc. to support the daily operation of the proposed development are carried out by vehicle not exceeding 5.5



		tonnes vehicle, hence, the provision of 1 no. of L/UL space for light goods vehicle at the Site. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Annex I).
(b)	It is noted the access leading to the site is a single lane access. The applicant is required to demonstrate that adequate passing bay has been provided on-route to the Site;	Adequate passing areas are provided at the local access. Photographic records of the passing areas are provided for your consideration (Annex II).
(c)	The applicant shall advise the management/control measures to be implemented to ensure no queuing/parking of vehicles outside the subject site;	Sufficient space is provided for vehicle to smoothly manoeuvre within the Site and staff will be deployed at the ingress/egress to direct incoming/exiting vehicle to ensure no queuing, turning back of vehicle outside the Site at any time during the planning approval period (Plan 1).
(d)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed at the ingress/egress to direct incoming/exiting vehicle to enhance pedestrian safety.
(e)	The applicant shall advise the measures in preventing illegal parking by visitors to the subject site; and	Staff is deployed at the ingress/egress of the Site to monitor the traffic condition at nearby roads. 'No parking' sign will be erected at the local access to avoid illegal parking. If illegal parking activities were observed in the vicinity of the Site, they will be reported to respective Government departments by staff to minimise impact to the nearby road.
(f)	The vehicular access between the site and Nga Yiu Ha Pai Lau is not managed by TD. The applicant should seek comment from responsible party.	Noted. The applicant will liaise with respective land owner(s) and Department(s) regarding the right of way after planning approval has been granted from the Board.
<b>2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b> <b>(Contact Person: Ms. Chole NG; Tel: 2150 6931)</b>		
(a)	The applicant should provide more information about the agricultural activities (e.g. types of crops to be grown) to be	Noted. The applicant will reinstate the Site upon the expiry of the planning approval period. Organic crops harvested from the

	conducted at the subject site. The application site should be reinstated upon the expiry of the planning permission.	farm area of the Site, i.e. vegetable and fruits are free to carry away by visitor.
<b>3. Comments of the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&amp;L, PlanD)</b> <b>(Contact Person: Mr. Jenny LAU; Tel: 3565 9653)</b>		
(a)	<p>With reference to the aerial photo of 2022, the site is located in an area of rural inland plain landscape character comprising of woodlands and vegetated areas. Based on DPO's site photos taken on 15.8.2022, the site is covered by wild grass and surrounded by existing trees. A natural stream is observed to the south outside the site boundary. There is a concern that approval of the application involving 3 temporary structures (about 4m high) and land filling may further alter the landscape character and degrade the landscape quality of the surrounding area. We have some reservations on the application from landscape planning perspective.</p>	<p>The applicant intends to operate the applied use to promote recreational organic farming. Under the proposed scheme, large amount of site area (i.e. 2,083 m<sup>2</sup>, 58%) is designated as farmland for recreational farming use. The recreational farming activity is similar to the always permitted agricultural use, hence, not frustrating the long term planning intention of "Agriculture" zone.</p> <p>When compared with the previous application (No. A/NE-WKS/18), majority of development parameters, i.e. site area, covered area, GFA, number of structure, especially the hard-paved area have been reduced. The building height of the proposed structures are 4m (1-storey) high, which is lower than most of the existing trees located along the local access and the site boundary. The proposed structures will be constructed with pre-fabricated method and environmentally-friendly materials, so as to minimise adverse impact to the surrounding area.</p> <p>The proposed land filling area (i.e. 676m<sup>2</sup>, 19%) with no more than 0.2m in depth would be used for the site formation of structures and manoeuvring space of vehicle. Please be confirmed that no hard-paving is required for the artificial pond. As heavy loading of structures and vehicles would compact the existing solid ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off.</p>

	<p>Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. The Site will be reinstated the Site suitable for agricultural use after the planning approval period.</p> <p>In addition, the Site is generally flat and no Old and Valuable Trees have been identified at the Site. No tree fell would be required to facilitate the proposed development. The applicant has submitted a landscape proposal to provide landscape screening to support the application (<b>Annex III</b>).</p> <p>In view of the above, the proposed development would not further alter the landscape character and degrade the landscape quality of the surrounding areas.</p>
--	---

**Annex I - Estimated Trip Generation and Attraction of the Site**

- (i) The application site (the Site) is accessible from Heung Yuen Wai Highway via a local access. A total of 16 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Visitor - 5m (L) x 2.5m (W)	5
Private Car Parking Space for Staff - 5m (L) x 2.5m (W)	1
L/UL Space for Light Goods Vehicle - 7m (L) x 3.5m (W)	1

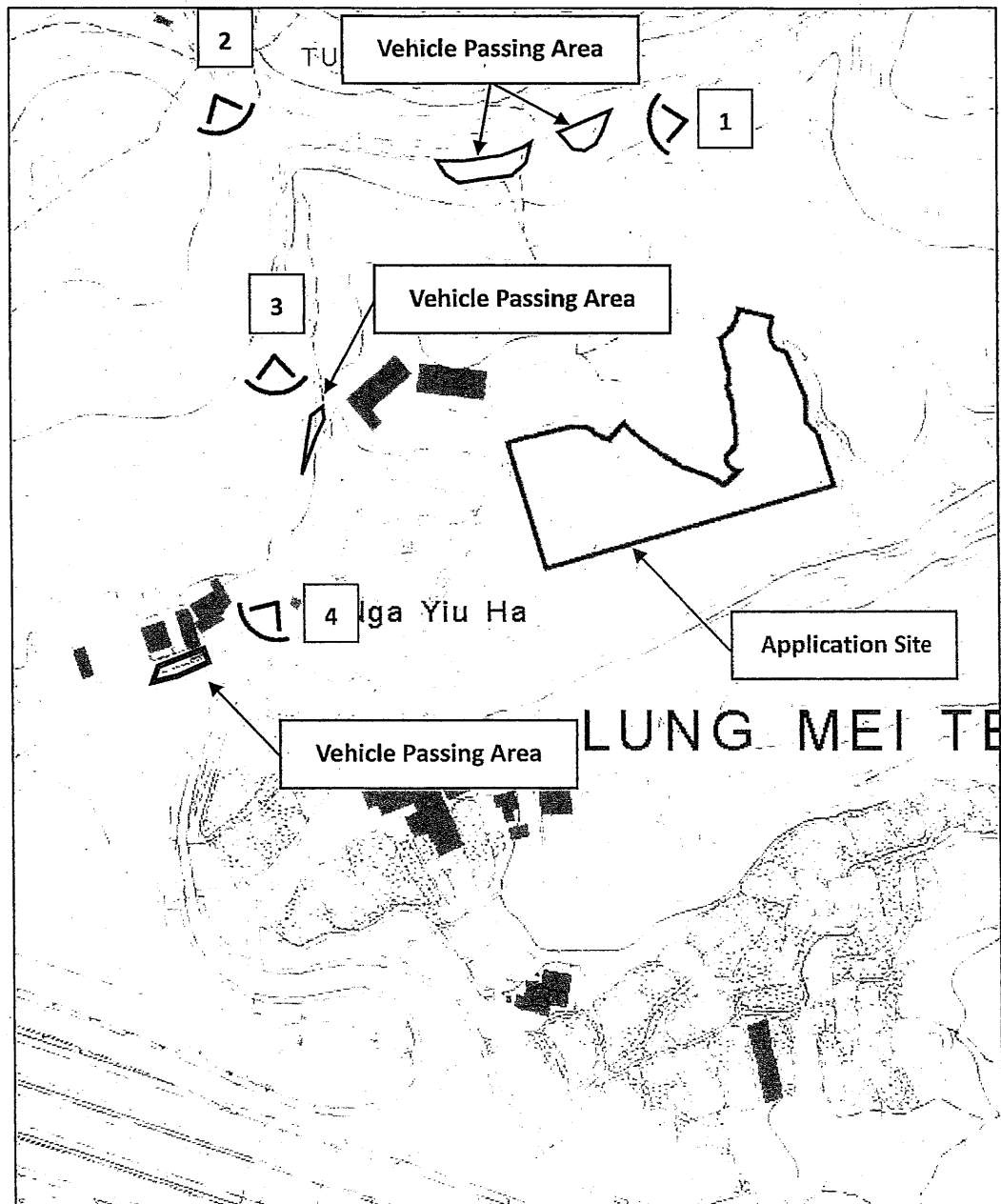
- (ii) The operation hours of the proposed development from 09:00 – 18:00 daily (including public holidays). Please see below for the trip generation and attraction of the proposed development:

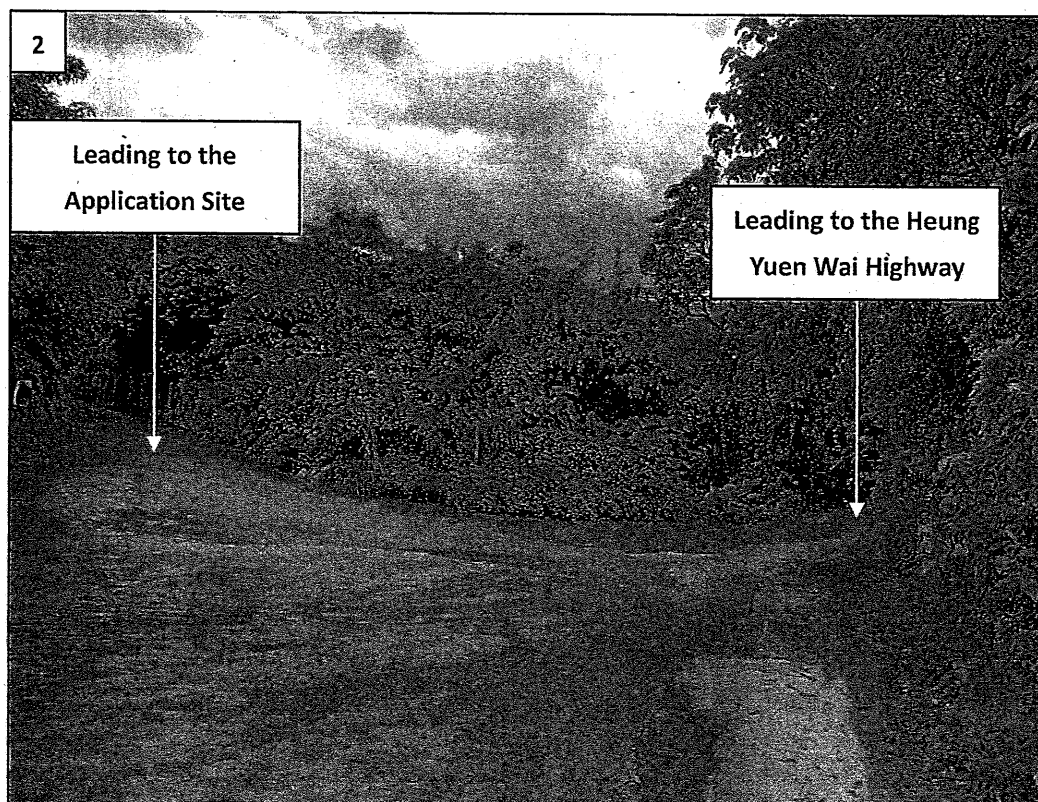
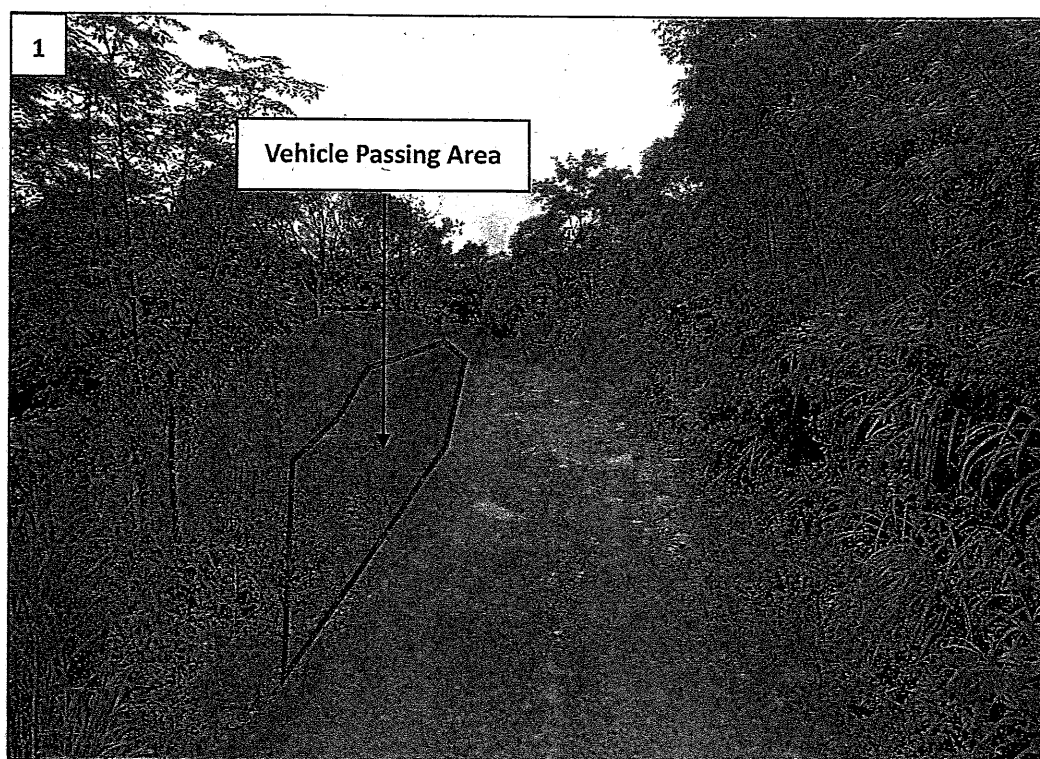
Time Period	Trip Generation and Attraction						2-Way Total
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	1	0	0	0	6
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	5	0	1	0	0	6
Traffic trip per hour (average)	1	1	0	0	1	1	4

