



Our Ref.: PD2410002/09
Your Ref.: TPB/A/YL-NSW/357

23 March 2026

By Email

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

Dear Sir/Madam,

SECTION 16 PLANNING APPLICATION NO. A/YL-NSW/357

Further Information Submission

We refer to the departmental comments received from Agriculture, Fisheries and Conservation Department on 16 March 2025 of the captioned Application.

Please find attached our responses to the departmental comments with the replacement pages of revised planning statement report in Appendix 2, replacement pages of Tree Preservation and Landscaping Proposal in Appendix 3, and replacement pages of Desktop Review on Nearby Ecological Baseline Condition in Appendix 3. Revisions have been made to the proposed planting proposal, with increasing nos. of tree to be provided.

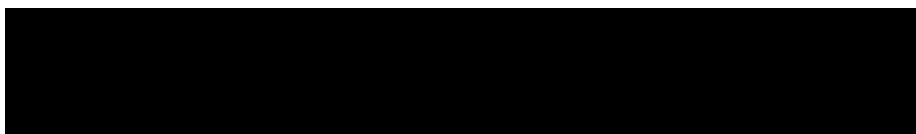
According to TPB PG-No. 32B, submission of this further information refers to supplement and/or clarify the background and supporting information of the Application, as well as to response the relevant departmental comments, in which does not constitute as a material change the application. Thus, it should be accepted.

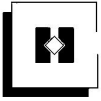
Should you require further information or have any query, please feel free to contact the undersigned or Haze Tsang at [REDACTED]

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

c.c. the Applicant





Encl.

- Appendix 1 – Responses to Departmental Comments
- Appendix 2 – Replacement Pages of Planning Statement Report (P.4, 8, 12-14)
- Appendix 3 – Replacement Pages of Tree Preservation and Landscaping Proposal (Annex 5) (P.3-4, 8-17, 233-238)
- Appendix 4 – Replacement Pages of Desktop Review on Nearby Ecological Baseline Condition (Annex 6) (P. 9, 12-13)



LCH Planning and Development
Consultants Limited

Filling of Pond for Permitted Agricultural Use for a Period of 3 Years
in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) and “Village Type Development” (“V”) zones, Lots 1212 S.E ss.1 and 1212 S.E RP (Part) in D.D. 115 and adjoining Discrepant Areas (Part),
Nam Sang Wai, Yuen Long, New Territories

Section 16 Planning Application No. A/YL-NSW/357

Response to Departmental Comments Table

No.	Comments Received	Our Responses
<p>A. Comments from Agriculture, Fisheries and Conservation Department Subject Officer: Dr. Azaria WONG (T: 2150 6932)</p>		
<p>Date: 16 March 2026 (Comments on Further Information submitted on 27 February 2026)</p>		
1.	<p>It is stated in the RtC that there will be no permanent loss of area of plantation. This statement contradicts with the proposed tree felling at the application site. Please revise.</p>	<p>Well noted. There will be permanent loss of area of plantation. Section 8.1.2 of Desktop Review on Nearby Ecological Baseline Condition (Annex 6) has been supplemented accordingly.</p>
2.	<p>Please check whether the existing pond is connected to the old meander of Kam Tin River, instead of Shan Pui River as stated in the submission.</p>	<p>Please note the existing pond is connected to the old meander of Kam Tin River via a broken concrete water gate. Relevant sections in Planning Statement and Annex 6 have been revised accordingly.</p>
3.	<p>Please consider to plant buffer planting along the entire site boundary facing the old meander of Kam Tin River to minimize disturbance to the wetlands and associated wildlife.</p>	<p>Thanks for your comment. To minimize potential disturbance, the Applicant has further improved the planting proposal. Approximate 10m wide edge planting beds is proposed along the eastern edge while approximate 2m wide edge planting beds is provided along the south edges of the site. Please note the total new tree provision with nos. of 57 is proposed with the approximately 1 : 3.17 compensation ration in terms of quality and quantity of the loss of 18 existing trees, excluding <i>Leucaena leucocephala</i> (銀合歡), in accordance with <i>Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease (Guidance Notes of LAO PN No. 6/2023)</i>.</p> <p>Sections 3.5.3-3.5.5 of Planning Statement, Sections 5 and 6, Landscape Master Plan and Landscape Section (Appendix II) and</p>



No.	Comments Received	Our Responses
		Planting Plans (Appendix III) in Tree Preservation and Landscaping Proposal (Annex 5) have been updated respectively.
4.	The construction restriction stated in S.3.4.6 does not tally with other parts of the submission. Please revise.	Section 3.4.6 of Planning Statement has been revised accordingly. Please note that all the construction works will be conducted between tentatively 7a.m. to 5p.m. daytime on any day not being a Sunday or general holiday.
5.	Desktop Review S.5.3.3: Please delete "The exemption of EcoIA for this s.16 planning application has also been considered by the AFCD".	Relevant statement originally in Section 5.3.3 of Planning Statement has been removed accordingly.

