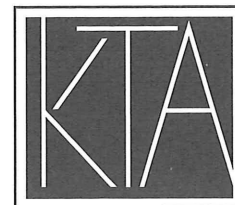


By Email

Our Ref: S3162/GREENFIELD/25/005Lg

14 July 2025

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



PLANNING LIMITED
規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Place of Recreation, Sports or Culture (Organic Farm,
Barbecue Site, Education and Visitor Centre, Leisure Activity Area and
Ancillary Facilities) and Filling of Pond and Land for a Temporary Period of 5 Years
in "Green Belt" and "Village Type Development" Zones,
Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828,
2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP
(Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129
& Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories
(Planning Application No. A/YL-LFS/561)
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 1 August 2025 and the comments from relevant Government Departments via emails from Tuen Mun and Yuen Long West District Planning Office ("DPO") on 2 and 3 July 2025.

With a view to address the comments received from the relevant Government Departments, please find below the Further Information ("FI") No. 1 consists of the followings:

Responses-to-Comments Table

Annex A – Information of the Existing Trees within the Site

Annex B – Replacement Pages of Supporting Planning Statement

Annex C – Updated Layout Plan

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Faith Lai at : . Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Pauline Lam

Encl. Responses-to-Comments table with Annexes A to C

cc. DPO – Mr Wilfred Chu (by Email)

PL/FL/vy



FS 579819

**Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a temporary period of 5 Years and Filling of Pond in “GB” and “V” zones at Various Lots in DD129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories
(Planning Application No. A/YL-LFS/561)**

Comments forwarded from Tuen Mun and Yuen Long West District Planning Office

Comments	Responses
Comments from Urban Design and Landscape Section, Planning Department (received on 2 July 2025) (Contact Person: Ms. May CHAN; Tel: 3565 3949)	
1. It is stated in section 3.1.4 of the planning statement that all plantings will be maintained within Site as in the previous planning application. However, no information on existing trees nos., location and species are provided. The applicant should include a broad brush tree survey for reference.	Noted. A table containing a list of the existing tree nos. and species is attached in the Annex A of this FI submission. A plan for the location of the existing trees is also attached for reference.
2. We would reserve our comment upon the receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131).	Noted.
Comments from Tuen Mun and Yuen Long West District Planning Office, Planning Department (received on 2 July 2025) (Contact Person: Mr. Wilfred CHU; Tel: 2158 6290)	
1. According to your submission, the applied use includes an organic farm. However, no farming area is indicated in the layout plan or other parts of the submission. Please clarify whether the applied use still involves an organic farm. If so, please provide the details of the farming operation and relevant parameters of the area used for farming with a revised layout plan and update the relevant parts of the planning statement if necessary.	Please note that the agricultural related uses in the Proposed Development include organic farm for the plantation of tomato, corn and okra. The total area of the agricultural related use is about 68.9m ² . Information in relation to this farming operation has been supplemented in Section 3.1.3 of the planning statement (Annex B refers). A revised layout plan is attached to demonstrate the location of the farming operation on Site (Annex C refers).
Comments of the Chief Engineer/Mainland North, Drainage Services Department (received on 3 July 2025) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)	
1. According to the applicant's submission, the existing drainage facilities which was implemented under an approved application no. A/YL-LFS/424 will be maintained for the subject development. However, since the site boundary is revised under this application, the applicant should submit a drainage proposal which suits for the application site	Noted. The Applicant has confirmed that a revised drainage proposal will be submitted to DSD for compliance with the of approval conditions upon planning approval of the planning application.