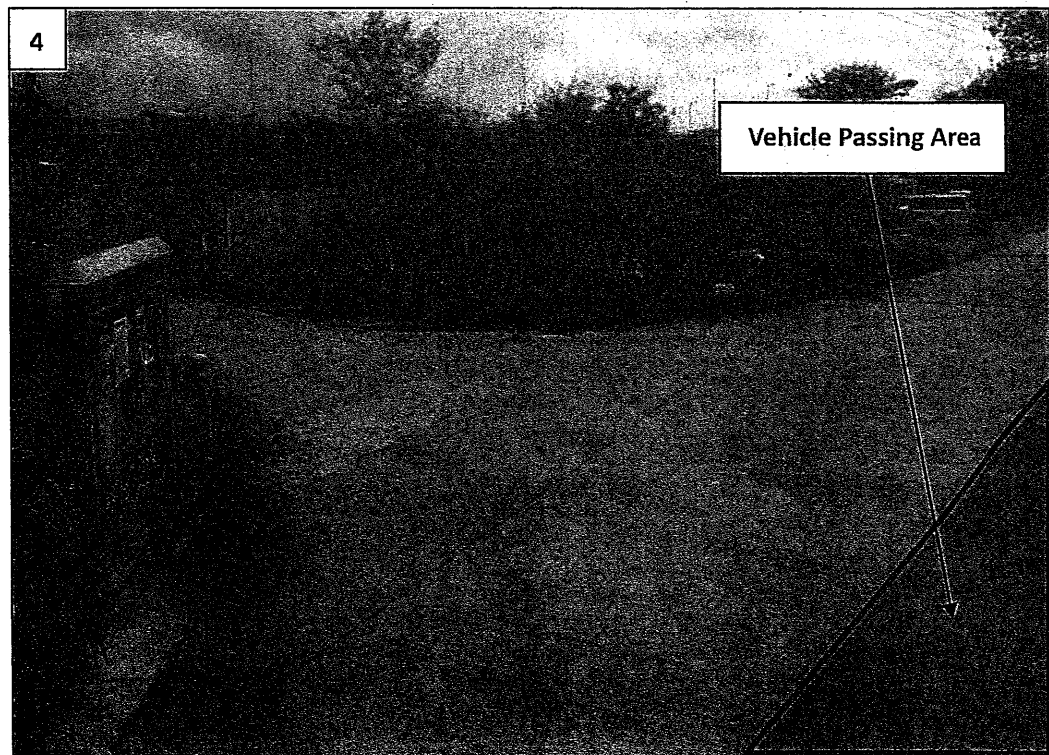
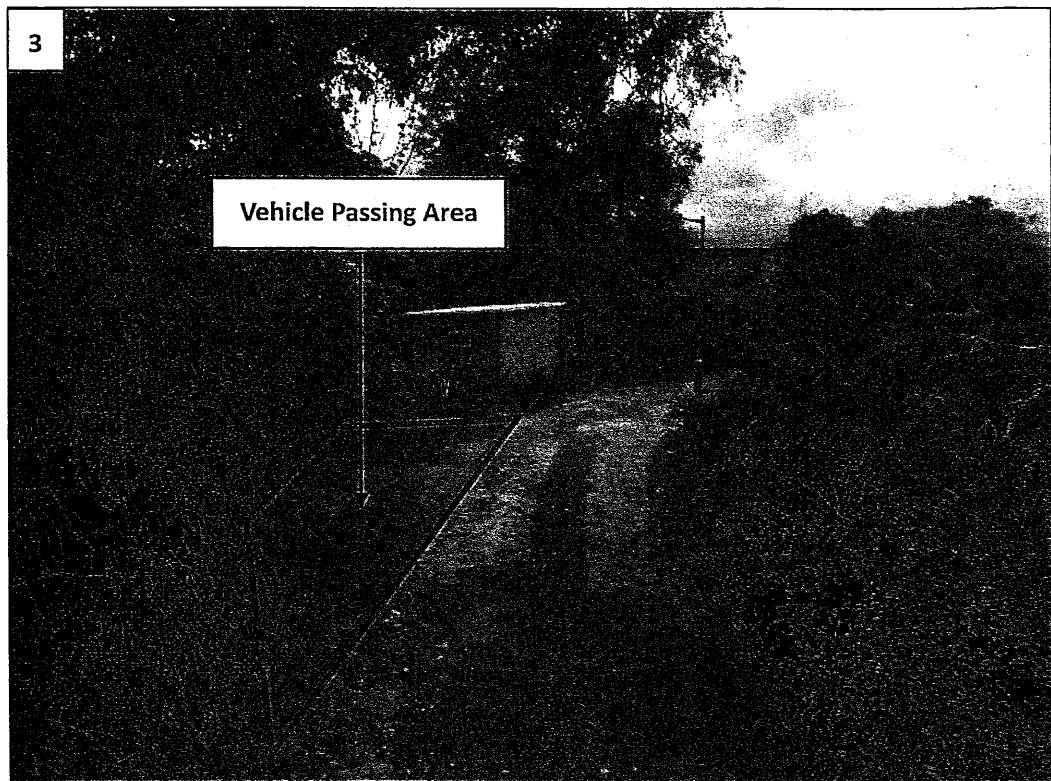
- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.

**Annex II – Site Photo Showing the Passing Bay**

- (i) The Site is approximately 650 m north of Heung Yuen Wai Highway via a local access. Although no proper passing bay is provided at the village access, vehicle passing areas are provided at the below locations:







# LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 3.581m<sup>2</sup> (ABOUT)

NO. OF PROPOSED TREE : 35

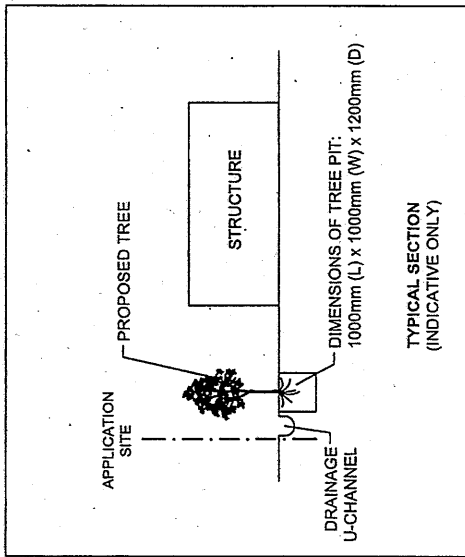
SPECIES OF TREES : BAUHINIA BLAKEANA

SPACING OF TREES : NOT MORE THAN 4m

HEIGHT OF TREES : NOT LESS THAN 2.75m

ALL TREES ARE AT LEAST 1m AND 3m FROM THE APPLICATION SITE BOUNDARY AND STRUCTURES RESPECTIVELY

"NO ACCESS" SIGNS ARE PROPOSED TO BE ERECTED ALONG THE SOUTHERN BOUNDARY OF THE APPLICATION SITE TO PREVENT THE EXISTING NATURAL STREAM FROM DISTURBANCE (FROM VISITOR)



INGRESS / EGRESS 7.3m (ABOUT)(W)

APPLICATION SITE

FARM AREA

FARM AREA

FARM AREA

FARM AREA

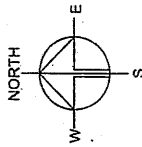
ARTIFICIAL POND

3m BUFFER FROM STRUCTURE

3m BUFFER FROM STRUCTURE

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 T33 T34 T35

- LEGEND
- APPLICATION SITE
  - STRUCTURE
  - PARKING SPACE
  - LUL SPACE
  - INGRESS / EGRESS
  - PROPOSED TREE



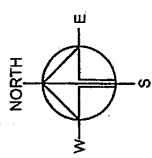
PLANNING CONSULTANT  
R-RICHES PROPERTY CONSULTANTS LIMITED

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

SITELLOCATION  
VARIOUS LOTS IN D.D. 78, NGA YIU PO, TA KWU LING, NEW TERRITORIES

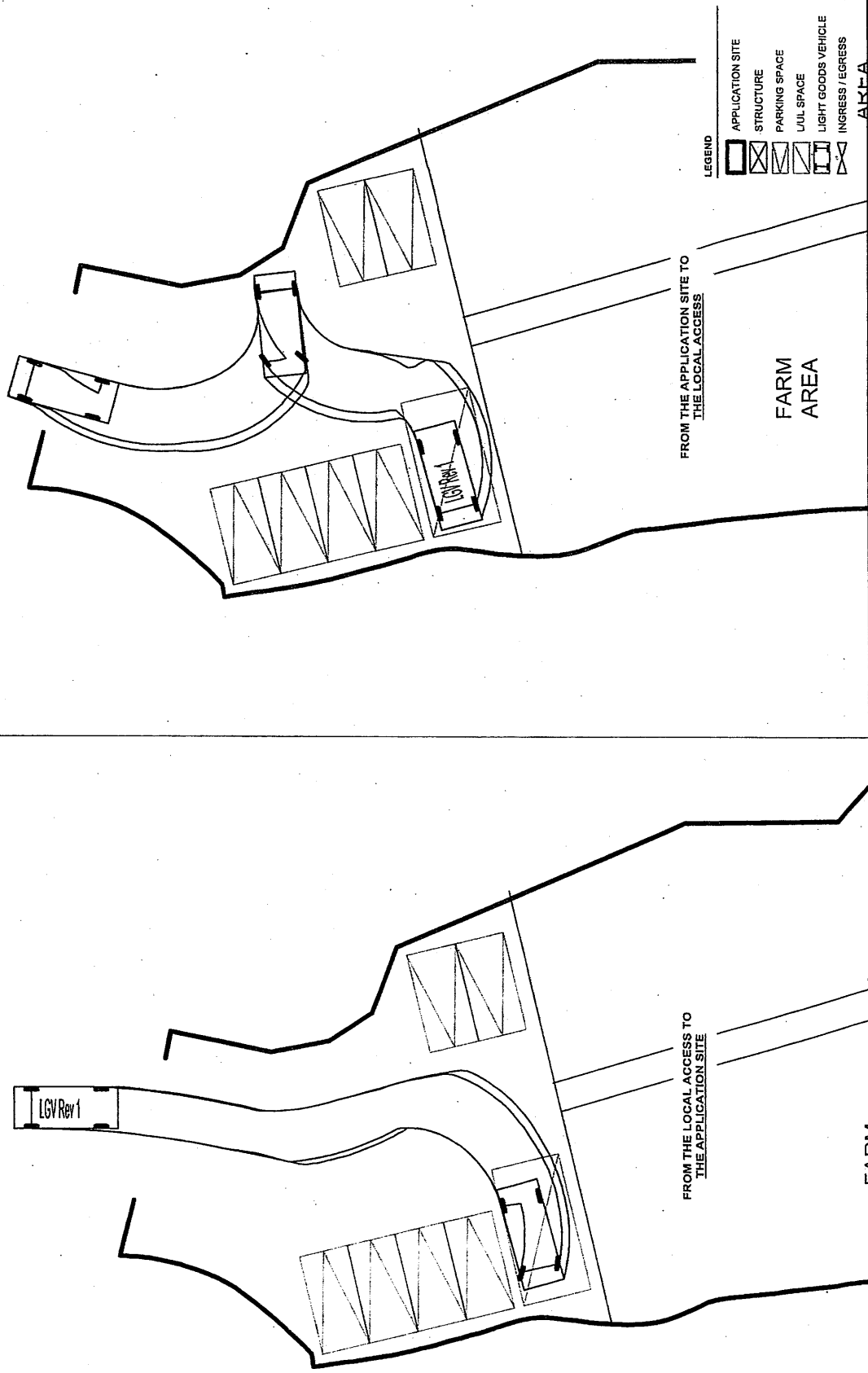
SCALE	1: 500 @ A4
DATE	30.12.2022
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DRAWN TITLE	LANDSCAPE PLAN
DWG NO.	ANNEX III
VER.	001





PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND FILLING OF LAND	SITE LOCATION VARIOUS LOTS IN D.D. 78, NGA YIU PO, TA KWU LING, NEW TERRITORIES	SCALE 1: 300 @ A4	DRAWN BY MN	DATE 28.9.2022	CHECKED BY	DATE	APPROVED BY	DATE	DWG TITLE SWEEP PATH ANALYSIS	DWG NO PLAN 1	VER 001
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SWEPT PATH ANALYSIS  
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING







盈卓物業  
顧問有限公司

Our Ref. : DD78 Lot 1758 & VL  
Your Ref. : TPB/A/NE-WKS/20

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

By Email

3 February 2023

Dear Sir,

## 2<sup>nd</sup> Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 78, Nga Yiu Ha, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-WKS/20)**

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

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

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

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Michelle CHAN

email: mltchan@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662

## Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 78, Nga Yiu Ha, Ta Kwu Ling, New Territories**

