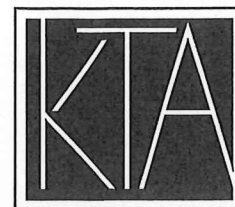


By Email

Our Ref: S3162/GREENFIELD/25/004Lg

9 June 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

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
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)**

This letter supersedes our previous letter (Ref. S3162/GREENFIELD/25/003Lg) dated 6 June 2025.

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board ("TPB") on 9 May 2025 and the comments received from Tuen Mun & Yuen Long West District Planning Office, Planning Department ("PlanD") via email on 4 June and 6 June 2025.

Estimated Trip Generation and Attraction of the Proposed Use

In response to PlanD's comments, we hereby provide below the estimated trip generation and attraction of the proposed use at the Application Site in terms of private cars and light buses in the Table below for consideration. Please note that the proposed car parking spaces and light bus loading / unloading bays are the same as those under the previously approved planning application (i.e. no. A/YL-LFS/424).

Type of Vehicles	Private Cars		Light Buses	
	Generation	Attraction	Generation	Attraction
Traffic trip per hour (average)	4.92	4.67	0.33	0.33
Traffic trip at peak hour per hour (15:00 to 17:00)	10.5	11.5	1.33	0.67

Filling of Pond and Land (Approved and Completed upon Previous Planning Approval)

Under the planning application (i.e. no. A/YL-LFS/424) approved by the TPB on 6 May 2022, the applied area for filling of land and pond fall within the "Village Type Development" and "Green Belt" zone, respectively.



FS 579819



As the Applicant intends to continue with the operation of the proposed temporary use (but with a reduced site area), filling of pond and land (that had been previously approved) will still be required in this current Planning Application. Please refer to the following Table for comparison on the filling of land and pond between the approved and current scheme for information.

	Approved Planning Application (No. A/YL-LFS/424)		Current Application	
Application Site Area	about 17,740m ²		about 11,930.2m ²	
	Filling of Land	Filling of Pond	Filling of Land	Filling of Pond
Area of filling	about 3,572m ²	about 694m ²	about 159m ²	about 268m ²
Depth of filling	about 0.02m	about 0.52m	about 0.02m	about 0.52m
Volume of filling	about 71.5m ³	about 360.9m ³	about 3.18m ³	about 139m ³
Materials	Concrete	Soil and Concrete <ul style="list-style-type: none"> Volume of soil used for filling: 694 x 0.5 = about 347m³ Volume of concrete used for filling: 694 x 0.02 = about 13.9m³ 	Concrete	Soil and Concrete <ul style="list-style-type: none"> Volume of soil used for filling: 268 x 0.5 = about 134m³ Volume of concrete used for filling: 268 x 0.02 = about 5m³

Updated pages of Form No. S.16-I and the Supporting Planning Statement are attached for onward replacement. A plan illustrating the area of land and pond filling is also attached for your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8453 and Mr Faith Lai at 3563 7280.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Pauline Lam

Encl. Plan on Filling of Land and Pond, Updated Pages of Form No. S.16-I and Supporting Planning Statement

cc. Applicant

PL/FL/vy

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" and "Village Type Development"
(f) Current use(s) 現時用途	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 (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)

(iv) For Type (iv) application 供第(iv)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) For Type (v) application 供第(v)類申請

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

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

(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 628 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.053 ☒ About 約
- Proposed site coverage 擬議上蓋面積 5.3 % ☒ About 約
- Proposed no. of blocks 擬議座數 6
- 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
..... 3 - 4.5 m 米 ☒ About 約

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。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																															
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。)	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積268..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度0.52..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積159..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度0.02..... 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																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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"/>																															
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) Please refer to the attached Supporting Planning Statement																																	

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 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		
Site area 地盤面積	11,930.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11		
Zoning 地帶	"Green Belt" and "Village Type Development"		
Applied use/ development 申請用途／發展	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		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	628 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.053 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
	Composite 綜合用途	N/A	

**S16 PLANNING APPLICATION
APPROVED LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN
NO. S/YL-LFS/11**

**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**

SUPPORTING PLANNING STATEMENT


May 2025

Applicant:

Tin Shui Wai Greenfield Garden Company Limited

Consultancy Team:

KTA Planning Limited

 S3162_PS_V01



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Tin Shui Wai Greenfield Garden Company Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the 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 at Various Lots in DD129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan ("the Site") for a temporary period of 5 years. The Site falls within an area primarily zoned "Green Belt" with a minor portion of it falling within "Village Type Development" zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan ("Approved OZP") no. S/YL-LFS/11.

The Applicant has been operated the recreational facility in the Site for over 25 years. The Site is the subject of previous planning application no. A/YL-LFS/39 approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB on a permanent basis for recreational uses in 1999. A subsequent planning application for the similar use (i.e. A/YL-LFS/424) had also been approved by the RNTPC of the TPB in 2021 on a temporary basis. While the subject planning application is submitted by the same Applicant for the same propose use, the Applicant intends to i) refine the site boundary and site area; ii) finetune site layout to reflect the actual operation of recreational and ancillary facility on-site; and iii) allow the continue operation in the Site due to the expiry of the planning permission. Thus, a planning permission from the TPB is required.

Similar with previous approved planning application, a recreational lake is maintained in the Site for the enjoyment of the visitor. The Proposal comprises 6 nos. of structures with a building height of 1 storey (not more than 4.5m). The gross floor area is 628m². There will be no excavation or filling activity in the Site.

The Proposed Development is fully justified due to the following reasons:

- Previous planning approval has been granted for recreational uses.
- Majority of approval conditions under the previous approved application have been executed and fulfilled.
- The Proposal does not contravene with the planning intention of the area.
- The Proposal is compatible to the surrounding land use context.
- The Proposal will not set an undesirable precedent for similar applications.
- The Proposed Development is in-line with TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10) on providing passive recreational uses in the Green Belt.

- The Proposal will not jeopardize the long-term planned development and implementation of Lau Fau Shan Development Area.
- The approval of the Planning Application will continue to allow a well-managed recreational and ancillary facility to be operated in the Site, which will prevent the degradation of natural environment in the area.
- prevent the degradation of natural environment in the area.
- There will not be any adverse impacts on drainage and traffic aspects.