Comments	Responses
<p>2. Despite the above, I have no objection in principle to the proposed development from a drainage point of view. Should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant (i) to submit a revised drainage proposal, (ii) to implement the proposed drainage facilities, (iii) to maintain the proposed drainage facilities and/or existing drainage facilities implemented under application no. A/YL-LFS/424 and (iv) to submit condition record of the existing drainage facilities on site to the satisfaction of this department.</p>	<p>No objection in principle noted. A revised drainage proposal and the condition record of existing drainage facilities will be submitted to DSD for compliance with the approval conditions after acquiring planning approval. The Applicant will also be responsible to maintain the proposed drainage facilities and/or existing drainage facilities implemented under application no. A/YL-LFS/424, as well as to implement the proposed drainage facilities in the drainage proposal.</p>
<p>3. Please remind the applicant that the required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application no. A/YL-LFS/424.</p>	<p>Noted. Relevant condition record of the existing drainage facilities will be submitted for complying with the approval condition after acquiring planning approval.</p>

Compiled by: KTA
Date: 14 July 2025

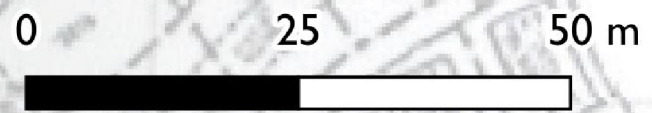
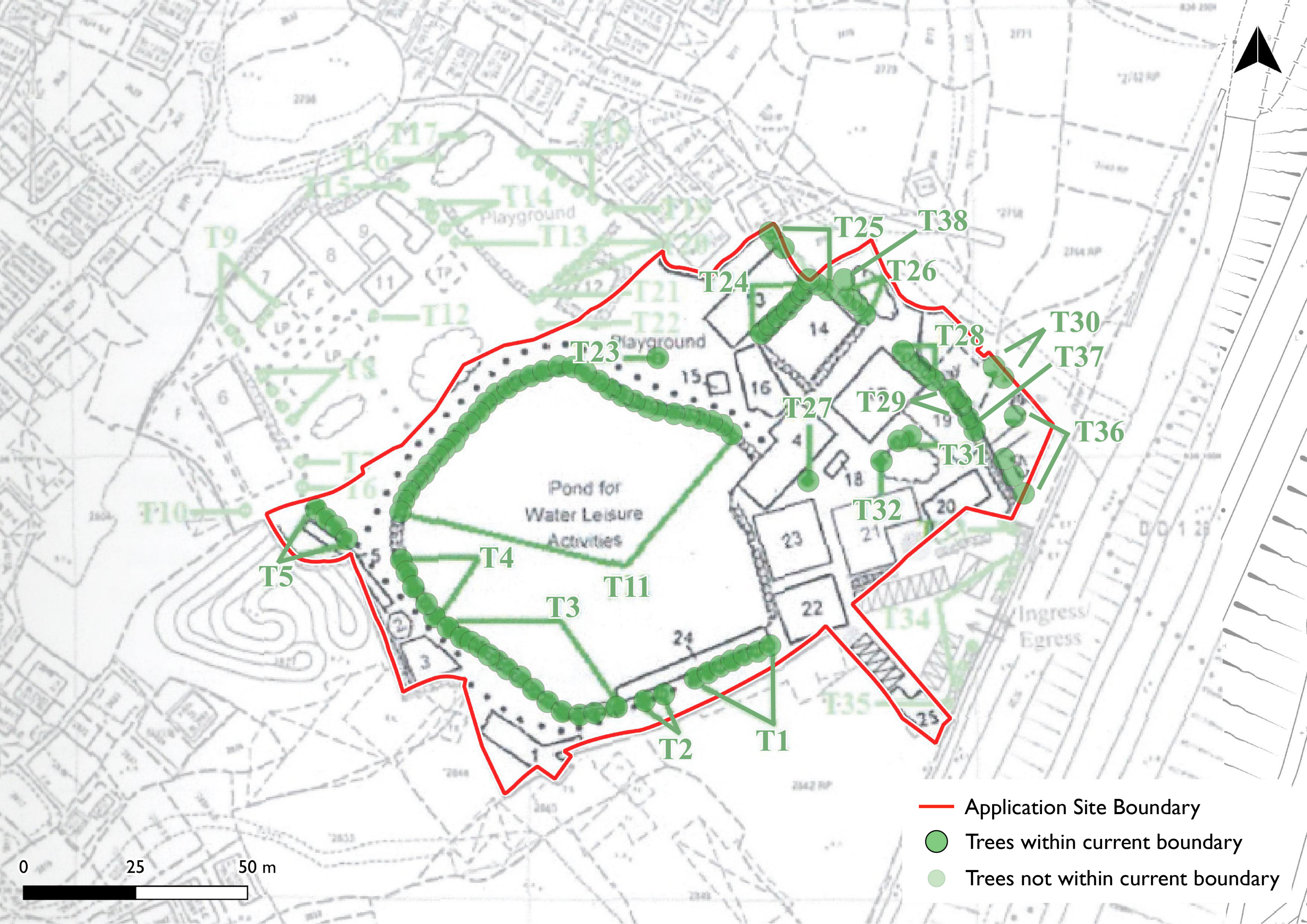
Annex A