**(Application No. A/NE-WKS/20)**

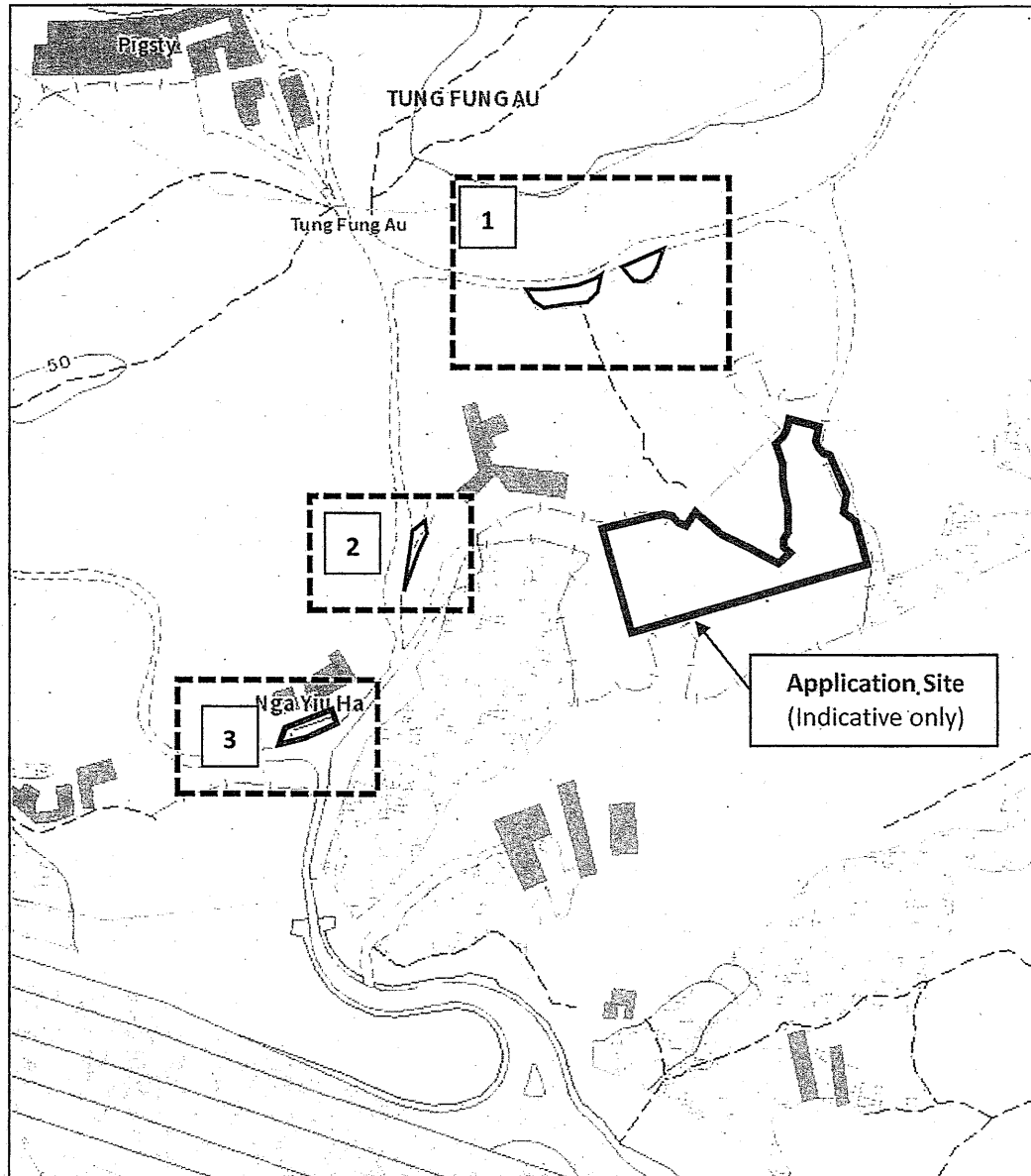
(i) A RtoC Table:

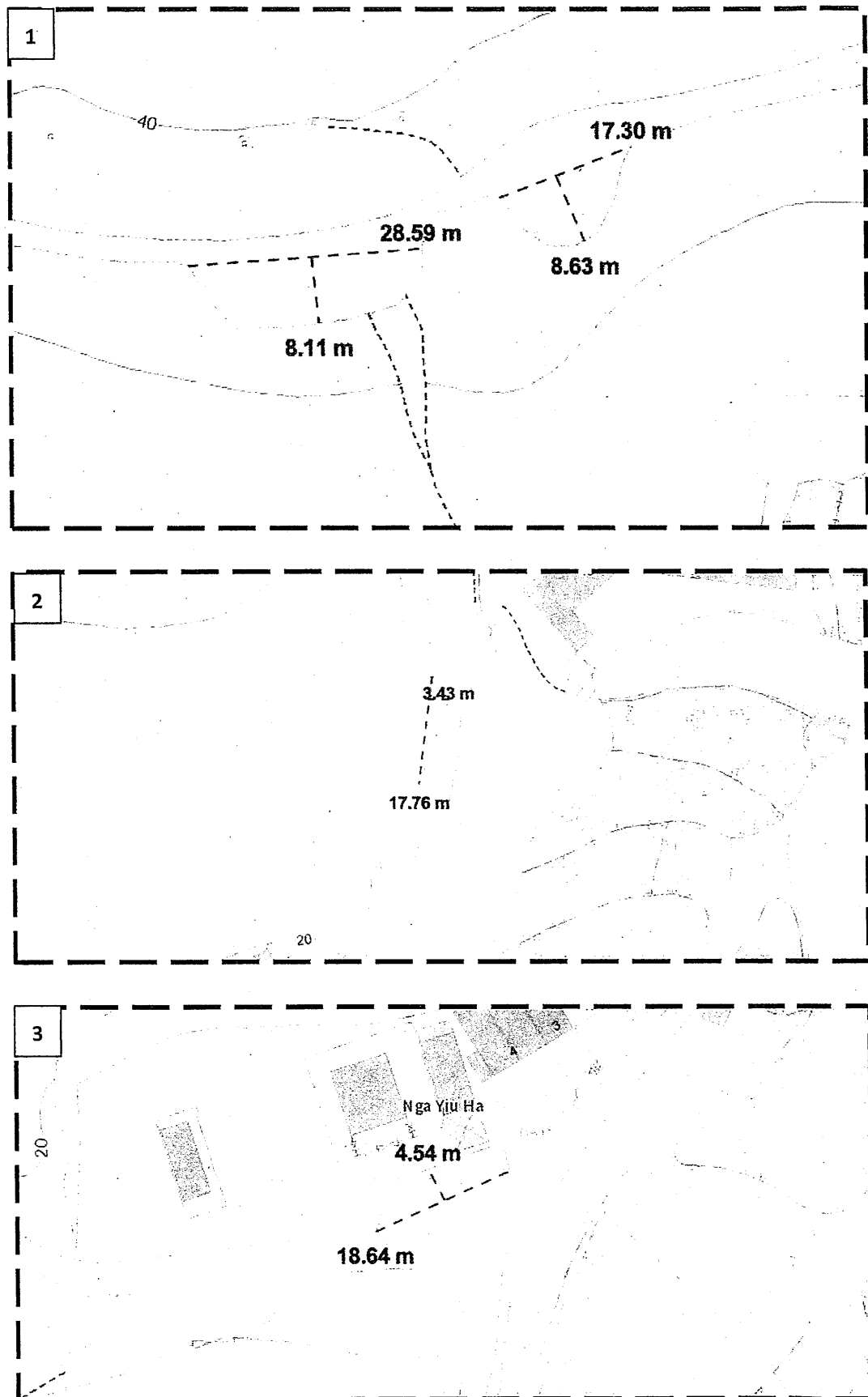
Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Michael CHEUNG; Tel: 2399 2405)</b>		
	The applicant did not address our comments on the traffic impact due to the proposed filling of land.	A total of 676 m <sup>2</sup> (about) of the Site will be filled with concrete of not more than 0.2m in depth for site formation of structures and circulation space. Materials to mix concrete, i.e. sand, cement, water etc. will be transported by light goods vehicle and concrete will be mixed at the Site. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors / trailers is required for transportation of materials. As only minor portion of the Site will be filled with concrete and minimal trips will be generated and attracted for transportation of materials, adverse traffic impact to the surrounding road network should not be anticipated.
	Layout plan with dimensions to demonstrate adequacy of the passing bays should be provided.	Noted. Layout plan with dimensions to demonstrate adequacy of passing bays is provided for your consideration ( <b>Annex I</b> ).
	It is noted the application site is at distance from public road. The applicant is required to further elaborate the adequacy of deploying staff at the site entrance to deter illegal parking of the site and ensuring pedestrian safety.	Please note that advanced booking is required for visitors to access the Site and the use of parking space, this could help to regulate the use of the parking spaces and prevent excessive number of vehicles and visitors to the Site. Walk-in visitor will not be served. Staff will be deployed by the applicant to station along the local access during operation hours to enhance pedestrian safety ( <b>Annex II</b> ). If illegal parking

		activities were observed in the vicinity of the Site, they will be reported to respective Government Departments by staff to minimise impact to the nearby road.
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**Annex I – Dimensions of Passing Bay**

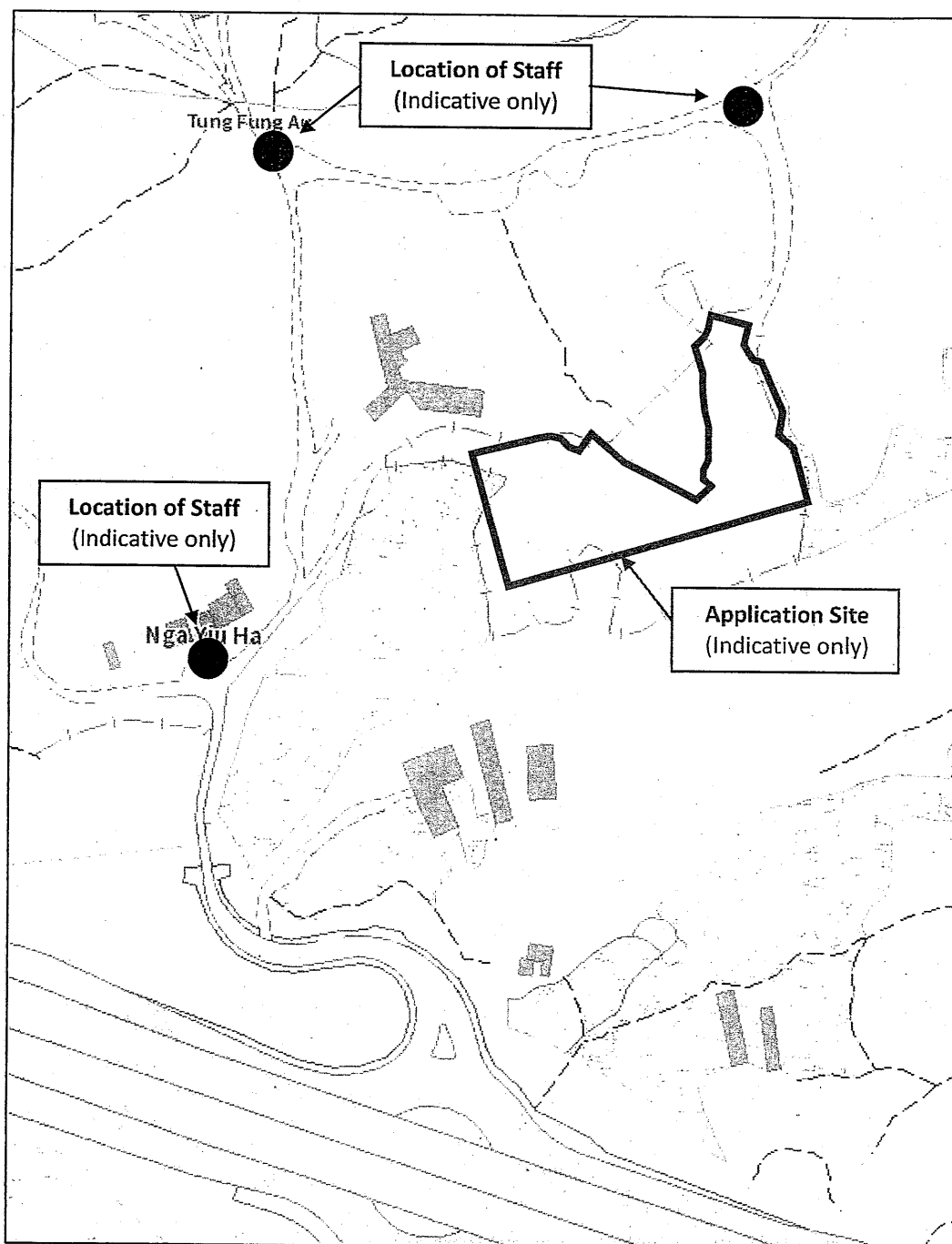
- (i) The Site is approximately 650 m north of Heung Yuen Wai Highway via a local access. Although no proper passing bay is provided at the village access, vehicle passing areas are provided at the below locations:





**Annex II – Location of Staff to be Deployed to Enhance Pedestrian Safety**

- (i) Staff will be deployed by the applicant to station along the local access during operation hours to enhance pedestrian safety, details are as follows:





**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Old Schedule Agricultural lots 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; and
- as land filling works are proposed in the planning submission, the applicant should comply with all land filling requirements imposed by relevant government departments, if any and in no event cause any disturbance to GL.

**2. Traffic**

Comments of the Commissioner for Transport (C for T):

- having reviewed the FI submission, it is considered that the traffic impact induced by the proposed development is tolerable from traffic engineering viewpoint subject to the implementation of traffic management measures.

**3. Landscape**

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

- having reviewed the submitted information, the applicant proposed to plant 35 new trees along the site boundary as the landscape screening. Noting landscape treatments within the Site will be provided and significant adverse landscape impact on existing landscape resources arising from the proposed development is not anticipated, she has no adverse comment to the application from the landscape planning perspective; and
- should the Board approve the subject application, it is considered not necessary to impose a landscape condition as the site is not abutting major public frontage and the site is surrounded by existing trees and vegetation. no objection to the application from landscape planning perspective.

**4. Agriculture and Nature Conservation**

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 an agricultural perspective; and
- the Site is an abandoned agricultural land covered by common weeds. A watercourse is located in the vicinity of the subject site. He has no comment on the subject application from nature conservation perspective.