In view of the above, we sincerely request that the TPB to approve this planning application for another 5 years from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人天水圍綠田園有限公司擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請於流浮山沙江圍丈量約份第 129 約地段內多幅地段及毗連政府土地（下稱「申請地點」）擬議作臨時康體文娛場所（有機農場、燒烤場、教育及遊客中心、休閒活動場地及附屬設施）及填塘和填土工程（下稱「擬議發展」），為期五年。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 中「鄉村式發展」及「綠化地帶」的地帶內。

申請人於申請地點經營康樂及附屬設施逾 25 年。申請地點曾於 1999 年獲城規會轄下鄉郊及新市鎮規劃小組委員會批准作康樂用途（規劃申請編號 A/YL-LFS/39）。其後，類似用途的規劃申請（編號 A/YL-LFS/424）亦於 2021 年獲城規會批准，為期三年。雖然是次規劃申請的用途與先前批准的規劃申請相同，但是次申請地點的面積縮減。申請人希望透過規劃申請調整申請地點邊界及佈局，以反映現時康樂用途與附屬設施的實際運作。此外，因先前臨時規劃許可即將到期，申請人希望透過規劃申請以允許申請地點內的康樂設施繼續運作。

與之前批准的申請類似，申請地點內將繼續保留人工湖作康樂用途。擬議發展包括 6 個 1 層高（不高於 4.5 米）的構築物。總樓面面積為 628 平方米。地盤內不會進行任何挖掘或填土活動。

申請人提出是次規劃申請是基於以下理據：

- 先前的規劃申請已獲得批准。
- 以往所有的規劃許可附帶條件均已履行並滿足。
- 擬議發展不違反該區的規劃意向。
- 擬議發展與周遭土地用途相容。
- 擬議發展不會為同類申請設下不良先例。
- 擬議發展符合城規會規劃指引擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 10）關於提供靜態康樂用途的指引。
- 擬議發展不會影響流浮山發展區的長遠規劃及落實。
- 擬議發展將繼續允許申請地點作康樂及附屬設施，配以良好的運作及長期管理，擬議發展避免周遭的自然環境受破壞。
- 擬議發展不會在渠務及交通方面帶來不良影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上繼續獲城規會支持。

Table of Contents

1	INTRODUCTION
1.1	Purpose
1.2	Report Structure
2	SITE AND PLANNING CONTEXT
2.1	Site Location and Context
2.2	Land Status
2.3	Surrounding Land Use Pattern
2.4	Statutory Planning Context
2.5	Planning History
2.6	Similar Planning Applications
2.7	Non-Statutory Planning Context
3	PROPOSED DEVELOPMENT SCHEME
3.1	The Development Scheme
3.2	Vehicular Access Arrangement
3.3	Existing Landscaping on Site
3.4	Existing Drainage Facilities on Site
4	PLANNING MERITS AND JUSTIFICATIONS
4.1	Previous Planning Approval has been Granted
4.2	All Approved Conditions of the Previous Approved Planning Applications Have Been Executed and Fulfilled
4.3	The Proposal does not Contravene with Planning Intention of the Area
4.4	Proposed Use is Compatible with the Surrounding Area
4.5	Approval of the Planning Application will not Set an Undesirable Precedent
4.6	The Proposal is In-line with Town Planning Board Guidelines No. 10
4.7	The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Lau Fau Shan Development Area
4.8	Approval of the Planning Application Will Not Result in Degradation of the Natural Environment
4.9	No Adverse Traffic Impact
4.10	No Adverse Drainage Impact
5.	SUMMARY AND CONCLUSION

List of Figures

Figure 2.1	Site Location Plan
Figure 2.2	Land Status Plan
Figure 2.3	Zoning Context Plan
Figure 2.4	Surrounding Land Use Context
Figure 2.5	Location of the Site in LFS Development Area
Figure 3.1	Location of Filling of Land and Pond Carried Out in Previous Planning Approval (i.e. A/YL-LFS/424)

List of Photos

Photo 2.1	Existing Condition of the Site (towards northwest)
Photo 2.2	Existing Condition of the Site (towards southeast)
Photo 3.1	Existing Peripheral Planting along Recreational Lake
Photo 3.2	Existing Peripheral Planting along Recreational Lake
Photo 3.3	Existing Vegetations within the Site
Photo 3.4	Existing Vegetations within the Site

List of Tables

Table 2.1	List of Involved Lots within the Site
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
Table 3.1	Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application.
Table 3.2	Summary of Development Proposal
Table 4.1	Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424

List of Appendices

Appendix 1	Schematic Site Layout
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

S16 Planning Application
Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan
No. S/YL-LFS/11

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,
at Various Lots in D.D. 129 & Adjoining Government Land,
Sha Kong Wai, Lau Fau Shan, New Territories

Supporting Planning Statement

1. INTRODUCTION

1.1. Purpose

1.1.1. This Planning Application is prepared and submitted on behalf of Tin Shui Wai Greenfield Garden Company Limited (“The Applicant”) to seek approval from the Town Planning Board (“TPB”) for the 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 at various lots in DD129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan (“The Site”). The Site falls primarily within an area zoned “Green Belt” with a minor portion of it falling within the “Village Type Development” zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (“Approved OZP”) No. S/YL-LFS/11.

1.1.2. The Site is the subject of previous planning application no. A/YL-LFS/39 approved by the Rural and New Town Planning Committee (“RNTPC”) of TPB on a permanent basis for recreational uses in 1999. A subsequent planning application for the similar use (i.e. A/YL-LFS/424) had also been approved by the RNTPC of the TPB in 2021 on a temporary basis. This Supporting Planning Statement is to provide TPB members with the necessary information to facilitate the consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the site and planning context will be briefly set out in Section 2. The development proposal is presented in Section 3. The planning justifications for the Proposed Development are provided in Sections 4 while Section 5 concludes and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Context

- 2.1.1 The Site is located at various lots in DD129, Sha Kong Wai, Lau Fau Shan. It is accessible from Tin Wah Road to its south via a local track (**Figure 2.1** refers). The Site has an area of about 11,930.2m².