Information of the Existing Trees within the Site

Tree Schedule

Old item	Item	Species	Chinese Name	Quantity
T1	T1	<i>Terminalia mantaly</i>	細葉欖仁	7
T2	T2	<i>Litchi chinensis</i>	荔枝	2
T3	T3	<i>Ficus benjamina</i>	垂榕	14
T4	T4	<i>Heteropanax fragrans</i>	幌傘楓	5
T5	T5	<i>Juniperus chinensis</i>	龍柏	4
T6	(out of boundary)	<i>Ficus benjamina</i>	垂榕	1
T7	(out of boundary)	<i>Ficus microcarpa</i>	細葉榕	1
T8	(out of boundary)	<i>Ficus virens</i>	黃葛樹	4
T9	(out of boundary)	<i>Plumeria obtusa</i>	雞蛋花	6
T10	(out of boundary)	<i>Artocarpus heterophyllus</i>	菠籐蜜	4
T11	T6	<i>Ficus virens</i>	黃葛樹	33
T12	(out of boundary)	<i>Syzygium jambos</i>	蒲桃	1
T13	(out of boundary)	<i>Ficus virens</i>	黃葛樹	1
T14	(out of boundary)	<i>Ficus benjamina</i>	垂榕	3
T15	(out of boundary)	<i>Melia azedarach</i>	苦楝	1
T16	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	1
T17	(out of boundary)	<i>Litchi chinensis</i>	荔枝	1
T18	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	6
T19	(out of boundary)	<i>Melaleuca cajuputi</i>	白千層	1
T20	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	6
T21	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	2
T22	(out of boundary)	<i>Celtis sinensis</i>	朴樹	1
T23	T7	<i>Melaleuca cajuputi</i>	白千層	1
T24	T8	<i>Terminalia mantaly</i>	細葉欖仁	7
T25	T9	<i>Terminalia mantaly</i>	細葉欖仁	6; and 4 out of boundary
T26	T10	<i>Ficus virens</i>	黃葛樹	4
T27	T11	<i>Corymbia torelliana</i>	毛葉桉	1
T28	T12	<i>Archontophoenix alexandrae</i>	假檳榔	5
T29	T13	<i>Ficus microcarpa</i>	細葉榕	3
T30	T14	<i>Ficus benjamina</i>	垂榕	2
T31	T15	<i>Ficus microcarpa</i>	細葉榕	2
T32	T16	<i>Ficus virens</i>	黃葛樹	1
T33	(out of boundary)	<i>Livistona chinensis</i>	蒲葵	2
T34	(out of boundary)	<i>Roystonea regia</i>	王棕	6
T35	(out of boundary)	<i>Bombax ceiba</i>	木棉	1
T36	T17	<i>Ficus microcarpa</i>	細葉榕	4
T37	T18	<i>Terminalia mantaly</i>	細葉欖仁	2
T38	T19	<i>Ficus virens</i>	黃葛樹	1