## **5. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the planning application from the environmental perspective; and
- no environmental complaint related to the Site was received for the past three years.

## **6. Drainage**

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the development will not cause adverse drainage impact to the adjacent area; and
- the drainage system should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;

## **7. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of D of FS.

## **8. Building Matters**

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

- there is no record of approval by the Building Authority for the existing buildings/structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

## **9. Other Departments**

- The following government departments have no comments on the application:
  - (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
  - (b) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD); and
  - (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- if the planning application is approved, the lot owner(s) of the lots will need to apply to her office for a Short Term Waiver (STW) to permit the structures to be erected on Site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structures will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Nga Yiu Ha Pai Lau is not managed by TD; and the applicant should be reminded to deploy adequate resources with implementing proper surveillance system to control the local track access leading to the Site and the applicant must ensure not to affect the public;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the access road adjacent to the Site is not maintained by HyD;
- (d) to note the comments of the Director of Agricultural, Fisheries and Conservation (DAFC) that the applicant is advised to avoid adverse impact to the watercourse nearby during the construction and operation stage of the proposed use;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest CoP and ProPECC PN 1/94 *Construction Site Drainage* issued by EPD, and should also comply with all relevant environmental protection/pollution control ordinances, including but not limited to noise control Ordinance, to minimise potential environmental nuisance to the surrounding area;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;
  - the applicant is advised that the layout plan 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
  - the applicant is reminded that if the proposed structure is required to comply with the Buildings Ordinance (BO), detailed fire safety requirements will be formulated upon

receipt of formal submission of general building plans; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- if the existing structures are erected on leased land without approval of the BD (no being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the application;
- before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings, and they are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
- if the Site is not abutting on a specified street having a width not less than 4.5 m, the development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage;
- 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 the B(P)R 72 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
- formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of ponds and land and site formation drainage works. Detailed comments under the BO will be provided at the building plan submission stage.

APPENDIX IV

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

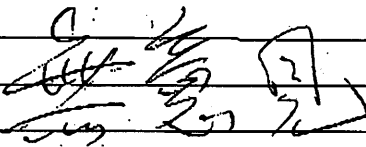
By e-mail : tpbpd@pland.gov.hk

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

A/NE-WKS/20

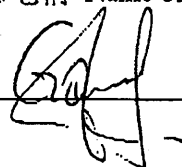
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

簽署 Signature



日期 Date

2022.11.9

F2 4081

8

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

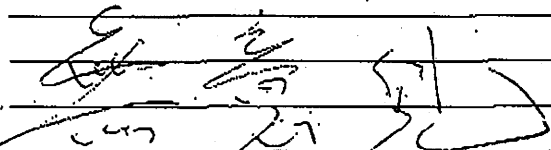
By e-mail : tpbpd@pland.gov.hk

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


A/NE-WKS/20 Received on 30/12/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date

2023.1.19

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**Comments on the Section 16 Application No. A/NE-WKS/20**

21/11/2022 17:51

From: "Kristy CHOW" <kristy@cahk.org.hk>  
To: <tpbpd@pland.gov.hk>  
Cc: "'Roy Ng'" <roy@cahk.org.hk>  
File Ref:

1 attachment



TPB20221121(WKS20).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,  
Chow Oi Chuen (Ms.)  
Campaign Officer  
The Conservancy Association

T: 2728 6781  
D: 2272 0307  
F: 2728 5538

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

會址: 香港新界葵涌貨櫃碼頭路 77-81 號, Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

21<sup>st</sup> November 2022

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

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

Dear Sir/Madam,

### Comments on the Section 16 Application No. A/NE-WKS/20

The Conservancy Association (CA) OBJECTS to the captioned application.

#### **1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the approved Wo Keng Shan Outline Zoning Plan No. S/NE-WKS/10, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*

However, we cannot see any details to justify how such plan would fulfill the above planning intention, especially land filling of 676m<sup>2</sup> which occupies 18.8% of the site.

#### **2. Adverse environmental impacts**

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

- No plans on land recovery: The application, including 3 single-storey structures of about 4m in height, and 676m<sup>2</sup> land filling for site formation of structures and parking and loading/unloading space, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- No details on the proposed artificial pond: Currently the applicant does provide any details of the artificial pond, including design, source of water, maintenance





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## The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

works required, any potential discharge of water within the site or its surrounding environment. We especially worry that the artificial pond can be a potential source of water pollution (either from visitors or operators) during operation phase. For example, if chemical pesticides would be used in the maintenance of the artificial pond, the site runoff would be contaminated. All contaminated water from the artificial pond would end up in entering adjacent watercourse.

### 3. Undesirable precedent of “destroy first, build later”

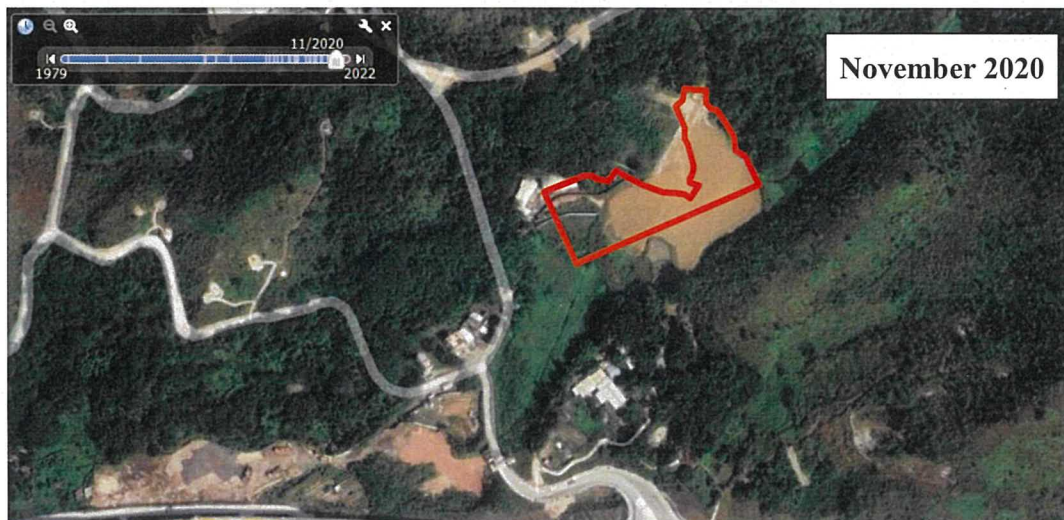
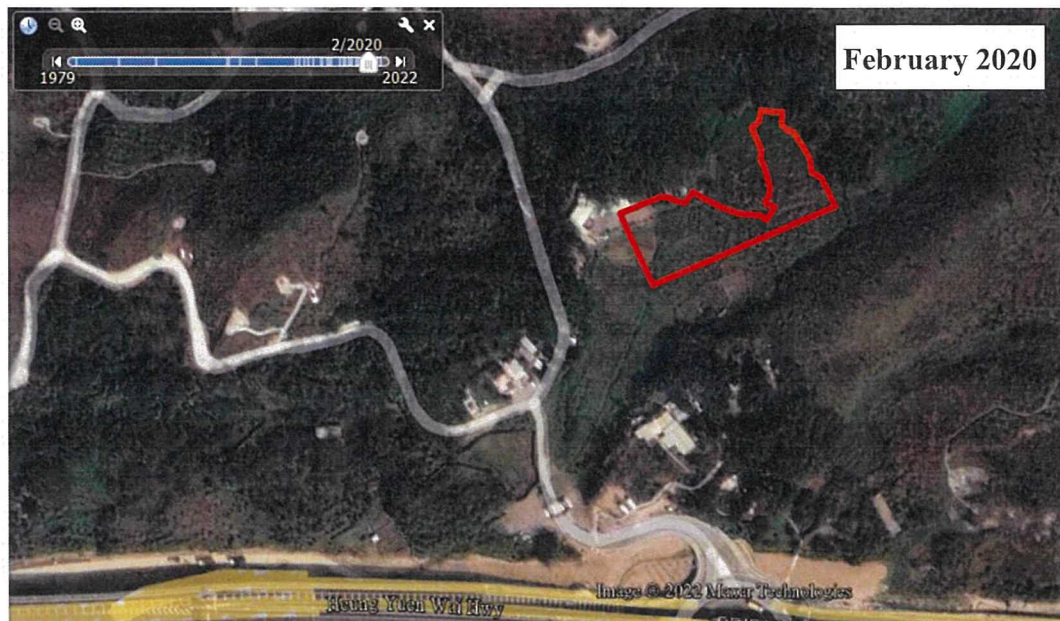
According to the google earth aerial photos, this site has been subject to land formation and vegetation clearance (Figure 1-4) since 2020, and we also reported the site as suspected unauthorized activities to several departments includes Lands Department, Environmental Protection Department, and Planning Department in 2020 (Figure 5-6). Therefore we suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that *“the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”*<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association

<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**Figure 1-4** This site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





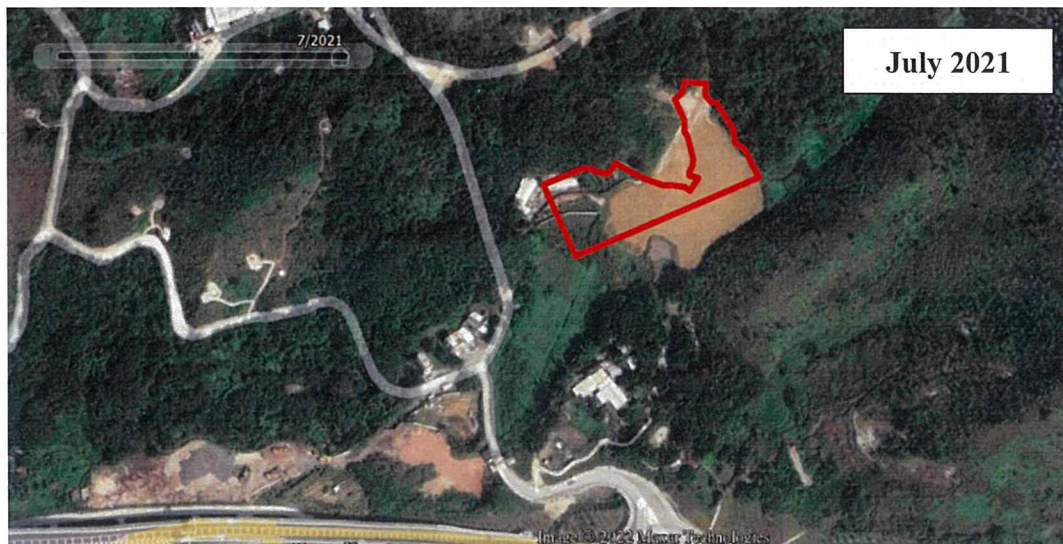


# 長春社

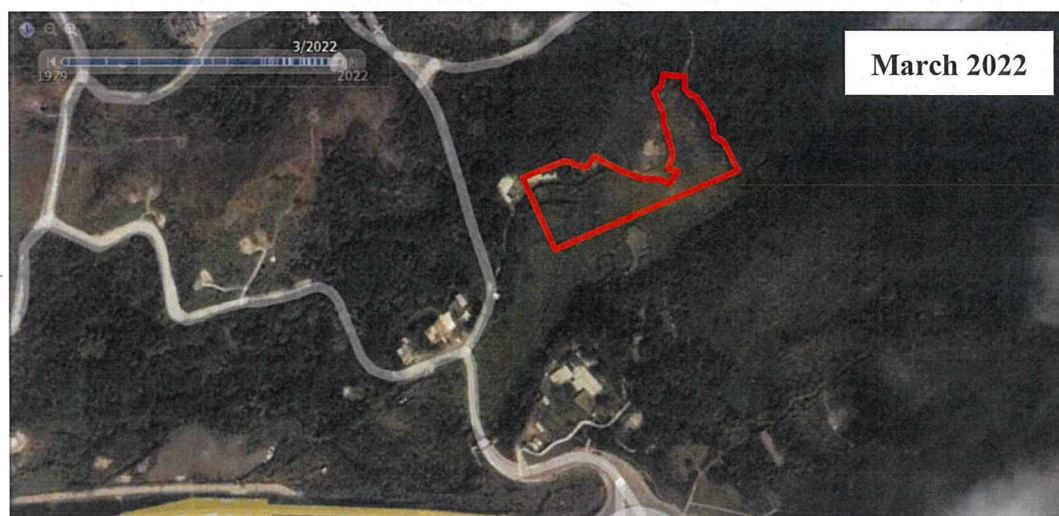
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## The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號, Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk