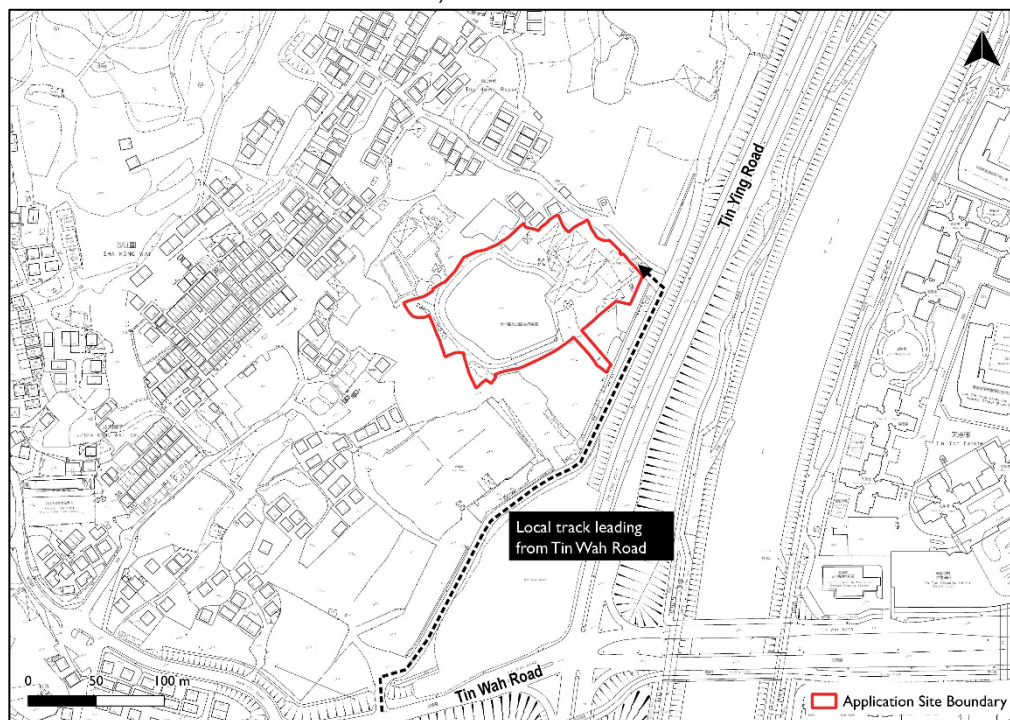


Figure 2.1 Site Location Plan

- 2.1.2 The Site consists of a recreation facility which comprised of big pond for water leisure activities with some open area for recreational purposes including barbecue site, playground, game booths, visitor centres and ancillary facilities. It was under the previously approved planning applications nos. A/YL-LFS/39 and A/YL-LFS/424 for the use of place of recreation, sports or culture (comprising Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities). The Site has lush landscaping which serves as a buffer to the surrounding uses and provided shades to the visitors. **Photos 2.1 to 2.4** show the existing conditions of the Site.

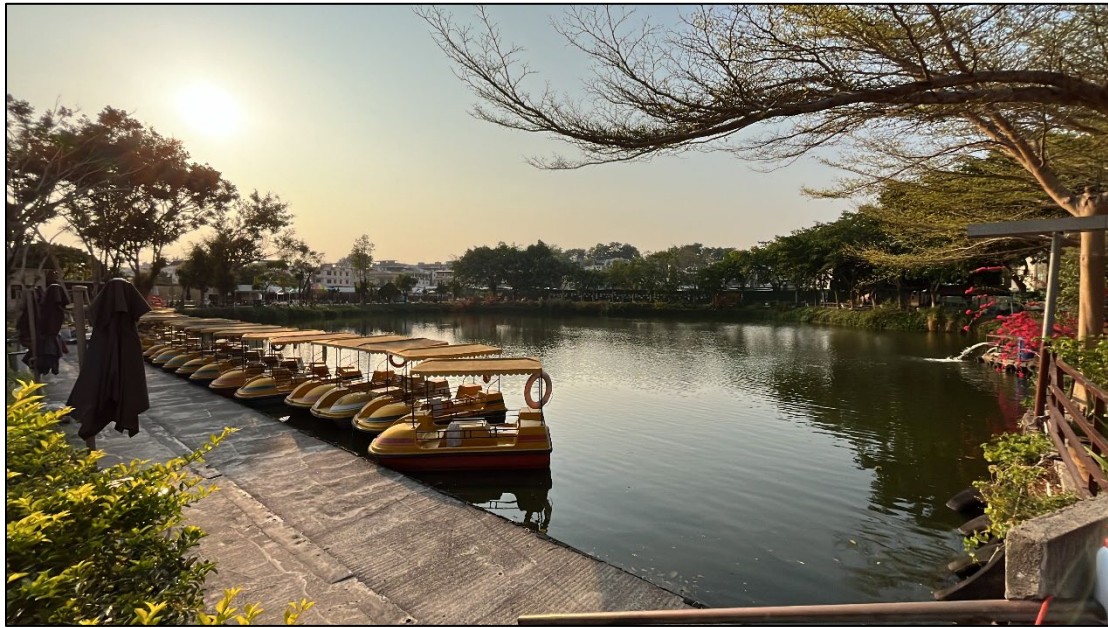


Photo 2.1 Existing Condition of the Site (towards northwest)



Photo 2.2 Existing Condition of the Site (towards southeast)

2.2 Land Status

2.2.1 According to the land status plan (**Figure 2.2** refers), there are a total of 24 nos. of private lots in DD129 partly / wholly falling within the Site (**Table 2.1** refers). The Applicant has already notified the current land owners on this Planning Application.

Table 2.1 List of Involved Lots within the Site

Lot number	Wholly / Partly within Site	Lot number	Wholly / Partly within Site
2766 RP	Partly	2833	Wholly
2767	Partly	2834	Wholly
2782	Wholly	2835	Wholly
2783	Wholly	2836	Wholly
2784	Wholly	2837	Wholly
2785 S.A	Wholly	2838	Wholly
2785 RP	Wholly	2839	Wholly
2787	Wholly	2840	Wholly
2828	Wholly	2841 S.A RP	Partly
2829	Wholly	2841 S.B RP	Partly
2830	Wholly	2843	Wholly
2831	Partly	2845 RP	Partly

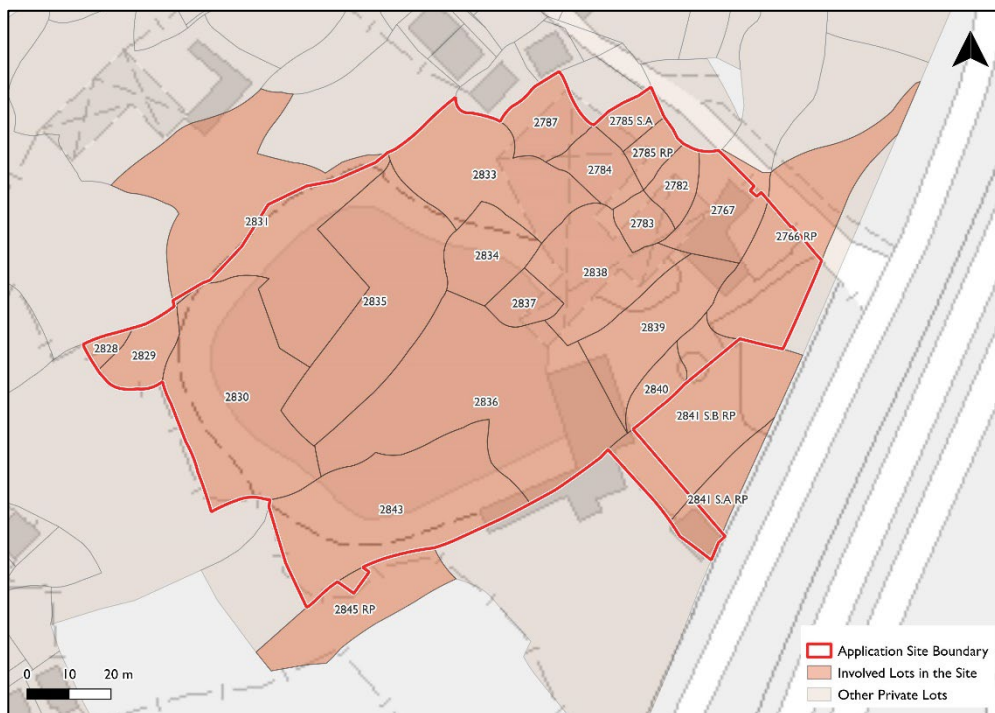


Figure 2.2 Land Status Plan

2.3 Surrounding Land Use Pattern

2.3.1 The Site is situated in the rural area surrounded by low-rise village settlements with a mix of domestic structures and vehicle parks. Some vacant sites are identified in the vicinity. The surrounding areas have the following characteristics:

- To the immediate north are shrubland, a vehicle park under approved planning application no. A/YL-LFS/533, village houses, a temple and a shrine. To the further northeast is a vehicle park under approved

planning application no. A/YL-LFS/501.