1.0 Introduction

- 1.1 The filling of pond for permitted proposed agriculture use (“The Development”) is located in Sub-section 1 and the Remaining Portion (Portion) of Section E of Lot No. 1212 in D.D. 115 and the Discrepant Areas (Portion) adjacent to Section E of Lot No. 1212 in D.D. 115 in Nam Sang Wai, Yuen Long. The proposed area for cultivation was previously ponds and have been formed for more than two decades. It is currently **abundant and overgrown**. In order to reflect the current situation of the Site and to regularize the pond filling, a planning application for filling of pond is proposed. This proposal is prepared as part of the planning application for the proposed development.
- 1.2 This proposal describes the concepts and principles underlying the Master Landscape Plan of the Development. It describes the permitted agriculture use and planting design of the Site. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape and tree preservation proposal present:
- The existing tree vegetation;
 - The Landscape Master Plan;
 - Planting Proposal of the Development.

2.0 The Site

- 2.1 The Site is located at the far fringe of Nam Sang Wai. To the north of the Site is Kam Tin River while Yuen Long Kau Hui is located to its south. The access to the Site is via a existing local track road connecting to Shan Pui Road.
- 2.2 The site is a gently sloping land, ranging from **+7.2** mPD in the south to **+3.6** mPD in the north. It is covered by weeds and trees, with a pond identified to the northwest of the site. Existing trees are evenly distributed across the site. Most of them are in semi-mature size and exhibit poor tree form and health conditions. No Old and Valuable Trees (OVT) or protected species have been identified in accordance with DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance (Cap. 96), respectively.
- 2.3 The landscape character of the Site and its surroundings is a mixture of various land uses, including villages, e.g. Shan Pui Tsuen, Shan Pui Chung Hau Tsuen, low-rise residential developments, e.g. The Parcville, open storages and rural settlements.

3.0 The Proposed Development

- 3.1 The Site covers an area of about **21,929** m²., including portion of Lot No. 1212 s.E R.P. of about **13,068** m²., Lot No. 1212 s.E ss.1 of about **10** m² and its portion of Discrepant areas (portion) adjacent to Lot No. 1212 s.E of about **8,851** m². The permitted agricultural use involves rehabilitation of agricultural land (e.g. growing vegetables and crops) of Lot No. 1212 s.E R.P. and ss.1 and pond of a portion of Lot No. 1212 Discrepant Areas that **would be considered for shrimp farming**.
- 3.2 The proposed area for cultivation was previously ponds and have been formed since 2000. In order to regularize the ponds that have been filled for more than two decades, a planning application for filling of pond is submitted as refer to indicative layout plan in planning application. It is now rectified that the filling of pond would be about 2m thick with heavy soil, with an area of about **14,933** m².
- 3.3 The permitted agricultural use will be operated by experienced cultivators for agricultural use. The south portion will be for rehabilitation of agricultural land, and taking advantage of the existing pond in the north portion, **shrimp** farming will be considered under suitable situation.
- 3.4 As the Site is proposed for agricultural farmlands and pond **for shrimp farming**, the existing trees within Site will be removed for agricultural use. The detailed tree assessment shall refer to the **Para 4.0** below.
- 3.5 No parking spaces will be provided in the Site. Cultivators are expected to access the Site by public transportation (i.e. franchised bus, green minibus and taxis) or private vehicle(s) that parked in the surrounding carparks and then walk to the Site via the existing local track road.

5.0 Landscape Proposal (Appendix II refers)

5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity;
- Creation of a green setting by maximising the opportunity for soft landscape;
- Establishment of pleasant landscape areas which meet the varying needs of users; and
- Minimization of future maintenance requirements.

5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in **Appendix II** for ease of reference.