樹木總數量：104 (43 out of boundary)



- Application Site Boundary
- Trees within current boundary
- Trees not within current boundary

**Proposed Place of Recreation, Sports or Culture
(Organic Farm, Barbecue Site, Education and Visitor Centre,
Leisure Activity Area and Ancillary Facilities)
for a temporary period of 5 Years in “GB” and “V” zones
at Various Lots in DD129 and adjoining Government Land,
Sha Kong Wai, Lau Fau Shan, New Territories**



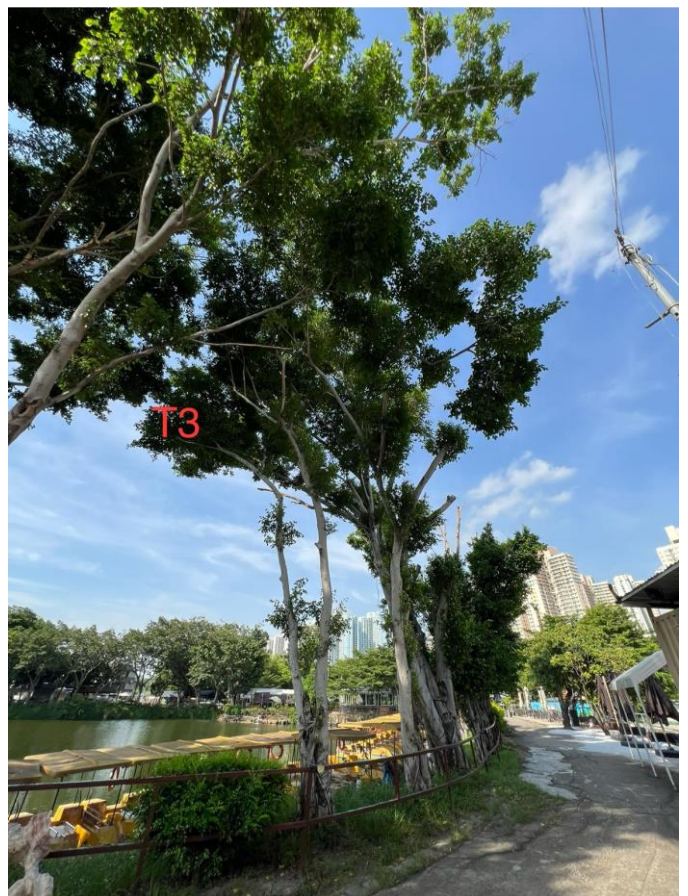
T1



T2



T3



T3



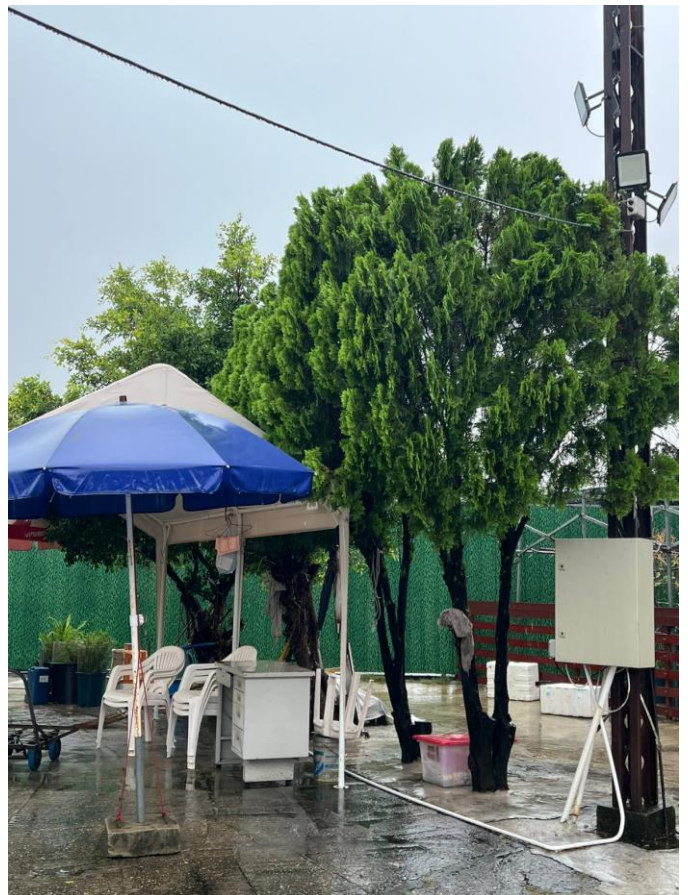
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T4