- To the immediate east of the Site is a vehicle park under approved planning application no. A/YL-LFS/520 and a local track namely New Sha Kok Wai Road. To the east across Tin Ying Road and the Tin Shui Wai Nullah is the public housing development of Tin Yan Estate of the Tin Shui Wai New Town.
- To the immediate south are vacant land and vehicle parks. To the further south is a Government Land under the zoning of “Residential (Group A)” for planned public housing development.
- To the immediate northwest are vehicle parks. To the further west is the village settlement of Sha Kong Wai.

2.3.2 **Figure 2.3** shows the surrounding land use pattern of the area.



Figure 2.3 Surrounding Land Use Context

2.4 Statutory Planning Context

- 2.4.1 The Site mainly falls within an area zoned “Green Belt” (“GB”) (about 87.3%) with a minor portion of it falling within an area zoned “Village Type Development” (“V”) (about 12.7%) on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (“Approved OZP”) No. S/YL-LFS/11 (**Figure 2.4** refers).

- 2.4.2 According to the Statutory Notes of the Approved OZP, the planning intention of "GB" zone is *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* It is also stated that *"There is a general presumption against development within this zone."* 'Place of Recreation, Sports or Culture' is a column 2 use which requires permission from the TPB.
- 2.4.3 The planning intention of "V" zone as stated in the Statutory Note of Approved OZP is *"to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers."* Furthermore, it is intended to *"concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services."* It is also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."* 'Place of Recreation, Sports or Culture' is a column 2 use which requires permission from the TPB.
- 2.4.4 According to the Covering Notes attached to the Approved OZP, *"Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan"*. The proposed temporary development for a period of 5 year requires planning permission from the TPB.

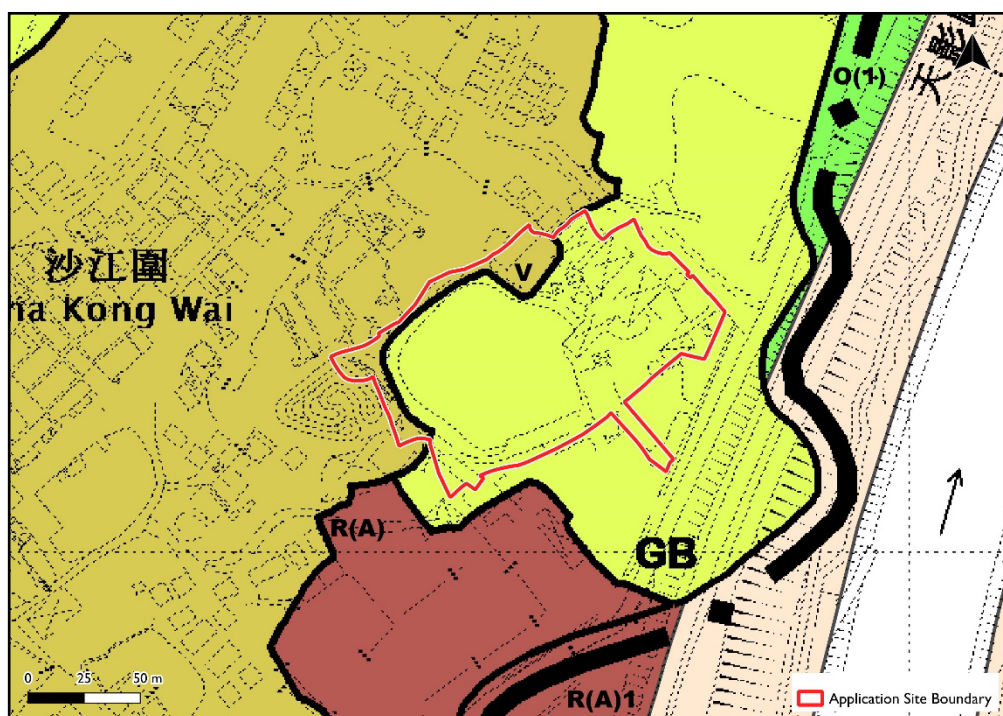


Figure 2.4 Zoning Context Plan

2.5 Planning History

- 2.5.1 The Site involves 3 nos. of previous Planning Applications which the earlier planning approval can be traced back to 1996 for fruit tree plantation use (**Table 2.2** refers). According to the record, the Applicant of the subject Planning Application submitted two applications (i.e. A/YL-LFS/39 and A/YL-LFS/424) for similar recreational uses in 1999 and 2021.
- 2.5.2 The planning application no. A/YL-LFS/39 was submitted in 1999 for recreational uses including barbecue spot, playground, refreshment kiosk, visitor centre, public car park and ancillary uses. It was approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB in 14 May 1999 on a permanent basis. Since then, the operation of recreational and ancillary facility has been commenced in the Site to provide recreational services and leisure activities for the visitors.
- 2.5.3 A subsequent planning application for the similar use (i.e. A/YL-LFS/424) was submitted by the Applicant in 2021 with the reasons of i) updating site layout considering the operation of recreational and ancillary facilities on-site; (ii) regularising the pond filling and land filling at the Site; and (iii) applying for a temporary operation of 3 years to allow flexibility in future planning. The planning application no. A/YL-LFS/424 was approved with condition on a temporary basis by the RNTPC of the TPB on 6 May 2022. All approval conditions imposed in the last Planning Application has been complied with.

Table 2.2 Previous Planning Applications within the Site

	Application No.	Proposed Use(s)	Decision (Decision Date)
1	A/YL-LFS/9	Pond Filling for Agricultural Use (Fruit Tree Plantation)	Approved (23/08/1996)
2	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park & Ancillary Uses	Approved (14/05/1999)
3	A/YL-LFS/424	Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years with Filling of Land and Ponds	Approved (06/05/2022)

2.6 Similar Planning Applications

- 2.6.1 As shown in **Table 2.3**, there are 8 nos. of approved Planning Applications involving the use of 'Place of Recreation, Sports or Culture' within "GB" zone in Lau Fau Shan and Tsim Bei Tsui area since 2020.