July 2021



March 2022





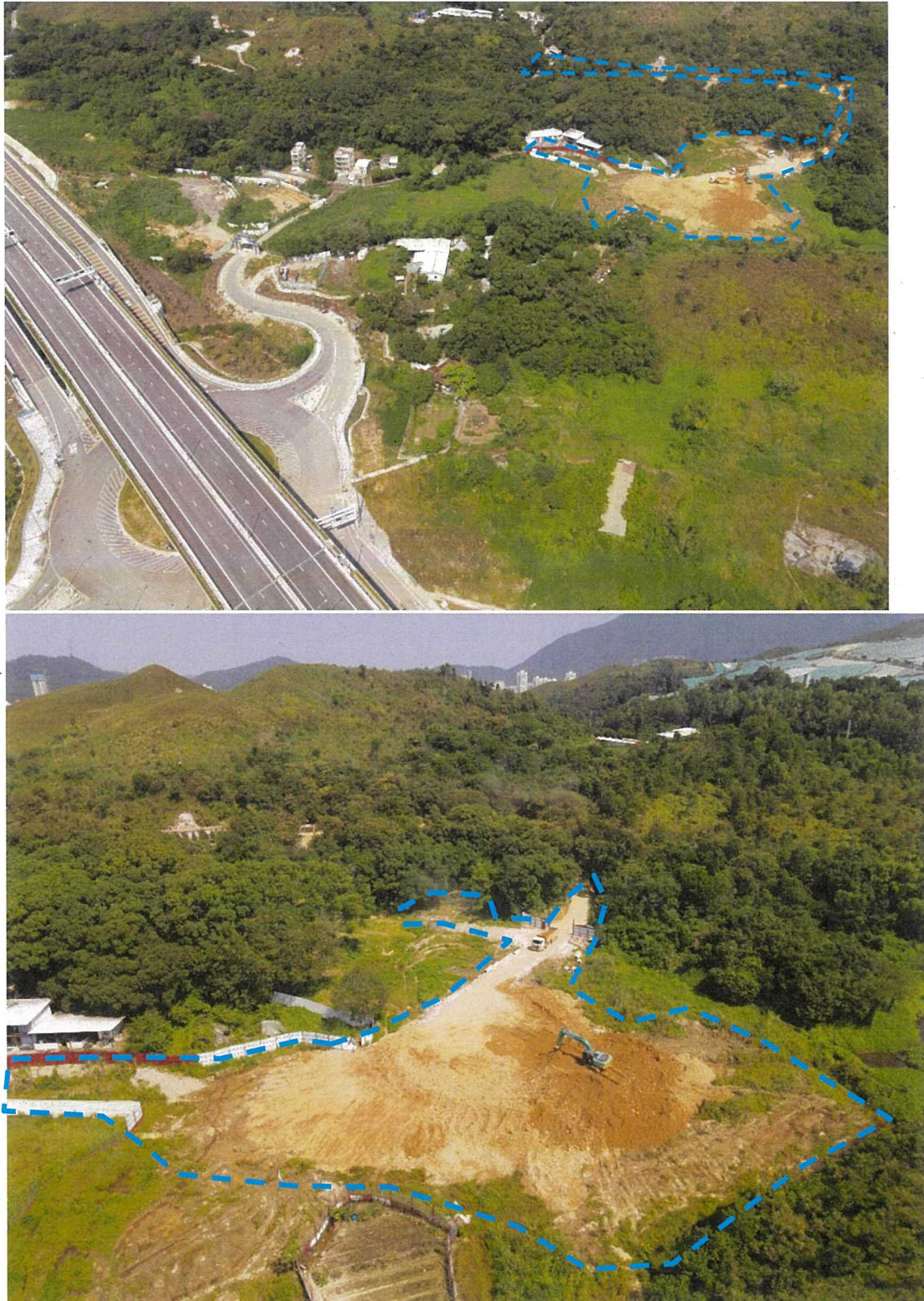
# 長春社

Since 1968

## The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

Figure 5-6 Site visit observation in October 2020 (marked in blue)



3

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**HKBWS's comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land at Nga Yiu Ha, Ta Kwu Ling (A/NE-WKS/20)**  
23/11/2022 18:11

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: Chuan Woo <wchuan@hkbws.org.hk>  
File Ref:

---

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land at Nga Yiu Ha, Ta Kwu Ling (A/NE-WKS/20) is attached.

Thank you.

Best Regards,

**Wong Suet Mei | 黃雪媚**

Conservation Officer | 保育主任

**Hong Kong Bird Watching Society | 香港觀鳥會**

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong  
香港九龍荔枝角青山道532號偉基大廈7樓C室

T: +852 2377 4387 | F: +852 2314 3687



20221125\_NgaYiuHa\_HobbyFarm\_A\_NE\_WKS\_20\_HKBWS.pdf





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

By email only

23 November 2022

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land at Nga Yiu Ha, Ta Kwu Ling (A/NE-WKS/20)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

**1 Not in line with the planning intention of the "Agriculture" (AGR) zoning**

The application site is located within the AGR zone, where the planning intention is "*to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*". The Google Earth aerial photograph in 2017 reveals that there were active farmlands at the site. We consider the site has potential for farmland rehabilitation. However, the proposed hobby farm will involve filling and paving of 676m<sup>2</sup> land area, construction of temporary structure for recreational and storage use, parking space, etc. We consider these would lead to a **permanent loss in farmland**, and is not in line with the intention to retain land for agricultural purposes. Therefore, we urge the Town Planning Board (Board) to reject this application.

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk  
傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C  
Address 7C, V Ga Building, 532 Castle Peak Road,  
Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee





## 2 The Town Planning Board should not encourage “destroy first, build later”

From Google Earth aerial photographs, landscape changes including vegetation clearance and **extensive land filling** were seen at the application site between 2017 and 2021 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*<sup>1</sup> We urge the Board to reject this application.

## 3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

## 4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “control adjoining uses to *minimise adverse impacts on conservation zones* and optimise their conservation value”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular<sup>2</sup>. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity<sup>3</sup> and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD

<sup>1</sup> TPB Press Release. Available at:

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

<sup>2</sup> AFCD Role of Department. Available at:

[http://www.afcd.gov.hk/english/aboutus/abt\\_role/abt\\_role.html](http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html)

<sup>3</sup> AFCD Vision and Mission. Available at:

[http://www.afcd.gov.hk/english/aboutus/vision\\_mission/abt\\_vision\\_mission.html](http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html)



and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,  
Wong Suet Mei  
Conservation Officer  
The Hong Kong Bird Watching Society

cc.  
The Conservancy Association  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong  
TrailWatch

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk  
傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk

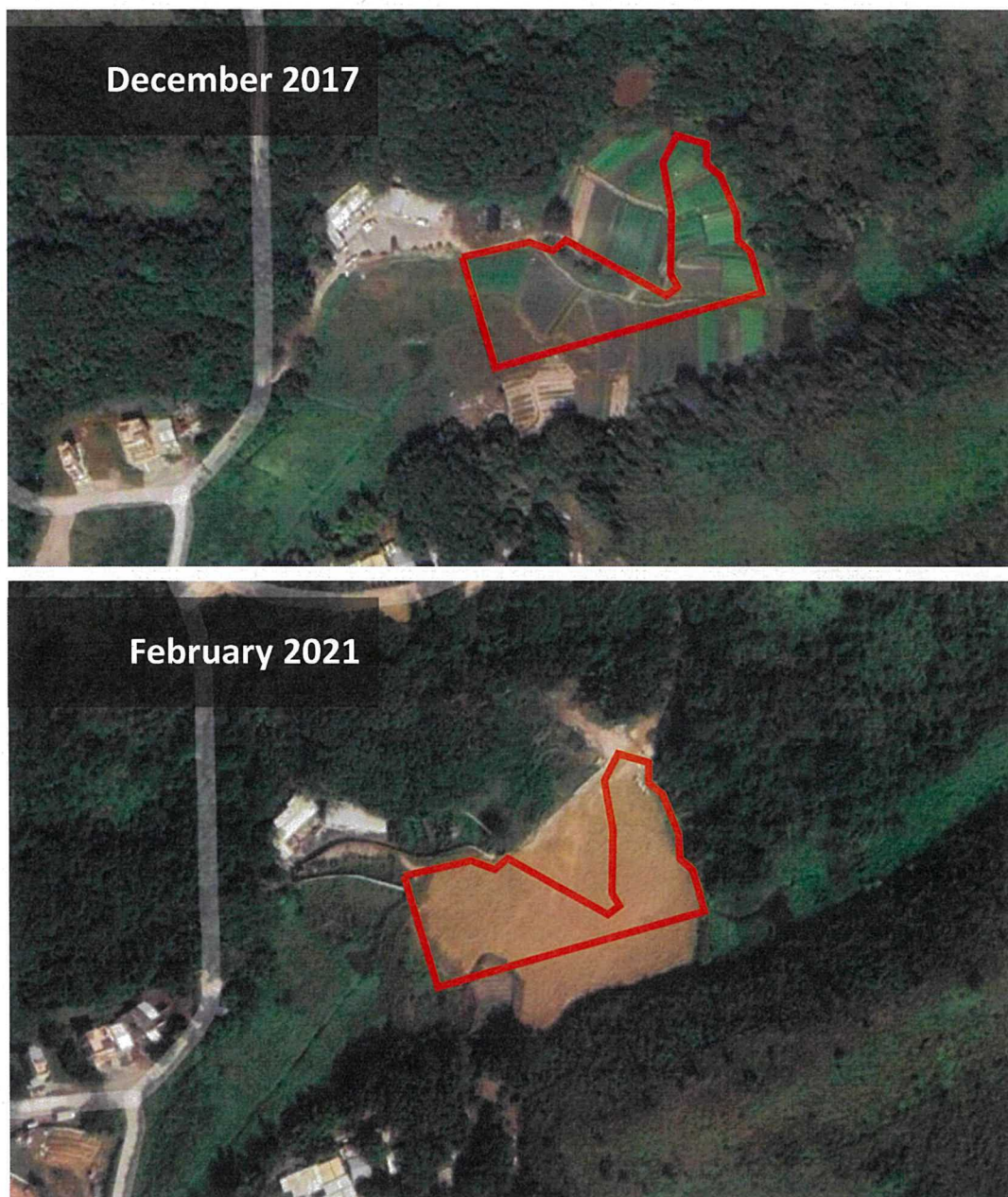
地址 香港九龍荔枝角青山道532號偉基大廈7C  
Address 7C, V Ga Building, 532 Castle Peak Road,  
Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee





**Figure 1.** The Google Earth aerial photograph in 2017 (upper) reveals that there are active farmlands at the site (marked with red line). However, landscape changes including vegetation clearance and **extensive land filling** were seen at the site in 2021 (bottom). We consider that this is “destroy first, build later” and the proposed hobby farm would lead to a **permanent loss in farmland**, and is not in line with the intention of AGR zone.



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**A/NE-WKS/20**

24/11/2022 14:10

From: "Cynthia Tung (Conservation)" <cynthiatung@wwf.org.hk>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "Tobi Lau (Local Biodiversity)" <tlau@wwf.org.hk>  
File Ref:

1 attachment



s16 A\_NE-WKS\_20\_2022 Nov(11)\_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.

See attached file:

s16 A\_NE-WKS\_20\_2022 Nov(11)\_WWF

Thank you for your attention.

Yours faithfully,  
Cynthia Tung

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





**40 YEARS**  
OF ACTION FOR NATURE

世界自然基金會  
香港分會

WWF-Hong Kong

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

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

24 November 2022

**Chairman and members**

**Town Planning Board**

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

**By E-mail ONLY**

Dear Sir/Madam,

**Re: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)  
with Ancillary Facilities for a Period of 5 Years and Filling of Land in  
“Agriculture” in Wo Keng Shan in North District (A/NE-WKS/20)**

WWF would like to lodge an objection to the captioned proposal.

**Suspected unauthorised development**

Until at least November 2019, the application site has been covered with dense vegetation (Fig 1). This appears to be the case until February 2020 although available satellite imagery is less clear (Fig 2). By February 2021, complete removal of vegetation has occurred (Fig 3), leading to massive habitat destruction at the application site.

By comparing the location plan and site plan in the gist of the captioned application with satellite images retrieved from Google Earth, it seems likely that the affected areas detailed above match with the boundary of the application site.

We suspect a “destroy first, build later” approach has been adopted by degrading vegetation in order to obtain planning permission. As we do not have knowledge of the current environmental situation at the application site, we would ask the Town Planning Board to request the relevant government authorities to check whether the captioned proposal is linked with unauthorised development since 2021. If so, we would ask the Town Planning Board to proactively deter such “destroy first, build later” planning

**together possible™**

贊助人：中華人民共和國  
香港特別行政區行政長官  
李家超先生、大紫荊勳賢, SBS, PDSM  
主席：白丹尼先生  
行政總裁：黃碧茵女士

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

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM  
The Chief Executive, Hong Kong Special Administrative Region  
People's Republic of China  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

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

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

applications so as to be consistent with the Government press release on 4 July 2011 which states that *“the [Town Planning] Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”*<sup>1</sup>.