T5



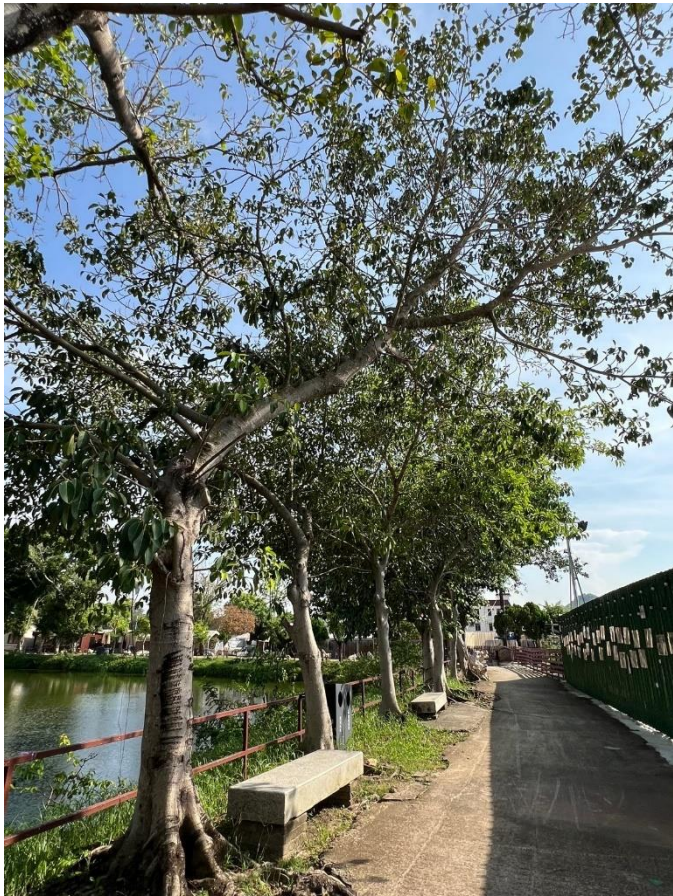
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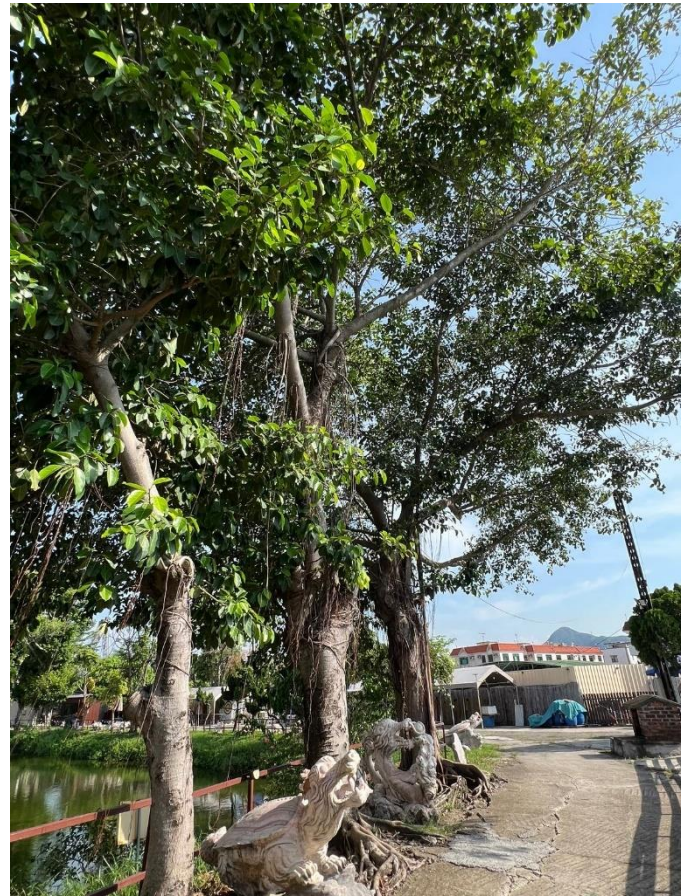
T11