Table 2.3 Approved Planning Applications with Similar Uses within "GB" use in Lau Fau Shan and Tsim Bei Tsui area

	Application Number	Proposed Use	Decision (Date)
1.	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground, Refreshment Kiosk, Handicraft Making and Ancillary Public Car Park)	Approved (4.9.2020)
2.	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (6.11.2020)
3.	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (8.1.2021)
4.	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (24.9.2021)
5.	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (24.12.2021)
6.	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (9.9.2022)
7.	A/YL-LFS/475	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (28.7.2023)
8.	A/YL-LFS/547	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (28.2.2025)

2.7 Non-Statutory Planning Context

Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas

- 2.7.1 The Government endeavours to develop high-end economy with professional services and logistics hub in the western part of the Northern Metropolis ("NM"). Announced in the 2021 Policy Address together with Northern Metropolis Development Strategy, the Government starts to explore the development potential of Lau Fau Shan, Tsim Bei Tsui ("TBT") and Pak Nai ("PN") (i.e. collectively referred as LFS) so as to serve as the extension of Hung Shui Kiu/Ha Tsuen New Development Area ("HSK/HT NDA").
- 2.7.2 In August 2022, Civil Engineering and Development Department ("CEDD") and Planning Department ("PlanD") jointly commissioned a Land Use Review Study to review the feasibility of broad planning and infrastructure proposals for LFS. Under the study, LFS is positioned as a digital technology hub to complement the HSK/HT development, promoting integration of new and traditional economies and serving as an incubation base for young talents and start-ups. With the natural beauty of Tsim Bei Tsui and Pak Nai in mind, those areas will be developed into eco-tourism destinations for locals and tourists. By extending the HSK/HT NDA, LFS will be a major source of new economic and housing land in the westernmost area of the NM.
- 2.7.3 As refer to the Broad Land Use Concept of the LFS Development Area, the Site is situated in the "Riverine Neighbourhood" area (**Figure 2.5** refers).

According to the study, the “Riverine Neighbourhood” area will be capable to accommodate about 48,000 to 53,000 flats. Recreational and community facilities will be provided in the neighbourhood. Furthermore, a blue-and-green network is planned along Tin Shui Wai Nullah through upgrading existing open spaces and revitalising the nullah. New footbridges and upgraded cycle tracks are planned to enhance the connectivity of Tin Shui Wai and Lau Fau Shan. With the above measures, it is anticipated that the neighbourhood will have a better access to recreational and community facilities, and will enjoy a more vibrant and dynamic living environment.

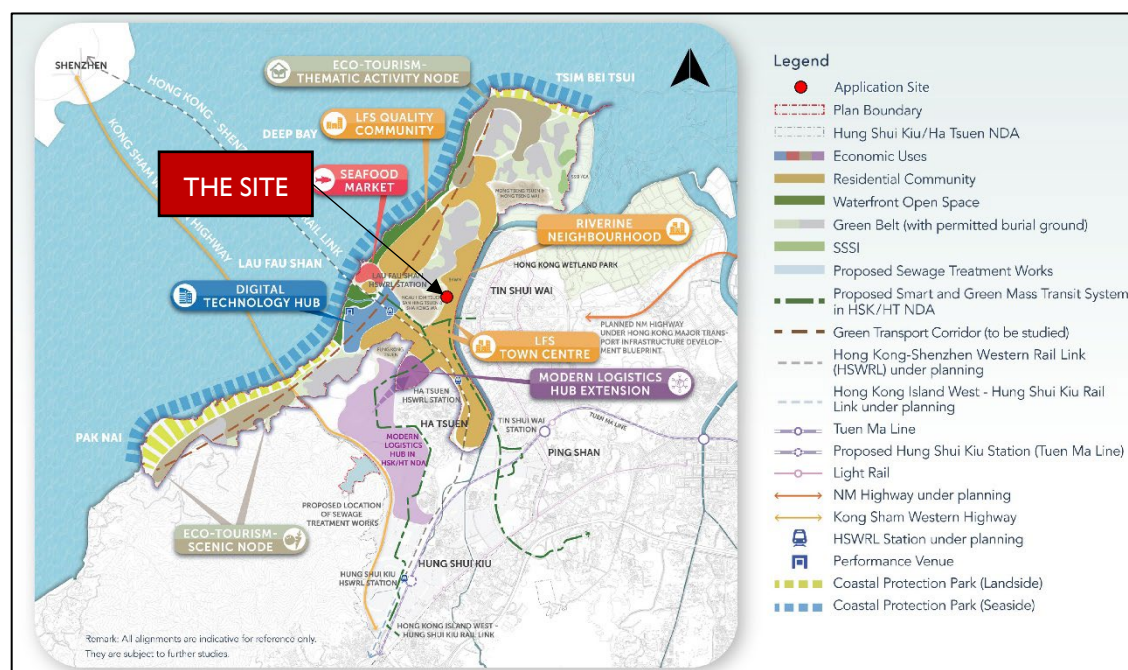


Figure 2.5 Location of the Site in LFS Development Area

2.7.4 According to the study programme, the Government commenced the Investigation Study on July 2024 to further develop the land use of individual land parcels for formulation of Recommended Outline Development Plan (“RODP”). The Investigation Study is anticipated to complete in 2026 and the Government-initiated works is anticipated to be commenced in around 2030.

TPB PG-No. 10

2.7.5 The Town Planning Board Guidelines for Application for Development Within Green Belt Zone under Section 16 of the Town Planning Ordinance (“TPB PG-No. 10”) (dated in July 1991) is of relevance. As presented in the Section 2.3, majority of the Site falls within an area zoned “GB” in the Approved OZP. According to the Guidelines, it is stated that *“Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.”* It is also stated that *“The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual*

impact on the surrounding environment."