### **Undesirable precedent**

Approval of this proposal would set an undesirable precedent for other similar applications, the cumulative effect of which would adversely impact the surrounding areas.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,  
Cynthia Tung  
Policy Analyst, WWF-Hong Kong

---

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



Fig 1 Aerial view of application site and vicinity as of November 2019

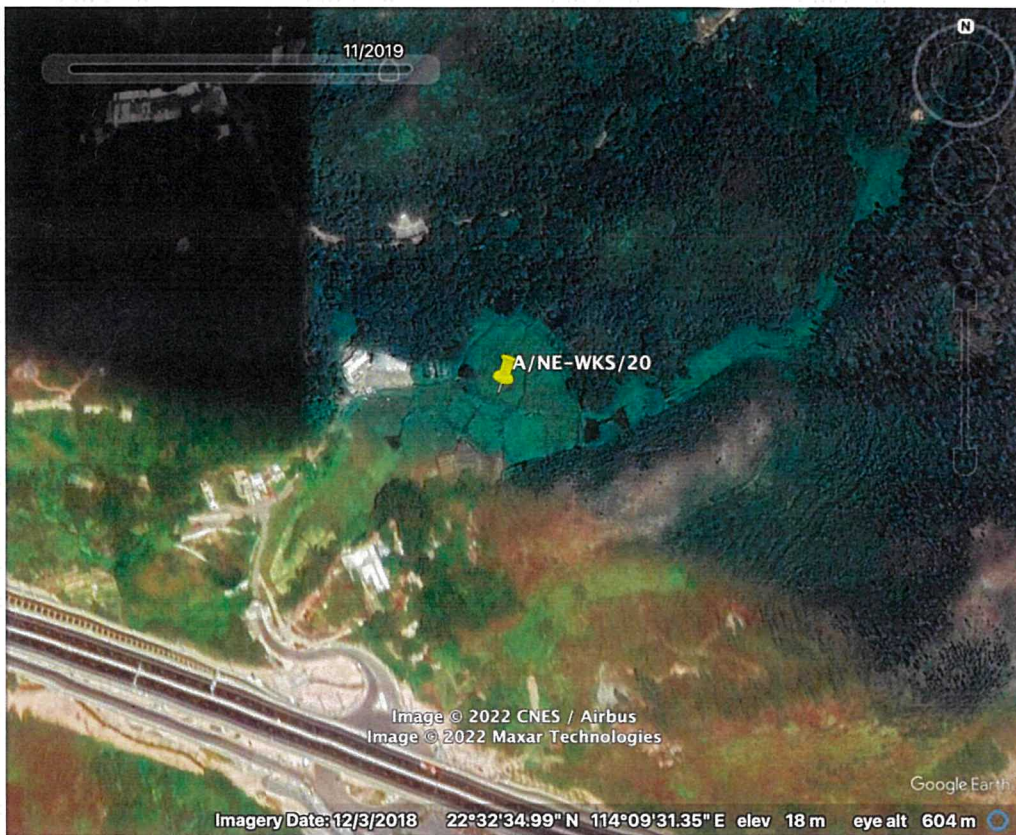


Image source: Google Earth (Accessed on 16 November 2022)

Fig 2 Aerial view of application site and vicinity as of February 2020

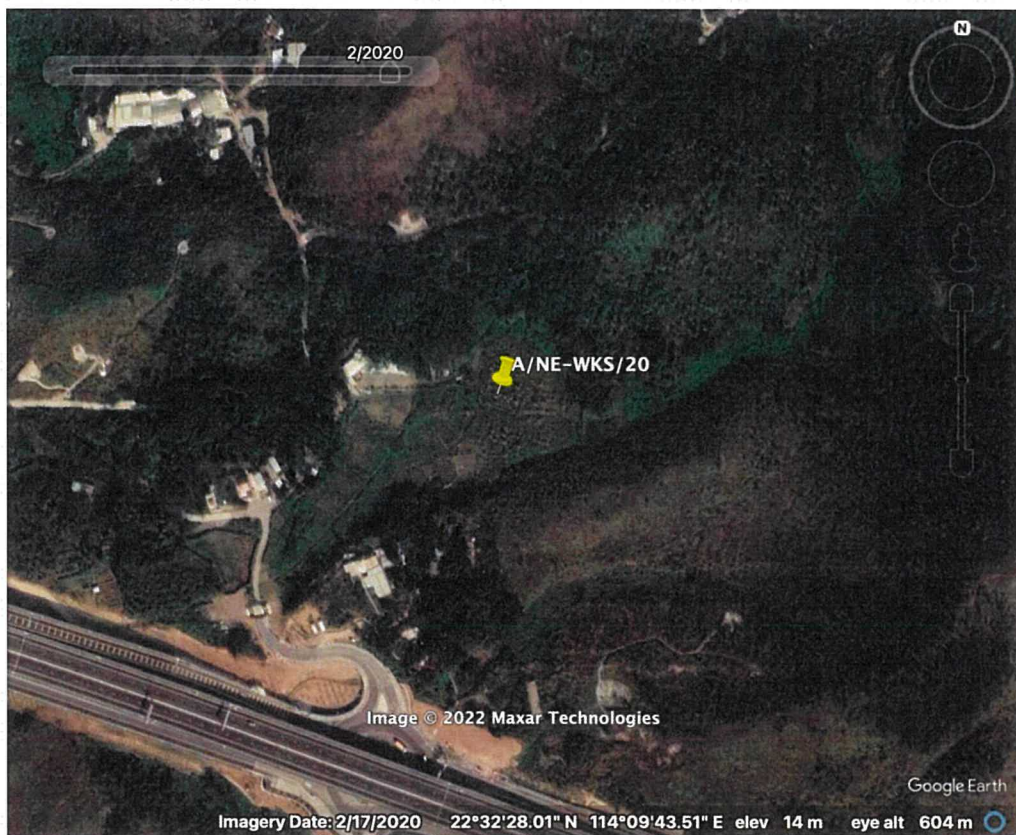


Image source: Google Earth (Accessed on 16 November 2022)



Fig 3 Aerial view of application site and vicinity as of February 2021



Image source: Google Earth (Accessed on 16 November 2022)

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## KFBG's comments on two planning applications

24/11/2022 17:17

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

2 attachments



221124 s16 WKS 20.pdf 221124 s12a LFS 13c.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

24th November, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with  
Ancillary Facilities for a Period of 5 Years and Filling of Land  
(A/NE-WKS/20)**

1. We refer to the captioned.
2. Based on our on-site observation made recently, the area where the site is located is largely covered with vegetation. According to the information from the gist, 676 m<sup>2</sup> out of the total 3,581 m<sup>2</sup> of the site would be paved with concrete (the land filling proposal), which is equivalent to around 19% of the site. The breakdown of various proposed uses (extracted from the gist) is shown below.

Application Site Area	About 3,581 m <sup>2</sup>	100% of the site
Farm Area Use	About 2,083 m <sup>2</sup>	About 58% of the site
Land Filling Area (Concrete)	About 676 m <sup>2</sup>	About 19% of the site
Soiled Ground Area Use	About 579 m <sup>2</sup>	About 16% of the site
Artificial Pond Area Use	About 243 m <sup>2</sup>	About 7% of the site

3. We urge the Board to seriously consider whether the area of land to be filled with concrete would be a bit excessive and significantly affect the arability of the site. We would also like the Board to note that based on aerial photos the site and its surroundings would still be largely under active cultivation from late 2015 to early 2018.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



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

參考編號

Reference Number:

221124-131924-45939

提交限期

Deadline for submission:

25/11/2022

提交日期及時間

Date and time of submission:

24/11/2022 13:19:24

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-WKS/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yip Tsz Lam

意見詳情

Details of the Comment :

您好，我現時在打鼓嶺瓦窑下經營一個小有機農場。本人反對有關改變土地用途的規劃申請。

近年瓦窑下接連出農地遭受倒泥頭的事件，不單對水文、環境生態造成破壞，也令農地資源遭受難以恢復的損害。而今次有關申請的位置，也屬於同類情況。

政府未能嚴正執法，阻止鄉郊地境接連受到破壞，實令人失望。為免向社會發放錯誤訊息，本人促請政府儘快撥亂反正，加強監察及檢控違規個案，並嚴正否決這些「先破壞、後發展」的申請個案。謝謝。

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**A/NE-WKS/20 DD 78 Nga Yiu Ha**

25/11/2022 02:12

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

**A/NE-WKS/20**

Lots 1758, 1759, 1760 and 1763 (Part) in D.D. 78, Nga Yiu Ha, Ta Kwu Ling

Site area : About 3,581sq.m

Zoning: "Agriculture"

Applied Use: Hobby Farm / **5 Years** / **Filling of Land** / 7 Vehicle Parking

Dear TPB Members,

Application 18 withdrawn and back with a reduced footprint.

The 'artificial pond' is not included in the calculation of 'filling of land'. The amount of land under cultivation would be around 60% only.

Cementing over land in a previously natural environment is unacceptable and approval would set an undesirable precedent.

Previous objections relevant and upheld.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Tuesday, 23 August 2022 1:51 AM CST

**Subject:** A/NE-WKS/18 DD 78 Nga Yiu Ha

**A/NE-WKS/18**

Lots 1758, 1759, 1760, 1762 (Part) and 1763 (Part) in D.D. 78, Nga Yiu Ha, Ta Kwu Ling

Site area : About 6,696sq.m

Zoning: "Agriculture"

Applied Use: Hobby Farm / 5 Years / **Filling of Land** / 16 Vehicle Parking

Dear TPB Members,

Strong objections, the site coverage is far greater than 11% and this has the appearance of a Destroy to Build application.

Filling of land by not more than 0.2 m in depth with an area of about 1,568 m<sup>2</sup>

The district is heavy wooded but no mention of how many trees would be felled.

There is no history of applications for this area so it would be prudent to respect the zonings to ensure that no unwelcome development is undertaken.

Approval would open the floodgate for dozens of similar applications that would result in the gradual conversion of the district to commercial uses.

Mary Mulvihill

F2 seg 1

9

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**Re: A/NE-WKS/20 DD 78 Nga Yiu Ha**

30/01/2023 02:07

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

35 trees planted in on the periphery but no data as to how many trees to be chopped down.

Previous objections reinforced.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Friday, 25 November 2022 2:12 AM CST

**Subject:** A/NE-WKS/20 DD 78 Nga Yiu Ha

A/NE-WKS/20

Lots 1758, 1759, 1760 and 1763 (Part) in D.D. 78, Nga Yiu Ha, Ta Kwu Ling

Site area : About 3,581sq.m

Zoning: "Agriculture"

Applied Use: Hobby Farm / **5 Years** / **Filling of Land** / 7 Vehicle Parking

Dear TPB Members,

Application 18 withdrawn and back with a reduced footprint.

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Cementing over land in a previously natural environment is unacceptable and approval would set an undesirable precedent.

Previous objections relevant and upheld.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 23 August 2022 1:51 AM CST  
**Subject:** A/NE-WKS/18 DD 78 Nga Yiu Ha

A/NE-WKS/18

Lots 1758, 1759, 1760, 1762 (Part) and 1763 (Part) in D.D. 78, Nga Yiu Ha, Ta Kwu Ling

Site area : About 6,696sq.m

Zoning: "Agriculture"

Applied Use: Hobby Farm / 5 Years / **Filling of Land** / 16 Vehicle Parking

Dear TPB Members,

Strong objections, the site coverage is far greater than 11% and this has the appearance of a Destroy to Build application.

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Mary Mulvihill

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**KFBG's comments on three planning applications**

02/02/2023 17:18

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

3 attachments



230202 s16 WKS 20.pdf 230202 s16 KTN 862c.pdf 230202 s16 KTS 947c.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

2nd February, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with  
Ancillary Facilities for a Period of 5 Years and Filling of Land  
(A/NE-WKS/20)**

1. We refer to the captioned.
2. We urge the Board to investigate whether it is necessary to ensure that there would be proper access connecting with the site when considering this application, and whether road safety should be a concern when considering this application. Please see attached photos in **Figure 1** showing the 'track' connecting with the site. Would there be other access connecting with the site or would the one shown in **Figure 1** be the only route? Is it safe? We also urge the Board to investigate whether a lot of vegetation clearance/ tree felling/ pruning would need to be carried out along this track when the application is approved.
3. We urge the Board to consider whether the above should be addressed before making any decision.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



**Figure 1.** The track connecting with the site.

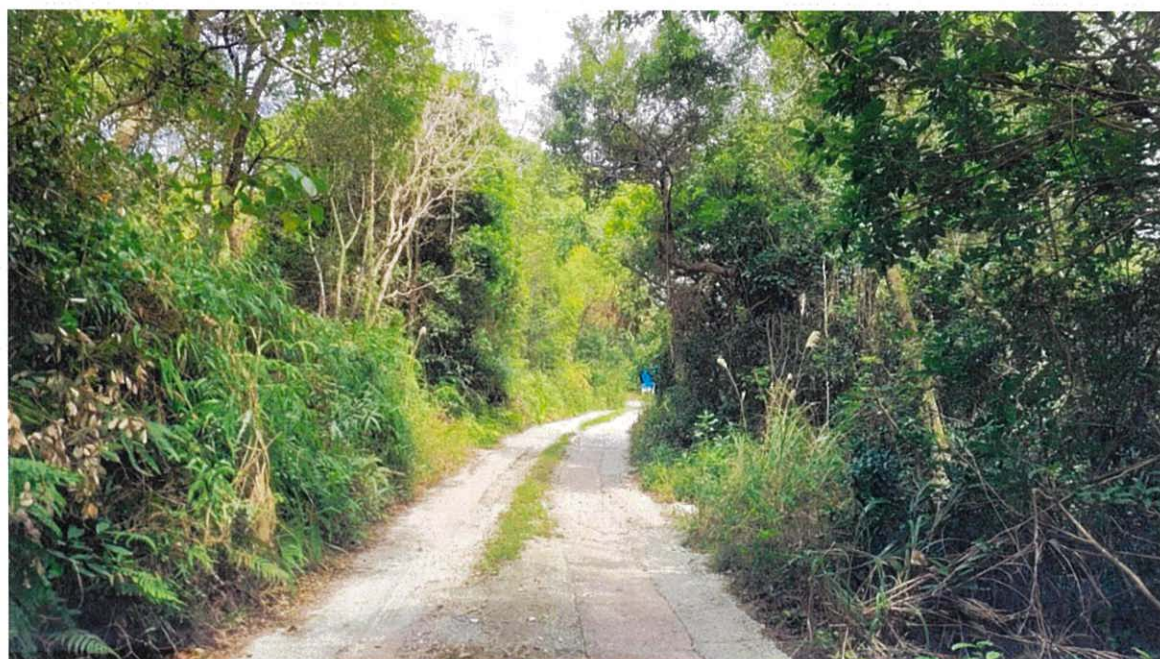
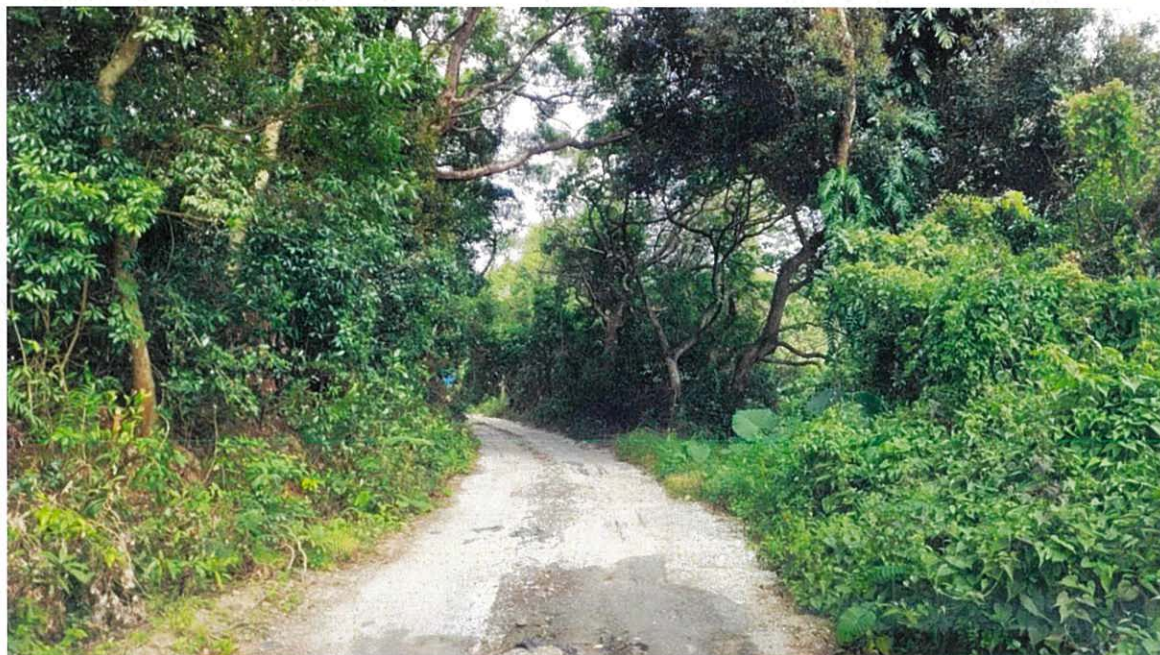




Figure 1. Cont'd.