T11



T11



T11



T11



T11



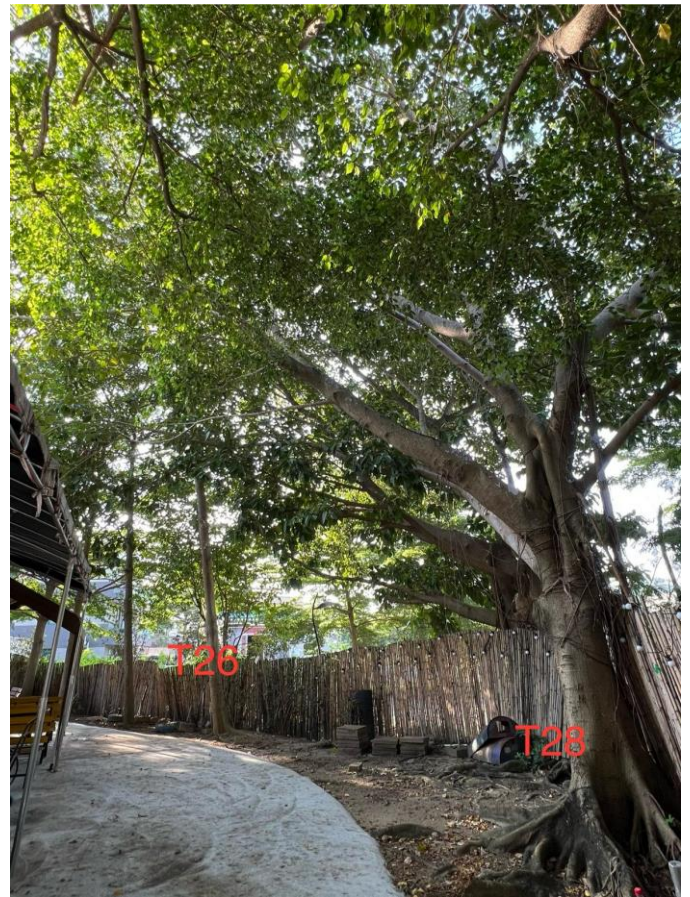
T23



T24



T25



T26 & T28



T27



T28



T29 & T30



T31 & T32



T36



T36



T37



T38

Annex B

Replacement Pages of Supporting Planning Statement

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Photo 3.2	Existing farming activities within the Site
Photo 3.2	Existing Peripheral Planting along Recreational Lake
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Table 2.2	Previous Planning Applications within the Site
Table 2.3	Approved Planning Applications with Similar Uses within "GB" use in Lau Fau Shan and Tsim Bei Tsui area
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Table 3.2	Summary of Development Proposal
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Appendix 2	Approval Letter of Planning Application No. A/YL-LFS/424
Appendix 3	Approval Letter of PlanD on Revised Fire Service Installation Proposal in the Previous Approved Planning Application No. A/YL-LFS/424
Appendix 4	Approval Letter of PlanD on Existing Drainage Records in the Previous Approved Planning Application No. A/YL-LFS/424

3.1.3 An organic farming area is situated to the northwestern portion of the Site with the intention to promote organic farming. With the area of about 68.9m², the farming area includes the plantation of tomato, okra and corn. It aims to demonstrate the environmentally friendly farming techniques and provide education purpose on farming techniques. **Photos 3.1 and 3.2** illustrate the condition of farming area.