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Development Scheme

- 3.1.1 Similar to the previous planning approvals (i.e. planning application no. A/YL-LFS/424 and A/YL-LFS/39), the Proposed Development has provided various recreational uses and comprises of a petting zoo for educational purpose. While the proposed use of the subject planning application remains unchanged, the reduction of site area from about 17,740m² to about 11,930.2m² leads to the finetune of site layout. The site boundary is refined to reflect the operation of recreational and ancillary facility on-site. A comparison of the major development parameters between previous planning application No. A/YL-LFS/424 and the subject planning application is provided in **Table 3.1** below:

Table 3.1 Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application

	Previous Planning Application No. A/YL-LFS/424 (a)	Subject Planning Application (b)	Difference (b) – (a)
Site Area	About 17,740m ²	About 11,930.2m ²	-5,809.8m ²
Applied Uses	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)	No change
Total GFA	About 2,969m ²	About 628m ²	-2,341m ²
No of Structures	25 <ul style="list-style-type: none"> ▪ 5 game booths ▪ 4 pavilion / shelters ▪ 3 shelters for BBQ ▪ 2 mushroom farms ▪ 2 petting zoos ▪ 2 game / activity areas ▪ 2 visitor centres / tearoom / education room ▪ 1 lawn slide ▪ 1 refreshment kiosk ▪ 1 office ▪ 1 toilet ▪ 1 storage 	6 <ul style="list-style-type: none"> ▪ 1 game booth / education room with storage ▪ 1 visitor centre with kiosks ▪ 1 visitor centre with tea room ▪ 1 toilet ▪ 1 ancillary office ▪ 1 pavilion 	-19
Height of Structures	Maximum 6m (1 storey)	Maximum 4.5m (1 storey)	-1.5m
Site Coverage	About 16.7%	About 5.3%	-11.4%
Area and Depth of Pond Filling	About 694m ² (0.52m in depth)	*About 268m ² (0.52m in depth)	-426m ²
Area and Thickness of Land Filling	About 3,572m ² (0.02m in thickness)	*About 159m ² (0.02m in thickness)	-3,413m ²
*Filling of pond and land are already completed under the previous planning approval (i.e. no. A/YL-LFS/424) granted by TPB on 6 May 2022.			

3.1.2 The proposal comprises six structures (1 storey and 3m to 4.5m in height) with a total floor area of about 628m² for recreational facilities, education, storage, office and other ancillary uses. An education room (with game booth and storage), two visitor centres and a petting zoo with animals such as cows and goats are provided for teaching visitors about nature and animals. Among six nos. of structures, structure nos. 1 to 4 were proposed in the previous planning application and the parameters including area and height will remain unchanged. In order to facilitate the operation of proposed place of recreation, sports or culture, structure nos. 5 and 6 are added in the Proposed Development.

- 3.1.3 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.
- 3.1.4 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 only included a minor portion of the previously approved land filling (**Figure 3.1** refers). The area and thickness of the land filling is about 159m² and 0.02m. The applied area was filled by a layer of 2cm-thick concrete on top. The volume of the concrete used for land filling was about 3.18m³.
- 3.1.5 Furthermore, there was an ornamental small pond situated at the eastern portion of the Application Site within "Green Belt" zone under the previous planning approval no. A/YL-LFS/39 (**Figure 3.1** refers). With the area of about 268m² and the depth of about 0.5m, the pond was filled and turned into recreational uses under the previous planning approval no. A/YL-LFS/424. The ponds were filled by soil with a layer of 2cm-thick concrete on top. The volume of soil and concrete used for pond filling was about 134m³ and 5m³.
- 3.1.6 Both the filling of pond and land are approved under the previous planning application and completed. As the Applicant intends to continue with the operation of the proposed use, the filling of pond within the GB zone and the filling of land in V zone (that were previously approved and completed in the previous planning application) will continue to apply and remain valid in this Planning Application. There will be no additional alteration, excavation or filling activity for the land and pond would be carried out under the subject planning application.

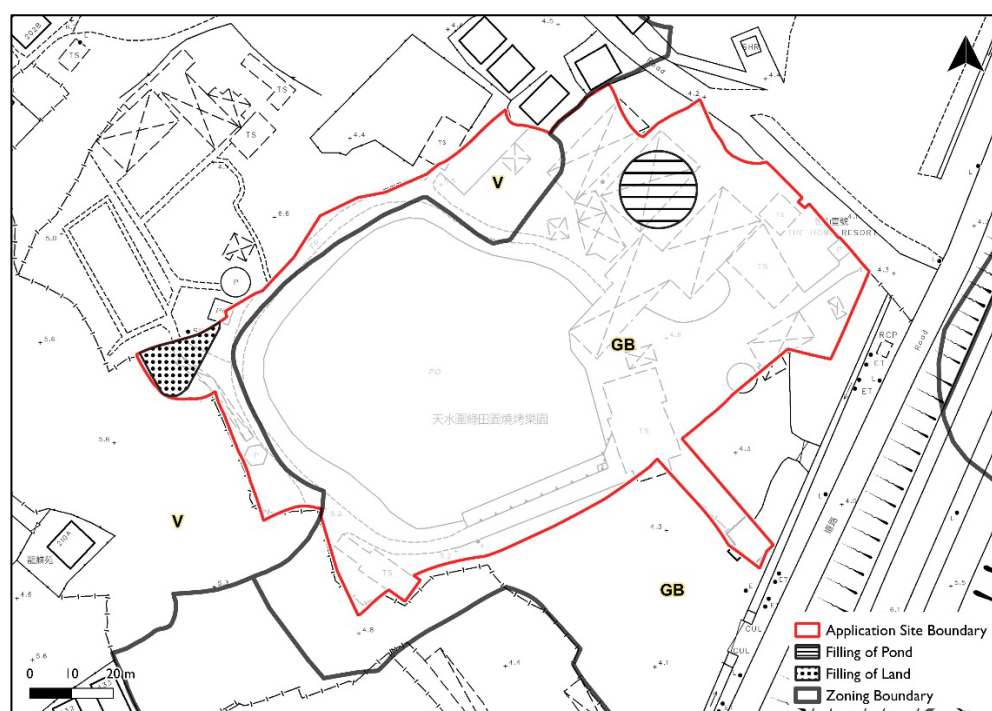


Figure 3.1 Location of Filling of Land and Pond Carried Out in Previous Planning Approval (i.e. A/YL-LFS/424)

- 3.1.7 The proposal will maintain all plantings within the Site boundary provided in the previous planning application. It is intended to allow visitors to enjoy the greenery and tranquil environment, and engage in different leisure activities such as rowing, pedalling and mini games etc. A visitor centre on organic farming and nature has been in operation on-site.
- 3.1.8 The Proposed Development will be opened from Monday to Sunday including Public Holidays, from 10:00am to 10:00pm. Similar with previously approved planning application, the Proposed Development is anticipated to accommodate about 34 to 54 people during weekday and about 136 to 204 people at the weekends. The number of visitors will be controlled as advance booking will be required.
- 3.1.9 No public announcement systems, whistle blowing or portable loudspeaker will be used within the Site. The Applicant will carry out proper clean up on-site to ensure the hygiene of the area. No excavation, filling of land and ponds will be carried out in the Site.
- 3.1.10 The layout of the proposed place of recreation, sports or culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) at the Site is annexed at **Appendix 1** of this Supporting Planning Statement. **Table 3.2** below summarizes the key development parameters of the Site.

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 175.5	
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 4,590.2	
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 provided within the Site. No vehicle will be allowed to queue back to or

reverse onto/from public roads at any time.