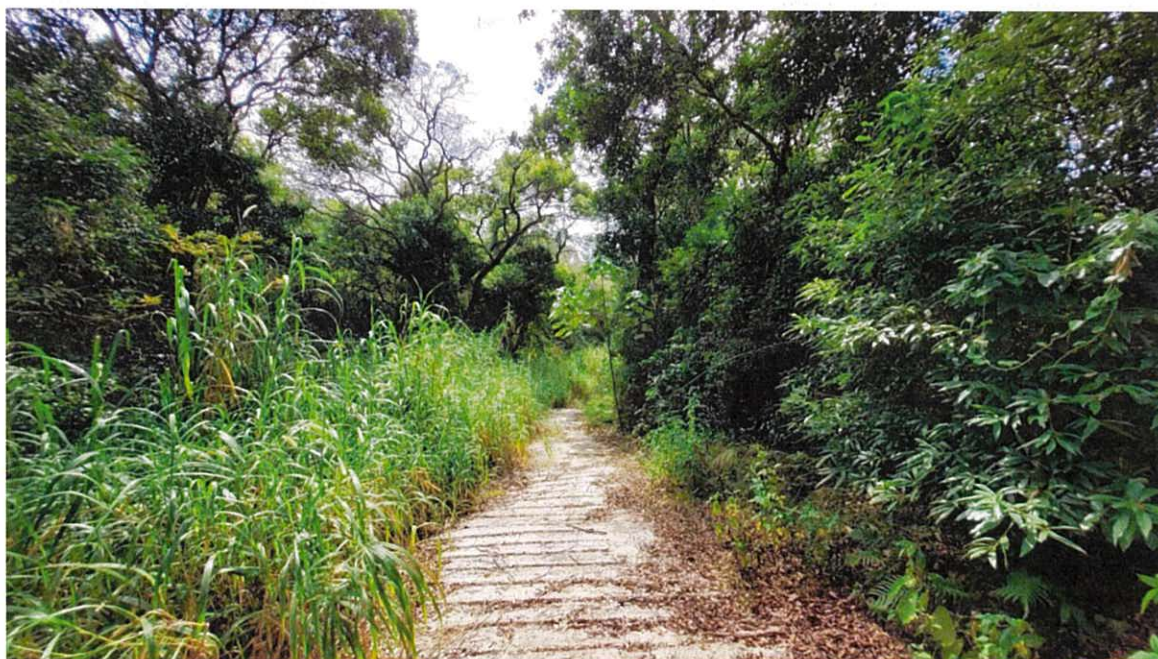
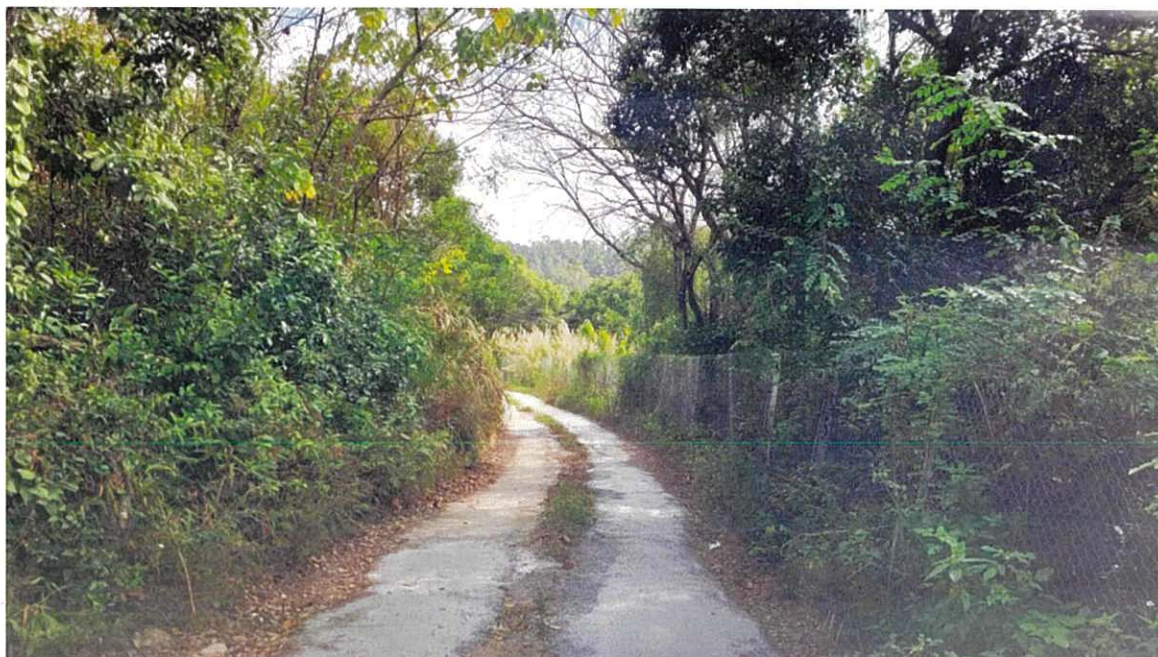
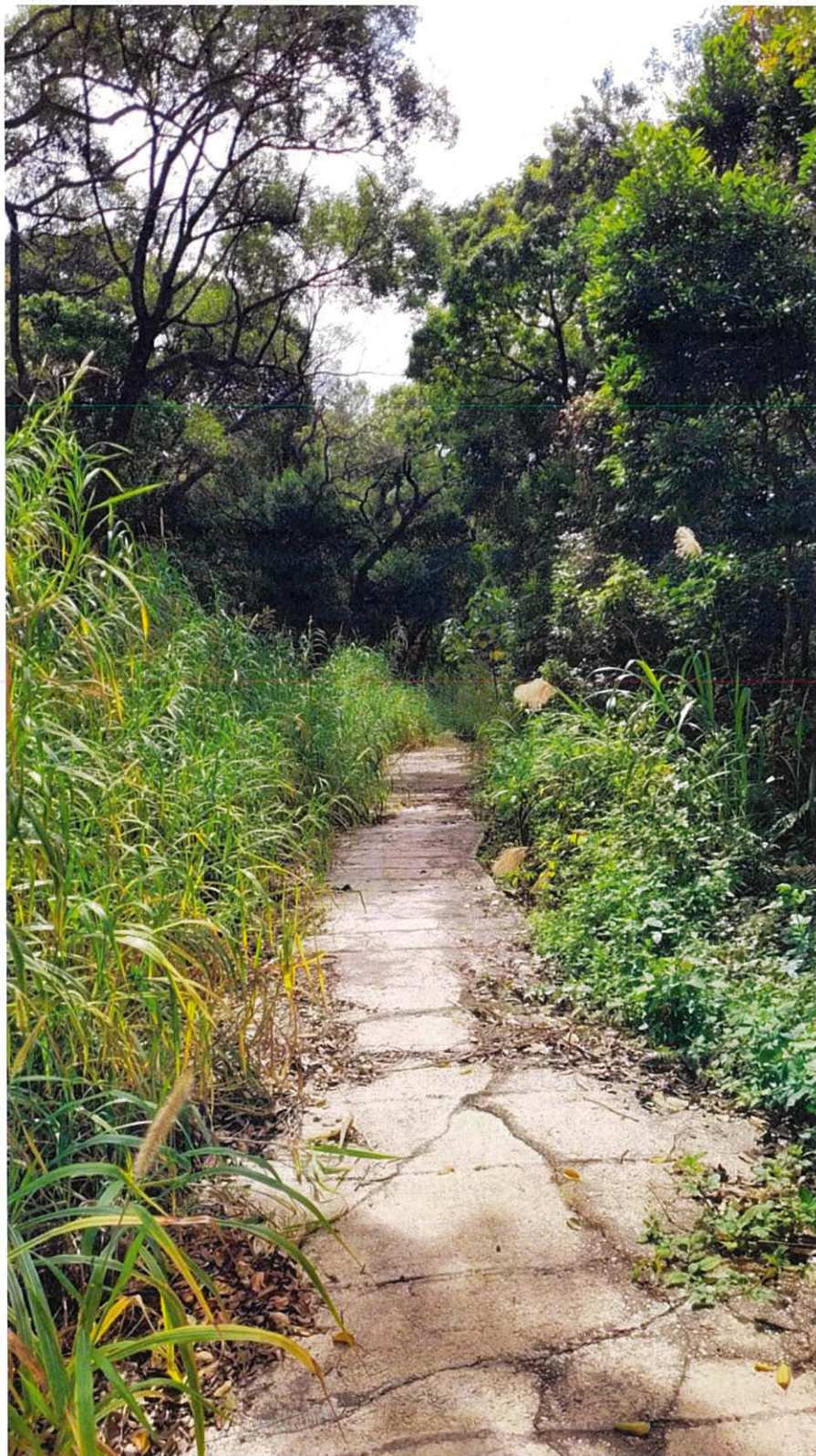




Figure 1. Cont'd.



11

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**Comments on the Section 16 Application No. A/NE-WKS/20**

03/02/2023 14:57

From: Kristy Chow <kristy@cahk.org.hk>  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: Roy Ng <roy@cahk.org.hk>  
File Ref:

1 attachment



TPB20230203(WKS20).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,

Chow Oi Chuen (Ms.)

Campaign Officer

The Conservancy Association





# 長春社

Since 1968

## The Conservancy Association

會址：香港新界葵涌貨櫃碼頭路 77-81 號，Magnet Place 一期十三樓 1305-6 室 電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail:cahk@cahk.org.hk  
網址 Website:www.cahk.org.hk

3<sup>rd</sup> February 2023

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

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

Dear Sir/Madam,

### Comments on the Section 16 Application No. A/NE-WKS/20

The Conservancy Association (CA) OBJECTS to the captioned application.

#### **1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the approved Wo Keng Shan Outline Zoning Plan No. S/NE-WKS/10, the planning intention of AGR zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*

However, we cannot see any details to justify how such plan would fulfill the above planning intention, especially land filling of 676m<sup>2</sup> which occupies 18.8% of the site.

#### **2. Adverse environmental impacts**

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

- No plans on land recovery: The application, including 3 single-storey structures of about 4m in height, and 676m<sup>2</sup> land filling for site formation of structures and parking and loading/unloading space, would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- No details on the proposed artificial pond: Currently the applicant does not provide any details of the artificial pond, including design, source of water, maintenance



# 長春社

Since 1968

## The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號, Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

works required, any potential discharge of water within the site or its surrounding environment. We especially worry that the artificial pond can be a potential source of water pollution (either from visitors or operators) during operation phase. For example, if chemical pesticides would be used in the maintenance of the artificial pond, the site runoff would be contaminated. All contaminated water from the artificial pond would end up in entering adjacent watercourse.

### 3. Undesirable precedent of “destroy first, build later”

According to the google earth aerial photos, this site has been subject to land formation and vegetation clearance (Figure 1-4) since 2020, and we also reported the site as suspected unauthorized activities to several departments includes Lands Department, Environmental Protection Department, and Planning Department in 2020 (Figure 5-6). Therefore we suspected that this is a case of “destroy first, build later”.