Photo 3.1 Existing farming activities within the Site



Photo 3.2 Existing farming activities within the Site

- 3.1.4 Other recreational-related areas (including game booths, playgrounds and an activity/picnic area) are located at various parts of the Site. Barbecue area is designated at the area along southern site boundary which is far away to the existing residential settlements. The location and the small scale of barbecue area will limit the number of the visitors. This will minimise the nuisance of noise and smoke by the operation. A recreational pond is situated at the centre of the Application Site for water leisure activities.
- 3.1.5 In the planning approval (i.e. no. A/YL-LFS/424) granted by TPB on 6 May 2022, the applied area for filling of land falls entirely within the "Village Type Development" zone. As the site area subject of this planning application has been substantially reduced and is comparatively smaller, this application has

Table 3.2 Summary of Development Proposal

Uses	Description	Covered Area (m ²)	Uncovered Area (m ²)	Floor Area Area (m ²)
Covered Areas				
Structure 1 (Game Booth / Education Room with Storage)	1 storey (approx. 3m)	About 150	/	About 150
Structure 2 (Visitor Centre / Kiosk)	1 storey (approx. 3.2m)	About 145		About 145
Structure 3 (Tea Room / Visitor Centre)	1 storey (approx. 3.2m)	About 195		About 195
Structure 4 (Toilets)	1 storey (approx. 3m)	About 80		About 80
Structure 5 (Ancillary Office)	1 storey (approx. 3.2m)	About 44		About 44
Structure 6 (Pavilion)	1 storey (approx. 4.5m)	About 14		About 14
Sub-total	/	About 628		About 628
Uncovered Area				
Outdoor Playground / Game Area	/	/	About 1,118.6	/
Activity Area / Picnic Area			About 1,050.1	
Petting Zoo			About 121.9	
Farming Area			About 68.9	
Recreational Pond			About 4161.1	
Barbecue Area			About 206.7	
Circulation, loading and unloading space, car parking spaces, drainage facilities and landscape amenity area			About 4,574.9	
Total			About 628 (about 5.3%)	

3.1.2 Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") in accordance with the FSIs proposal submitted by the Applicant under the previous approved Planning Application (i.e. No. A/YL-LFS/424). Regular inspection and maintenance of the FSIs have been carried out. The approved FSIs proposal submitted under the previous approved Planning Application is included at **Appendix 3**.