3.3 Existing Landscaping on Site

3.3.1 The Application Site is planted with lush landscaping to enhance the visual amenity and to provide shades to the visitors. It also serves as buffer to the surrounding developments. In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant had implemented sufficient planting including the peripheral planting along the recreational lake (**Photos 3.1 and 3.2** refer) since the previous approved planning application back in 1999. Furthermore, some trees and vegetations are scattered within the Site (**Photo 3.3 and 3.4** refer). All existing vegetations within the Site will be preserved and maintained so as to minimize possible visual impact.



Photo 3.1 Existing Peripheral Planting along Recreational Lake



Photo 3.2 Existing Peripheral Planting along Recreational Lake



Photo 3.3 Existing Vegetations within the Site



Photo 3.4 Existing Vegetations within the Site

3.4 Existing Drainage Facilities on Site

3.4.1 The approval conditions under previous approved Application No. A/YL-LFS/424 in relation to the maintenance and record submission of existing drainage facilities had been complied (**Appendix 4** refers). The existing drainage facilities including peripheral surface channel and catch pits will be maintained to ensure no adverse drainage impact on the surrounding areas. Regular clearance of debris and maintenance has been carried out. No flooding in the surrounding area has been recorded.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

4.1.1 Planning approval for "Recreational Use including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses" was approved by the TPB under the planning application no. A/YL-LFS/39 on 14 May 1999 on a permanent basis. Due to the reasons of updating site layout for the operations, regularising pond and land filling at the Site, and allowing flexibility in future planning, a planning application (i.e. A/YL-LFS/424) on the proposed use of '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 3 years had been submitted by the same Applicant and was approved by the TPB in 6 May 2022. While the subject planning application is submitted by the same Applicant for the same proposed use, the Applicant wish to i) refine the site boundary and site area; ii) finetune site layout to reflect the actual operation of recreational and ancillary facility on-site; and iii) allow the continue operation in the Site due to the expiry of the planning permission. Although the Proposal reduced the site area with finetuning the site boundary and site layout, there is no changes on the proposed use as compared with previous planning application. Thus, the current application shall warrant the same favourable consideration.

4.2 All Approved Conditions of the Previous Approved Planning Applications Have Been Executed and Fulfilled

4.2.1 The proposed use of the subject planning application is exactly the same as the approved use in the previous planning application no. A/YL-LFS/424. Most of the approval conditions had been complied with and the planning permission of the previous planning application will be expired on 6 May 2025 (**Appendix 2** refers). The approval conditions and their status are listed in **Table 4.1**.

4.2.2 As shown in **Table 4.1**, the approval conditions (a) to (i) of the previous planning application had been complied with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal. Besides, the Applicant has maintained drainage facilities, as well as executed the agreed traffic arrangement and mitigation measures to minimise the noise nuisance to the surrounding area. For the approval condition (j), the Applicant is willing to continue to operate the recreation facility on-site, which has been reflected in the subject planning application.

4.2.3 In view of the persistent commitments from the Applicant, it is anticipated that the Applicant will continue to execute and fulfil the existing approval conditions in the future.

Table 4.1 Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 10:00 p.m. and 10:00 a.m., as proposed by the Applicant, is allowed on the Site during the planning approval period;	✓	During the approval period
(b)	No public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the Site at any time during the planning approval period;	✓	During the approval period
(c)	No vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period;	✓	During the approval period
(d)	The rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities within 6 months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.11.2022;	✓	Complied (Appendix 4 letter from Planning Department dated 18.10.2022 refers)
(e)	The implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;	✓	During the approval period
(f)	The submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.11.2022;	✓	Complied (Appendix 3 letter from Planning Department dated 30.11.2022 refers)
(g)	The implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.2.2023;	✓	Complied (Appendix 3 letter from Planning Department dated 27.1.2023 refers)
(h)	If any of the above planning conditions (a), (b), (c) or (e) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;	✓	During the approval period
(i)	If any of the above planning conditions (d), (f) or (g) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and	✓	During the approval period
(j)	Upon expiry of the planning permission, the reinstatement of the portion of the Site zoned "GB" to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.	N/A	Expiry of Planning Permission

4.3 The Proposal does not Contravene with Planning Intention of the Area

4.3.1 As mentioned in **Section 2.3**, the Application Site is mainly zoned "GB" with a minor portion of the area falling within "V" zone on the Approved OZP No. S/YL-LFS/11.

4.3.2 The nature of service provided within the Site will be mostly recreation and leisure use for public. It also served as the area with an aim to maintain natural landscape for public enjoyment and educational purpose. The nature of service is totally in line with the planning intention of "GB" zone of *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* There is no conflict with the planning intention of the area in view of the compatible nature of the proposed use.

4.3.3 While the planning intention of "V" zone is to *"designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers."* It is also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."* Since the subject planning application is temporary in nature, the Proposed Development, with proper management and continuous upgrading of the environment, will not affect the long-term planning intention of the area.

4.4 Proposed Use is Compatible with the Surrounding Area

4.4.1 As highlighted in **Section 2.5**, the Site is situated in a rural area surrounded by low-rise village settlements with a mix of domestic structures and public vehicle parks. The proposed use will continue to provide recreational facilities to the visitors and offer an area for the public to enjoy outdoor recreation and appreciate the natural environment. The existing vegetations and recreational lake will contribute positively on the natural landscape of the area. It also provides visual relief and openness to the surrounding context. As such, the proposed temporary development is anticipated to be in harmony with the surrounding land use context.

4.5 Approval of the Planning Application will not Set an Undesirable Precedent

4.5.1 According to the planning history of the Site (**Section 2.4** refers), the Site involved 3 nos. of previous planning applications with the latest two applications submitted by the same Applicant with similar use since 1999. The recreation facility has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout 26 years of operation. Therefore, the Proposed Development will not set an undesirable precedent for similar applications.

4.6 The Proposal is In-line with Town Planning Board Guidelines No. 10

4.6.1 It is noted that the Site is primarily falling within the "GB" zone. According to the Town Planning Board Guidelines No. 10, sympathetic consideration may be given to the passive recreational uses which are compatible with the character of surrounding areas. The proposed use will continue to provide recreational facilities to the visitors and offer an area for the public to enjoy outdoor recreation and appreciate the natural environment. Furthermore, the Guidelines also stated the design and layout of any development should be compatible with the surrounding areas and should not affect the existing landscape. The Proposed Development is considered compatible with the surrounding area as there will be no changes in terms of use and the nature of operation, which is previously approved. Therefore, the proposal is considered in-line with the Guideline and the Applicant is endeavoured to maintain the existing condition of the Site.

4.7 The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Lau Fau Shan New Development Area

4.7.1 As mentioned in the **Section 2.6**, the Government commenced the Investigation Study on July 2024 to further develop the land use of individual land parcels for formulation of Recommended Outline Development Plan ("RODP"). The Investigation Study is anticipated to complete in 2026 and the Government-initiated works is anticipated to be commenced in around 2030. It is noted that there is no exact programme for land resumption and clearance as yet. Hence, the proposed use with a temporary timeframe will not jeopardize the long-term planned development and implementation of the LFS Development Area. The proposed temporary development also represents an efficient utilisation of land in this interim period.