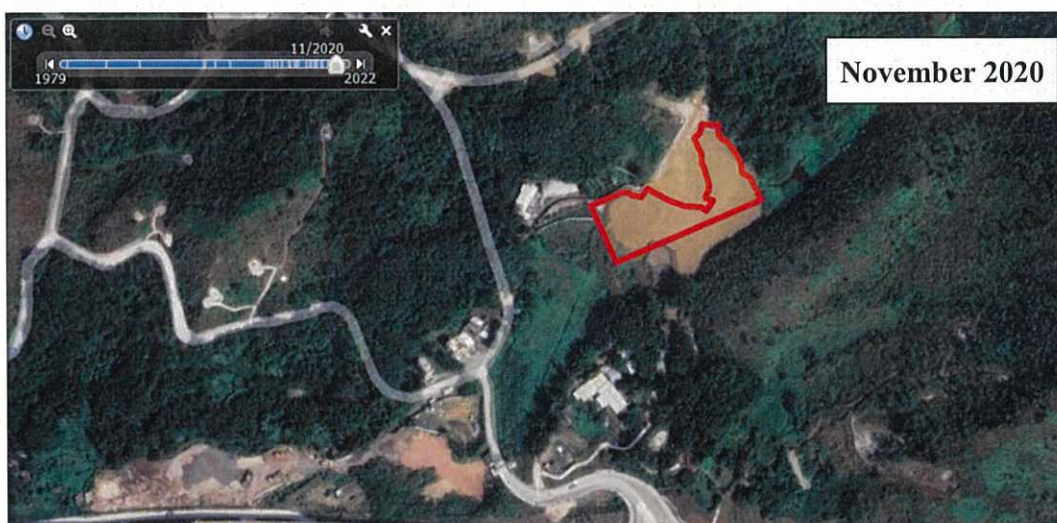
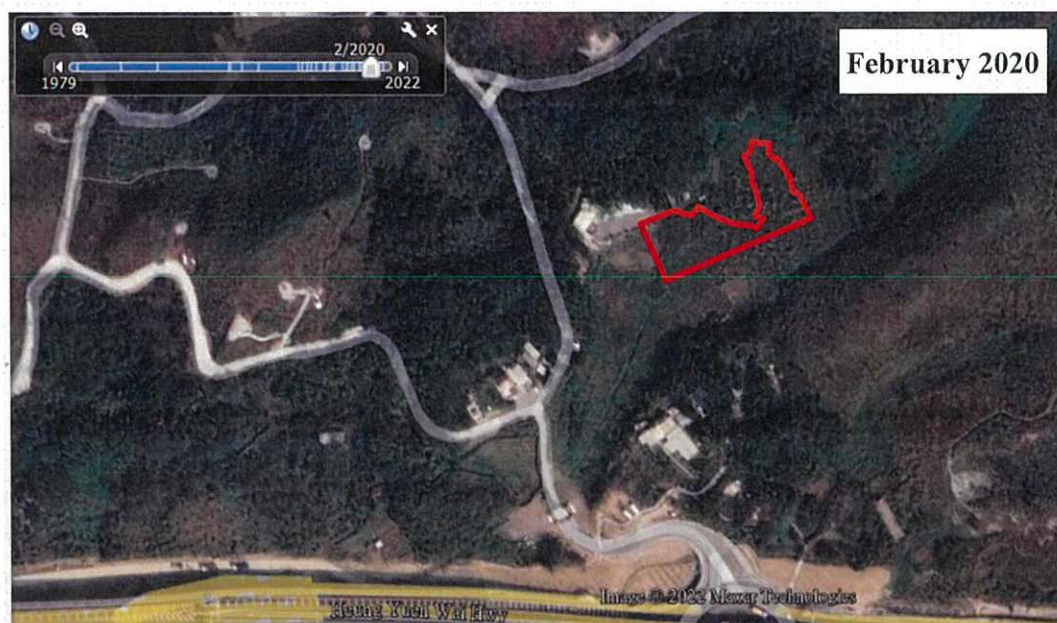
Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
Chow Oi Chuen  
Campaign Officer  
The Conservancy Association

<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



**Figure 1-4 This site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”**





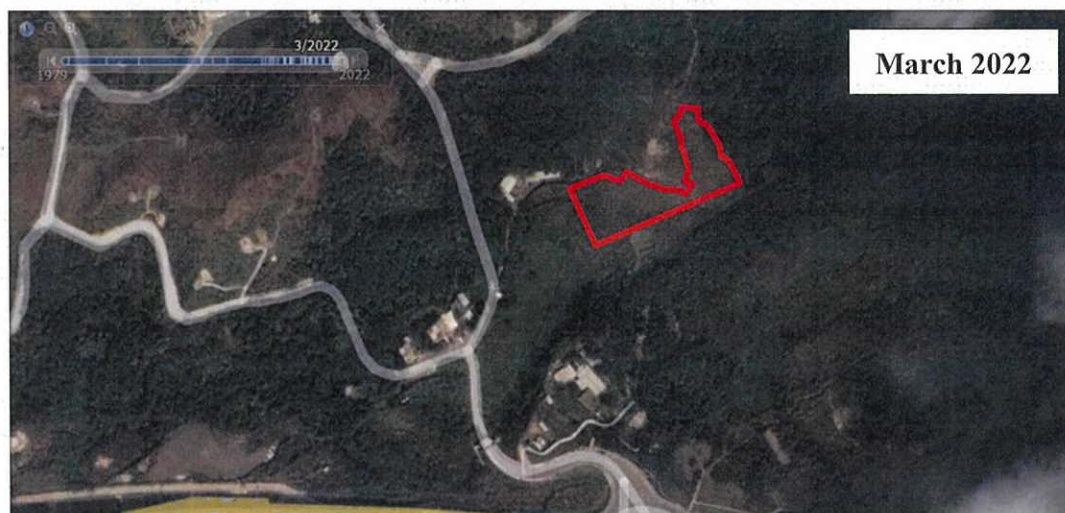
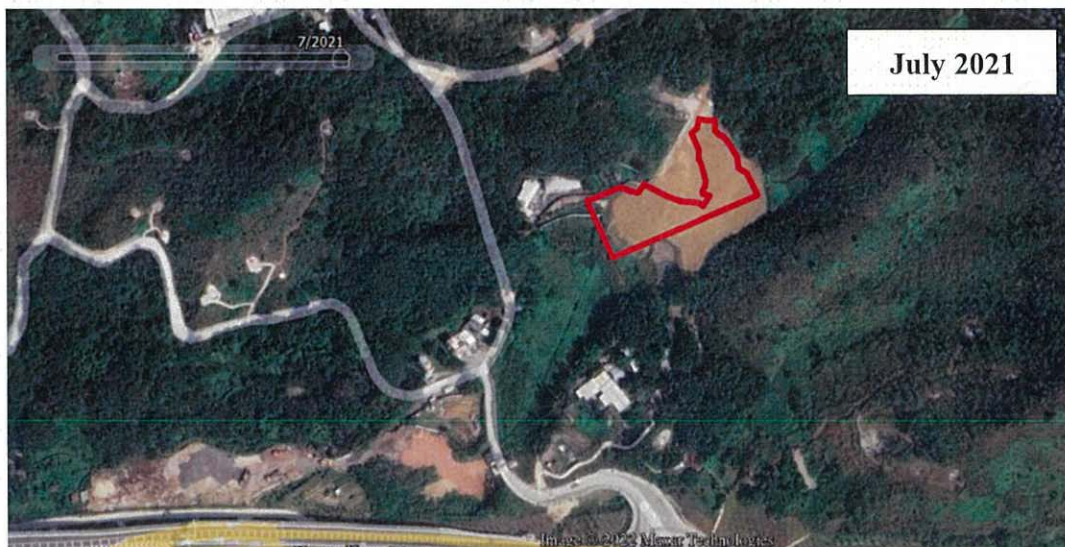


# 長春社

Since 1968

## The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk







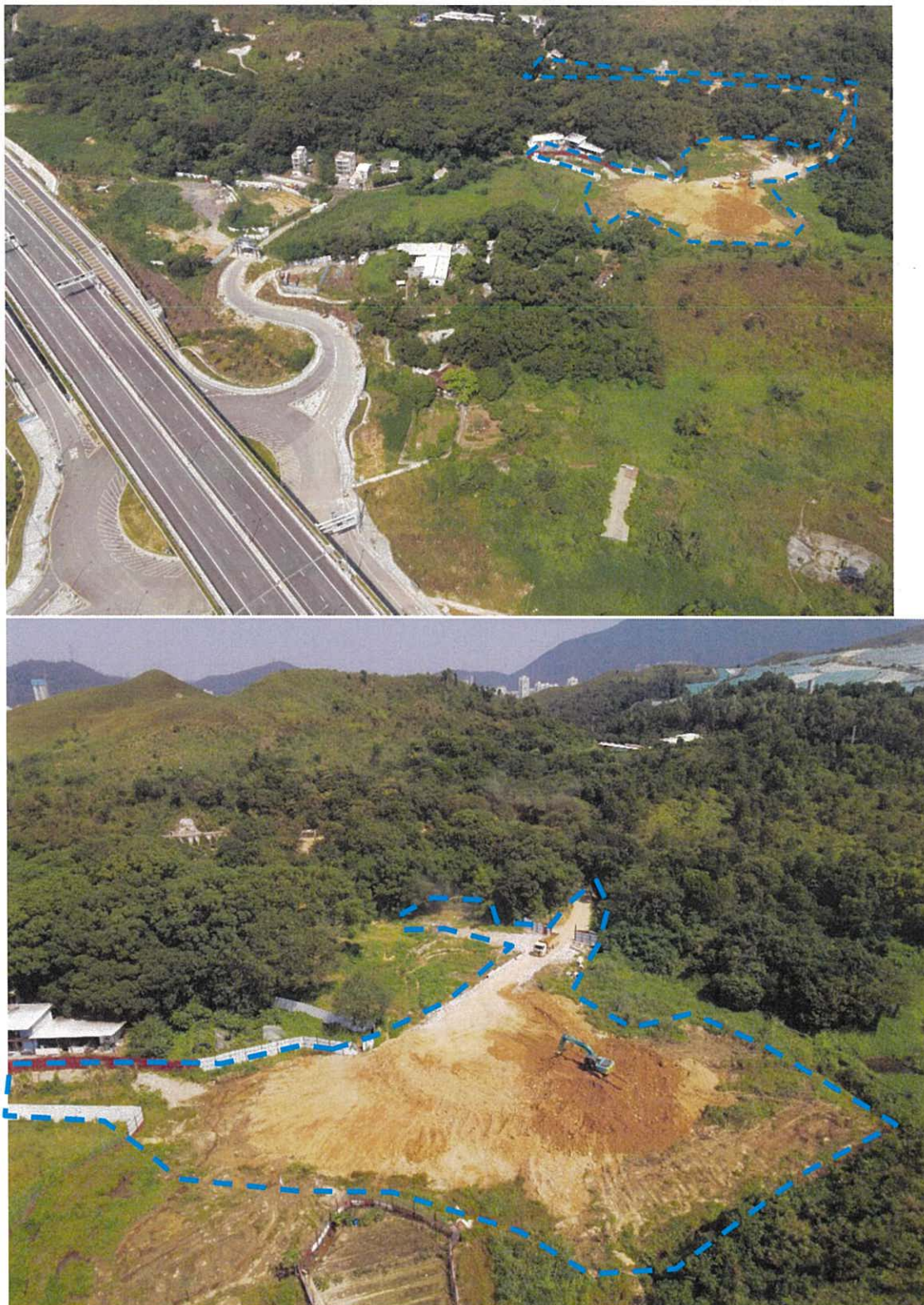
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Figure 5-6 Site visit observation in October 2020 (marked in blue)





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**HKBWS's comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land at Nga Yiu Ha, Ta Kwu Ling (A/NE-WKS/20)**

03/02/2023 17:06

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: Chuan Woo <wchuan@hkbws.org.hk>  
File Ref:

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Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land at Nga Yiu Ha, Ta Kwu Ling (A/NE-WKS/20) is attached.

Thank you.

Best Regards,

**Wong Suet Mei | 黃雪媚**

Conservation Officer | 保育主任

**The Hong Kong Bird Watching Society | 香港觀鳥會**

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20230203\_NgaYiuHa\_HobbyFarm\_A\_NE-WKS\_20[1]\_HKBWS.pdf



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

By email only

3 February 2023

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land at Nga Yiu Ha, Ta Kwu Ling (A/NE-WKS/20)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

**1 Not in line with the planning intention of the "Agriculture" (AGR) zoning**

The application site is located within the AGR zone, where the planning intention is "*to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*". The Google Earth aerial photograph in 2017 reveals that there were active farmlands at the site. We consider the site has potential for farmland rehabilitation. However, the proposed hobby farm will involve filling and paving of 676m<sup>2</sup> land area, construction of temporary structure for recreational and storage use, parking space, etc. We consider these would lead to a **permanent loss in farmland**, and is not in line with the intention to retain land for agricultural purposes. Therefore, we urge the Town Planning Board (Board) to reject this application.





## 2 The Town Planning Board should not encourage “destroy first, build later”

From Google Earth aerial photographs, landscape changes including vegetation clearance and **extensive land filling** were seen at the application site between 2017 and 2021 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*<sup>1</sup> We urge the Board to reject this application.

## 3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

## 4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to *“control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”*. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular<sup>2</sup>. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity<sup>3</sup> and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD

<sup>1</sup> TPB Press Release. Available at:  
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

<sup>2</sup> AFCD Role of Department. Available at:  
[http://www.afcd.gov.hk/english/aboutus/abt\\_role/abt\\_role.html](http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html)

<sup>3</sup> AFCD Vision and Mission. Available at:  
[http://www.afcd.gov.hk/english/aboutus/vision\\_mission/abt\\_vision\\_mission.html](http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html)





and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,  
Wong Suet Mei  
Conservation Officer  
The Hong Kong Bird Watching Society

cc.  
The Conservancy Association  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong  
TrailWatch



**Figure 1.** The Google Earth aerial photograph in 2017 (upper) reveals that there are active farmlands at the site (marked with red line). However, landscape changes including vegetation clearance and **extensive land filling** were seen at the site in 2021 (bottom). We consider that this is “destroy first, build later” and the proposed hobby farm would lead to a **permanent loss in farmland**, and is not in line with the intention of AGR zone.