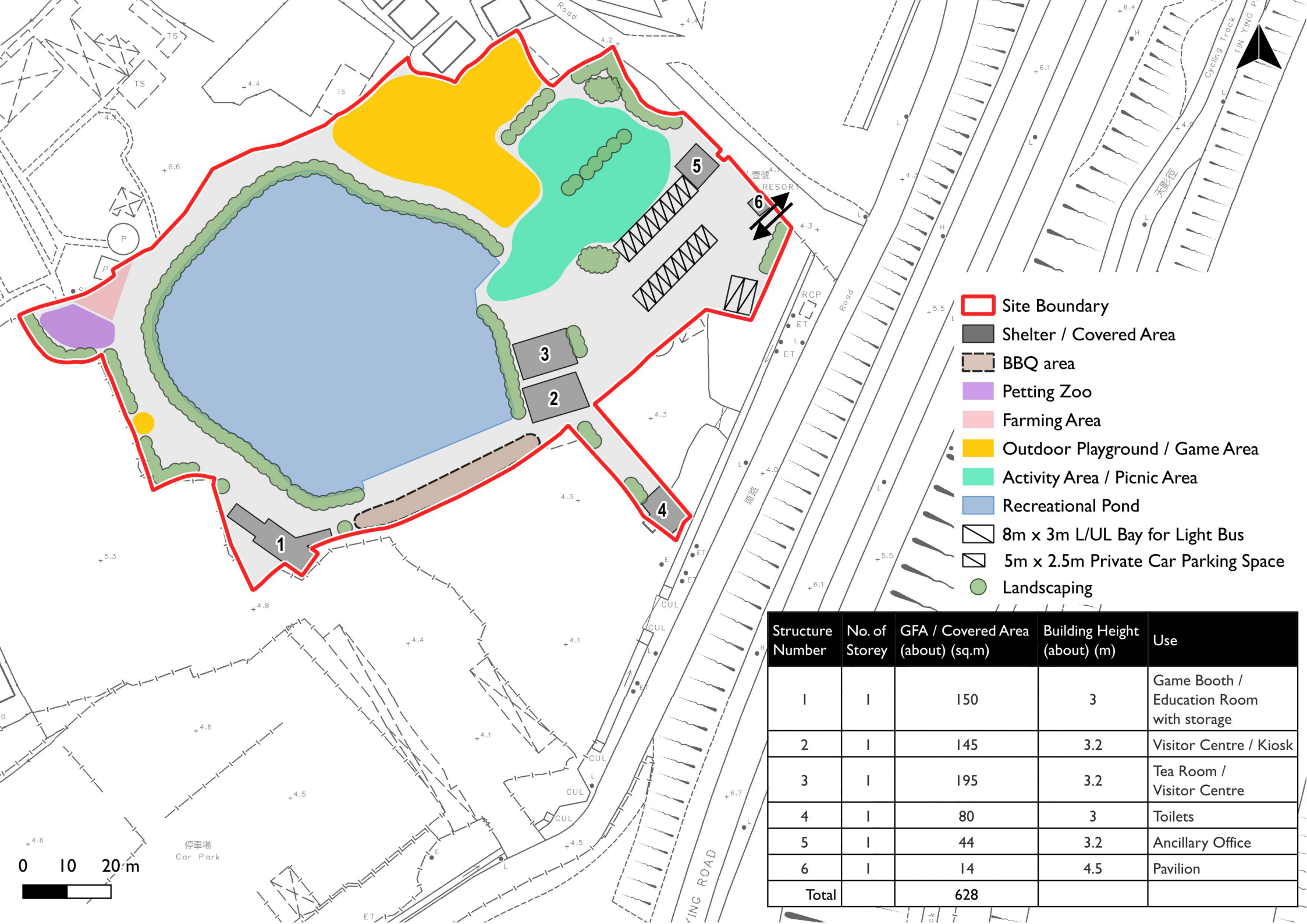
3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Tin Wah Road. Vehicles to and from the Site can reach major arteries including Tin Ying Road and Tin Tsz Road via Tin Wah Road. Public transportation including bus and minibus services can be found along Tin Wah Road. LRT Chung Fu Station is situated in the vicinity of the Site.

3.2.2 A total of 18 nos. parking spaces for private vehicles (i.e. 5m x 2.5m each) and 2 nos. of loading and unloading spaces for light buses (i.e. 8m x 3m each) will be provided in the Site. Sufficient internal manoeuvring space will be

Annex C

Updated Layout Plan



Structure Number	No. of Storey	GFA / Covered Area (about) (sq.m)	Building Height (about) (m)	Use
1	1	150	3	Game Booth / Education Room with storage
2	1	145	3.2	Visitor Centre / Kiosk
3	1	195	3.2	Tea Room / Visitor Centre
4	1	80	3	Toilets
5	1	44	3.2	Ancillary Office
6	1	14	4.5	Pavilion
Total		628		