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Your Ref.: A/NE-KLH/657

Our Ref.: P25001/TL25261

7 August 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
Various Lots in D.D. 16, Lam Tsuen, Tai Po, New Territories
(Application No.: A/NE-KLH/657)**

We write to submit FI in response to departmental comments conveyed by the Planning Department for the captioned application.

In view of the amendment made in the FI, we enclose the revised Planning Statement (Appendix I) and Layout Plan (Plan 3a) for your perusal.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

c.c.

DPO/STN, PlanD

(Attn.: Ms. Theodora CHAN)

Further Information for Planning Application No. A/NE-KLH/657**Response-to-Comments****Comments from the District Lands Office, Tai Po, Lands Department**

Contact Person: Ms. Y.L. LAM, Tel.: 2654 1215)

I.	Comments	Responses
1.	An unauthorized gate was observed on Government land of the vehicular access toward the application site. The Government land being illegal occupied (as shown coloured purple on Appendix I) is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap.28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.	The applicant will remove the gate on the Government land concerned.
2.	There is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto.	Noted.
3.	The applicant should remove the gate on government land concerned.	The applicant will remove the gate on the Government land concerned.
4.	If the planning application is approved, the lot owners shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) to be erected within the said private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lots.

5.	The applicant will likely make use of the adjoining unleased / unallocated Government land as vehicles access to the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose.	Noted.
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Comments from the Environmental Protection Department

Contact Person: Ms. Winnie TANG, Tel.: 2835 1096)

II.	Comments	Responses
1.	<p>The applicant should provide / fulfill the following:</p> <ul style="list-style-type: none"> (i) The proposed development will be connected to public sewer; (ii) A detailed sewerage impact assessment (SIA) will be submitted to assess the potential impact of the proposed development on the existing sewerage system; (iii) Adequate land space within the application site will be reserved for connection of the proposed development to the public sewer; (iv) Written consent(s) can be obtained from the relevant lot owner(s) for laying and maintaining sewerage pipes across the adjacent lot(s); and (v) The cost of sewer connection will be borne by the applicant. 	<p>No toilet will be provided within the site. As such, no sewage and wastewater will be generated from the proposed development. Please refer to the revised layout plan (Plan 3a) for details.</p>

Comments from the Water Supplies Department

Contact person: Ms. Victoria SUEN (Tel.: 2152 5752)

III.	Comments	Responses
1.	The site for the proposed temporary place of recreation, sports or culture (hobby farm) falls within the upper indirect Water Gathering Ground (WGG). Based on the provided information, there are risks of contamination to the WGG due to the proposed development for agricultural activities and the sewage discharge by septic tanks and soakaway pit. In order to safeguard the water quality in WGG, the Applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of WSD that there is no material increase in pollution effect resulting from the proposed development.	The Risk Assessment Report concerning the WGG is enclosed in Appendix II . The Report shows that the Site is less likely to contaminate water courses in the WGG, and all potential hazards are anticipated to remain at low risk or to be reduced after the proper implementation of relevant mitigation measures.

- END -

**Risk Assessment Report for
Planning Application No. A/NE-KLH/657**

1. This report aims to address the comments from Chief Engineer/Construction of the Water Supplies Department (CE/E, WSD) in respect of the captioned planning application.
2. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The Site is on Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572(Part) and 576(Part) in D.D. 16, Tai Po, New Territories, which falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
3. The site area is about 3,873 m². The Site is currently vacant and fenced off. It falls within the upper indirect Water Gathering Ground (WGG). This report aims to evaluate and eliminate the potential risks to the environmental quality of the WGG. Mitigation measures would be implemented to reduce potential impacts to the WGG.
4. Factors that may affect the WGG:
 - a. discharge of effluent or foul water;
 - b. improper disposal of solid waste & sludge;
 - c. the use and storage of pesticides, herbicides, toxicants, chemical solvent, larvicidal oil, rodenticide, tar and petroleum oil;
 - d. the use and storage of chemicals including fertilizers and detergents;
 - e. existence of oil leakage & spillage;
 - f. close distance between structures & uses of the development and water courses;
 - g. improper storage of fertilizers and wastes;
 - h. materials stored on site during erection of structures;
 - i. lack of fencing to trap wind-blown litters within the site;
 - j. contamination of soil.
5. Findings and mitigation measures

All potential hazards are anticipated to remain at low risk or to be reduced after the implementation of mitigation measures. This report shows that the Site is less likely to cause contamination to the water courses in the WGG.