4.8 Approval of the Planning Application will not Result in Degradation of the Natural Environment

4.8.1 The proposed use will provide recreational facilities to the visitors and the development proposal will continue to enhance the natural landscape to provide an area for the public to enjoy outdoor living, as well as to appreciate the natural environment. All existing lush greening and vegetations within the Site will be preserved and well-maintained. The Applicant will undertake proper management of the Site to ensure the environment will not be degraded. There will be no additional excavation or filling activity within the Site. The recreational pond will be maintained and no alteration will be made for the pond. Therefore, the approval of planning application will not lead to degradation of natural environment.

4.9 No Adverse Traffic Impact

4.9.1 The estimated traffic generation and attraction of the Proposed Development throughout the operation hour from 10:00am to 10:00pm will be insignificant in

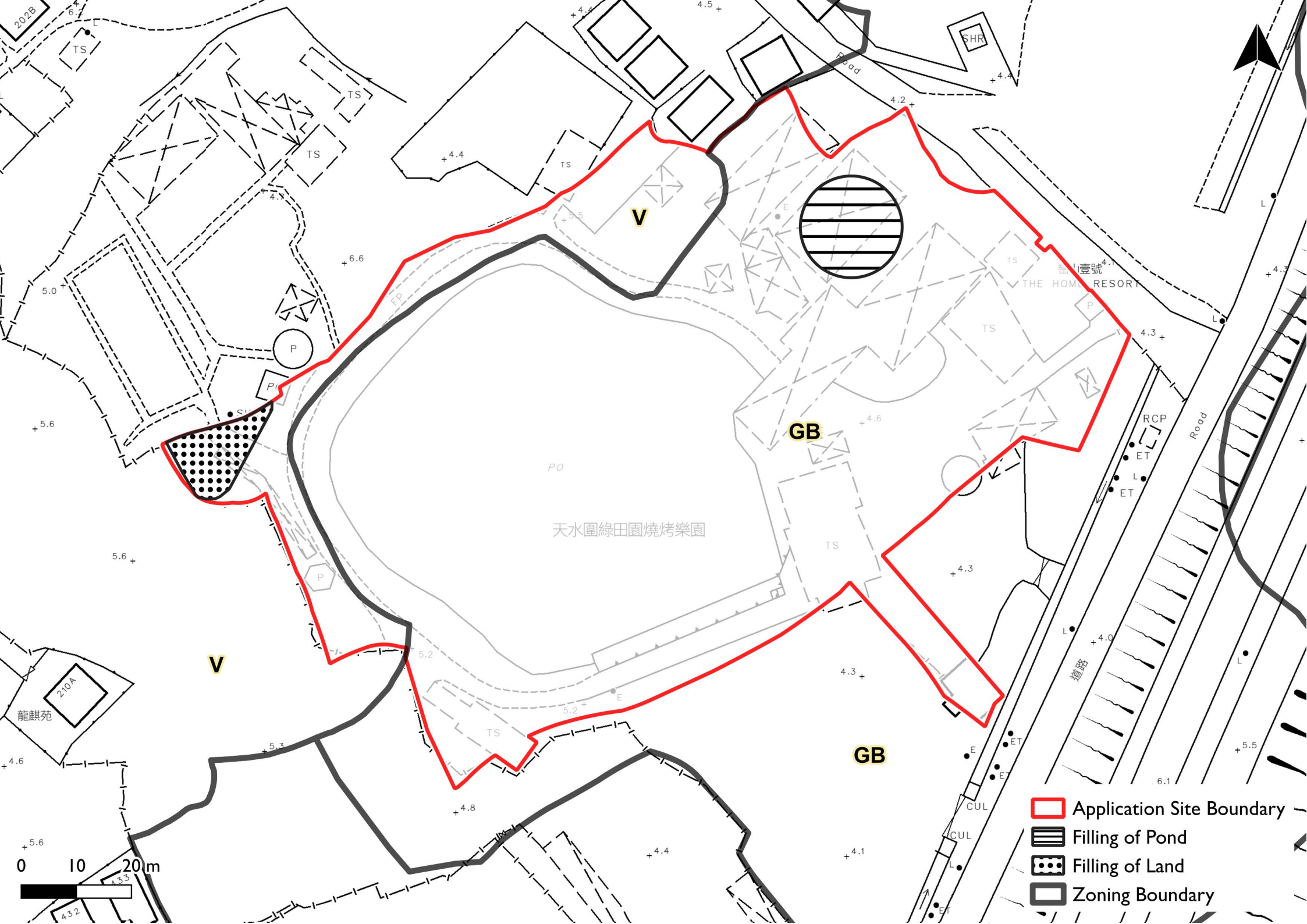
the peak hours and in average. Same as previous approve planning application, advance booking will be required for effective control on the number of visitors. Moreover, sufficient maneuvering space will be provided to facilitate smooth operation within the Site. There will be no vehicles to be allowed to queue back to or reverse onto/from public roads at any time. In view of the restricted number of visitors, it is anticipated that no adverse impact on the traffic network will be resulted.

4.10 No Adverse Drainage Impact

- 4.10.1 The Applicant will maintain the same drainage facilities which was submitted and implemented under the previously approved Planning Application no. A/YL-LFS/424 (**Appendix 4** refers). Therefore, it is concluded that no adverse drainage impact will be anticipated due to the Proposed Development.

5. SUMMARY AND CONCLUSION

- 5.1 The Applicant is seeking permission from the TPB for the continued use of the Site for the 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 at Various Lots in DD129, Sha Kong Wai, Lau Fau Shan. The Site falls within the areas zoned "Green Belt" and "Village Type Development" on the Approved Lau Fau Shan and Tsim Bei Tsui OZP no. S/YL-LFS/11.
- 5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the Proposed Development based on the followings:
- (a) Previous planning approval has been granted for recreational uses.
 - (b) Majority of approval conditions under the previous approved application have been executed and fulfilled.
 - (c) The Proposal does not contravene with the planning intention of the area.
 - (d) The Proposal is compatible to the surrounding land use context.
 - (e) The Proposal will not set an undesirable precedent for similar applications.
 - (f) The Proposed Development is in-line with TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10) on providing passive recreational uses in the Green Belt.
 - (g) The Proposal will not jeopardize the long-term planned development and implementation of Lau Fau Shan Development Area.
 - (h) The approval of the Planning Application will continue to allow a well-managed recreational and ancillary facility to be operated in the Site, which will prevent the degradation of natural environment in the area.
 - (i) prevent the degradation of natural environment in the area.
 - (j) There will not be any adverse impacts on drainage and traffic aspects.



- Application Site Boundary
- Filling of Pond
- Filling of Land
- Zoning Boundary