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
a	Discharge of effluent or foul water	M	M	M	<p>No activity will produce foul water or effluent on the Site.</p> <p>Bar screen will be installed at u-channel to catch the wind-blown litters.</p> <p>Notice will be posted at the Site to forbid any usage and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar and petroleum oil.</p> <p>Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found on site.</p> <p>These measures would help prevent foul water or effluent discharging to the WGG.</p>	L	L	L
b	Improper disposal of solid waste and sludge	L	L	L	<p>Any waste (expected to be small in amount) will be put into covered rubbish bins which will be placed on site. It will be regularly collected and transferred to the nearest refuse collection point.</p> <p>No rubbish will be disposed to the U-channel.</p>	L	L	L
c	Use and storage of pesticides, herbicides, toxicants, chemical solvent, larvicidal oil, rodenticide, tar and petroleum oil	L	M	L	<p>No usage or storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed at the Site.</p> <p>Notice will be posted at the Site to forbid the use and storage of pesticides, toxicants, flammable solvents, larvicidal oil, rodenticide, tar and petroleum oil.</p>	L	L	L
d	Use and storage of chemicals, detergents and fertilizers	L	M	L	<p>No chemicals, detergents and fertilizers are allowed to be used at the Site.</p> <p>Notice will be posted at the Site to prohibit the use of chemicals, detergents and fertilizers.</p>	L	L	L

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
e	Oil leakage & spillage	L	M	L	Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found.	L	L	L
f	Close distance between structures & uses of the development and water courses	L	L	L	The structures and vehicle parking spaces are located further away from the water course as far as possible.	L	L	L
g	Improper storage of fertilizers and wastes	L	M	L	No fertilizers are allowed to be used at the Site.	L	L	L
h	Materials stored on site during erection of structures	M	L	L	Construction materials will be stored properly in a container during erection of structures. The stored materials are well-shielded. No pollution or contamination of water is expected.	L	L	L
i	Lack of fencing to trap wind-blown litters within the site	L	L	L	An existing boundary fencing has been erected on all sides of the Site to trap all wind-blown litters such as paper, plastic bags, bottles and boxes.	L	L	L
j	Contamination of soil	L	M	L	Any soil contaminated with fuel leakage will be removed off site immediately.	L	L	L

Remarks: L = Low ; M = Medium ; H = High

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Wealth Generation International Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated filling of land for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572(Part) and 576(Part) in D.D. 16, Tai Po, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572(Part) and 576(Part) in D.D. 16, Tai Po, New Territories. The Site is accessible from Tai Wo Service Road West via a local track leading to the ingress to its east.
3. The site area is about 3,873 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (the “OZP”) No. S/NE-KLH/11.
5. The planning intention of the “AGR” zone is 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.
6. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Multi-function room (Office and storage)	225	225	5	1
2	Multi-function room (Office and storage)	225	225	5	1
3	Meter room	186	186	4	1
Total		<u>636</u>	<u>636</u>		
		Plot Ratio	Site Coverage		
		0.16	16.4%		

9. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. They are required to make prior appointment before visiting the Site. Visitors are usually families, and other institutions. A maximum of 12 visitors per day during weekends and public holiday are expected.
10. Summer crops, winter-spring crops and all year-round crops will be grown in the farm from time to time such as tomato, Chinese cabbage, choy sum, cucumber etc. The visitors may take the produce home.
11. The hard-paving of about 13% (i.e. 491 m²) of the Site has existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Kau Lung Hang OZP No. S/NE-KLH/9. About 26% (i.e. 1,025 m²) of the Site will be paved with concrete of about 0.2 m in depth for the provision of solid ground for vehicle maneuvering and erection of temporary structure. The remaining area will be used as agriculture area (**Plan 5**).
12. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 2 to 3 nos. of staff will station at the Site to maintain the agricultural works.
13. 6 nos. of parking space for private cars with Electric Vehicle (EV) charging facilities and 1 no. of parking space for light goods vehicle (LGV) are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

No Adverse Impacts to the Surroundings

Visual and Landscape

14. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant

nursery, agricultural land and residential structures/dwellings. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

15. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	2	0	2	0
11:00 – 12:00	0	1	0	1
12:00 – 13:00	0	0	1	1
13:00 – 14:00	1	1	0	0
14:00 – 15:00	1	1	1	1
15:00 – 16:00	1	1	2	0
16:00 – 17:00	0	1	0	3
17:00 – 18:00	0	0	0	0
Total Trips	<u>5</u>	<u>5</u>	<u>6</u>	<u>6</u>

16. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. The Site is accessible from Tai Wo Service Road West via a local track. 6 nos. of parking space for private cars with EV charging facilities and 1 no. of parking space for LGV are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

Environment

18. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
19. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

20. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the proposed

development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

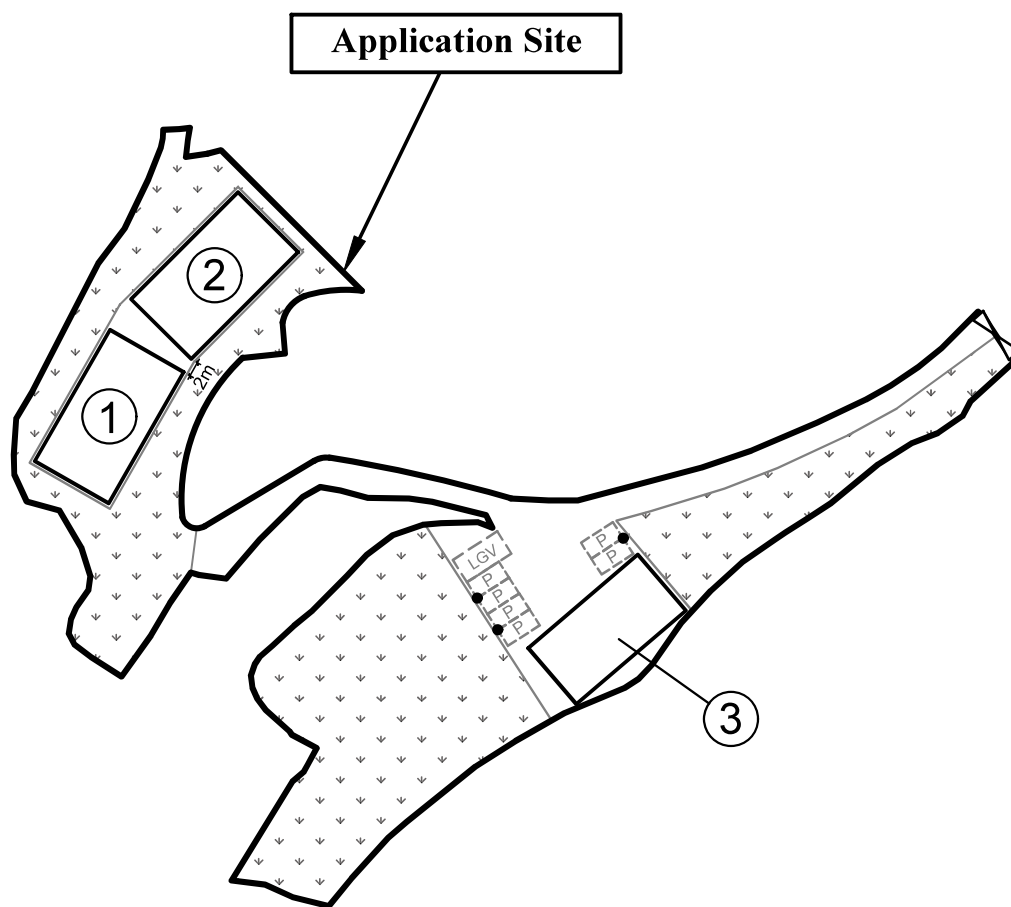
Fire Safety

21. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.


Planning Gain

22. The Proposed Development promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

- End -




 Vehicular Ingress / Egress

 **Parking space for private cars**
(5m (L) x 2.5m (W))

[LGV] Parking space for light goods vehicle
(7m (L) x 3.5m (W))

● **Electric Vehicle Charging Pole**

 **Farming Area(about) : 2,357m² (61%)**

 **Paved Area(about) :** **1,516m² (39%)**

Total Site Area(about) : 3,873m² (100%)

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	<u>Multi-function room (Office and storage)</u>	225 m ²	225 m ²	1	5m
2	<u>Multi-function room (Office and storage)</u>	225 m ²	225 m ²	1	5m
3	Meter room	<u>186 m²</u>	<u>186 m²</u>	1	4m
Total		<u>636 m²</u>	<u>636 m²</u>		

1:1000	Layout Plan Lots 86, 90, 91(part), 92(part), 103(part), 147(part), 148 S.A(part), 148 S.B(part), 149(part), 150 S.A, 151 S.A(part), 153(part), 572(part) and 576(part) in D.D. 16 Tai Po, N.T.	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 3a (P 25001)