- Hong Kong Planning Standards and Guidelines;
- Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
- Design Manual: Barrier Free Access 2008 (Building Department);
- DEVB TC W No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features;
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease;
- PlanD's PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
- Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131).

5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

Minimisation of Extent of Site Formation Works

5.1.2 The site is a gently sloping land, ranging from **+7.2** mPD in the south to **+3.6** mPD in the north. No site formation works are proposed, except for tree felling and drainage works. The cultivation area will follow the existing landform to minimize the extent of site formation required.

Integration of the Proposed Development with the Surrounding Landscape

5.1.3 To provide a buffer between the site and the adjacent village houses, **Approx. 10m wide edge planting beds is proposed along the eastern edge while 2m wide edge planting beds is provided along the southeast edges of the site.** Please refer to the landscape section, drawing no. **LD101** in **Appendix II**, for reference. This will facilitate opportunities for new tree and groundcover plantings. More importantly, the existing pond to the north of the site—an important landscape resource—can be preserved in situ.

Planting Design

5.1.4 New Planting will be predominantly native and primary evergreen in nature. This will also help in promote a tranquil and harmonic environment to the users. The selection of plant combination enrich the colour complexity and visual gradation of the Proposed Development.

5.1.5 Where practicable, standard trees and groundcover are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in **Appendix III**.

5.2 Soil Depth and Drainage for Planting

5.2.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layers, water-proofing and protective screening exclusive is listed below:

Table 4.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Climber	600mm
Groundcover/ Turf	300mm

5.3 Irrigation

5.3.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Supplies Department.

5.4 Future Maintenance

Soft Landscape Element

5.4.1 For the development, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the Applicant.

5.4.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the site.

5.4.3 The maintenance schedule for soft landscape works has been included in **Appendix IV**. It is important to mention that tree risk assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.

6.0 Planting Proposals (Appendix III refers)

6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- To compensate the loss of affected trees;
- To enhance the ecological value of the existing plantation; and
- To screen the cultivation area and reduce the visual impact to the nearby occupants.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix III**.

Table 7.0 Proposed Planting Schedule

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)	Native/ Exotic
TREES		Height x Spread x DBH (mm)		
<i>Bauhinia blakeana</i>	洋紫荆	2500x1500x50	5000	Native
<i>Machilus breviflora</i>	短序潤楠	2500x1500x50	5000	Native
<i>Pongamia pinnata</i>	水黃皮	2500x1500x50	5000	Native
<i>Schefflera octophylla</i>	鵝掌柴	2500x1500x50	5000	Native
<i>Sterculia lanceolata</i>	假蘋婆	2500x1500x50	5000	Native
<i>Sapium dicolor</i>	山烏柏	2500x1500x50	5000	Native
GROUNDCOVER		Height x Spread (mm)		
<i>Wedelia chinensis</i>	蟛蜞菊	200x200	200	Native

6.3 In this study area, a total of **764** trees within the Application Site Boundary were recorded. **None** of the surveyed trees will be retained in-situ while all **764** trees, including **746** number of *Leucaena leucocephala* inside the Site will be felled due to in conflict with the Development.

6.4 In accordance with para. 42 of Guidance Notes of LAO PN No. 6/2023, the compensatory planting for removal of *Leucaena leucocephala* is not required, due to its aggressive and invasive growing habits. **57** standard trees with average DBH approx. **50** mm are proposed to be planted to compensate the loss of **18** existing trees, excluding *Leucaena leucocephala*. All new trees within the Application Site Boundary will all be maintained by the Applicant.

6.5 In view of the above, the tree compensation proposal can achieve a ratio not less than 1:1 in terms of quality and quantity and is shown as the follows:

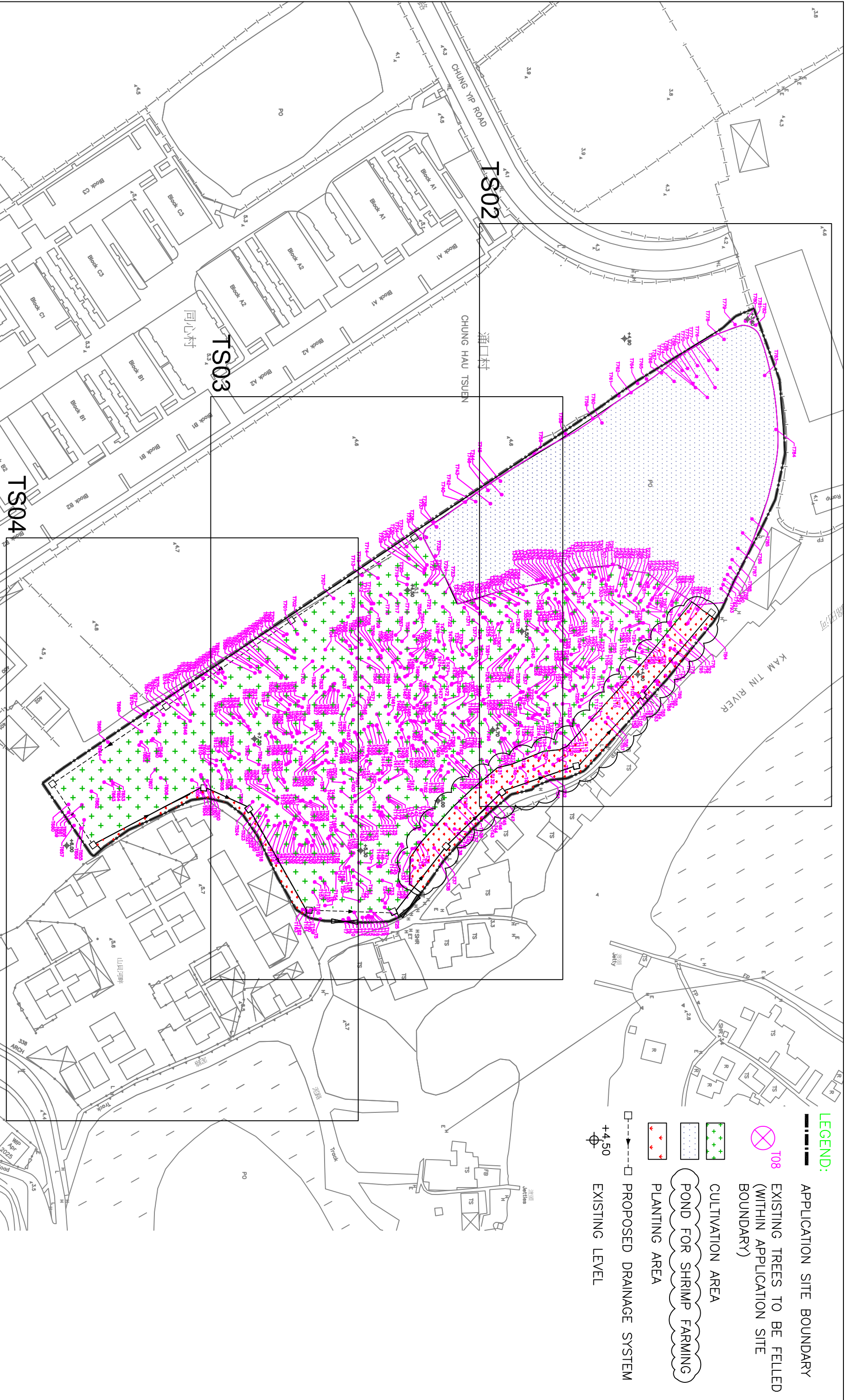
Quantity of loss of trees:	18 nos. (excluding 746 <i>Leucaena leucocephala</i>)
Quantity of compensatory trees:	57 nos.
Quantity compensation ratio	approx. 1:3.17

Appendix I

Tree Schedule, Tree Survey Plan

And

Photographic Record of Existing Trees



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - ⊗ T08 EXISTING TREES TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
 - CULTIVATION AREA
 - POND FOR SHRIMP FARMING
 - PLANTING AREA
 - PROPOSED DRAINAGE SYSTEM
 - ⊕ +4.50 EXISTING LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL

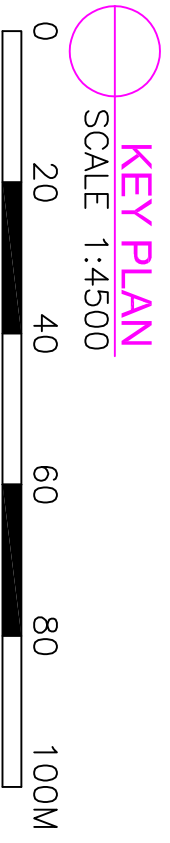
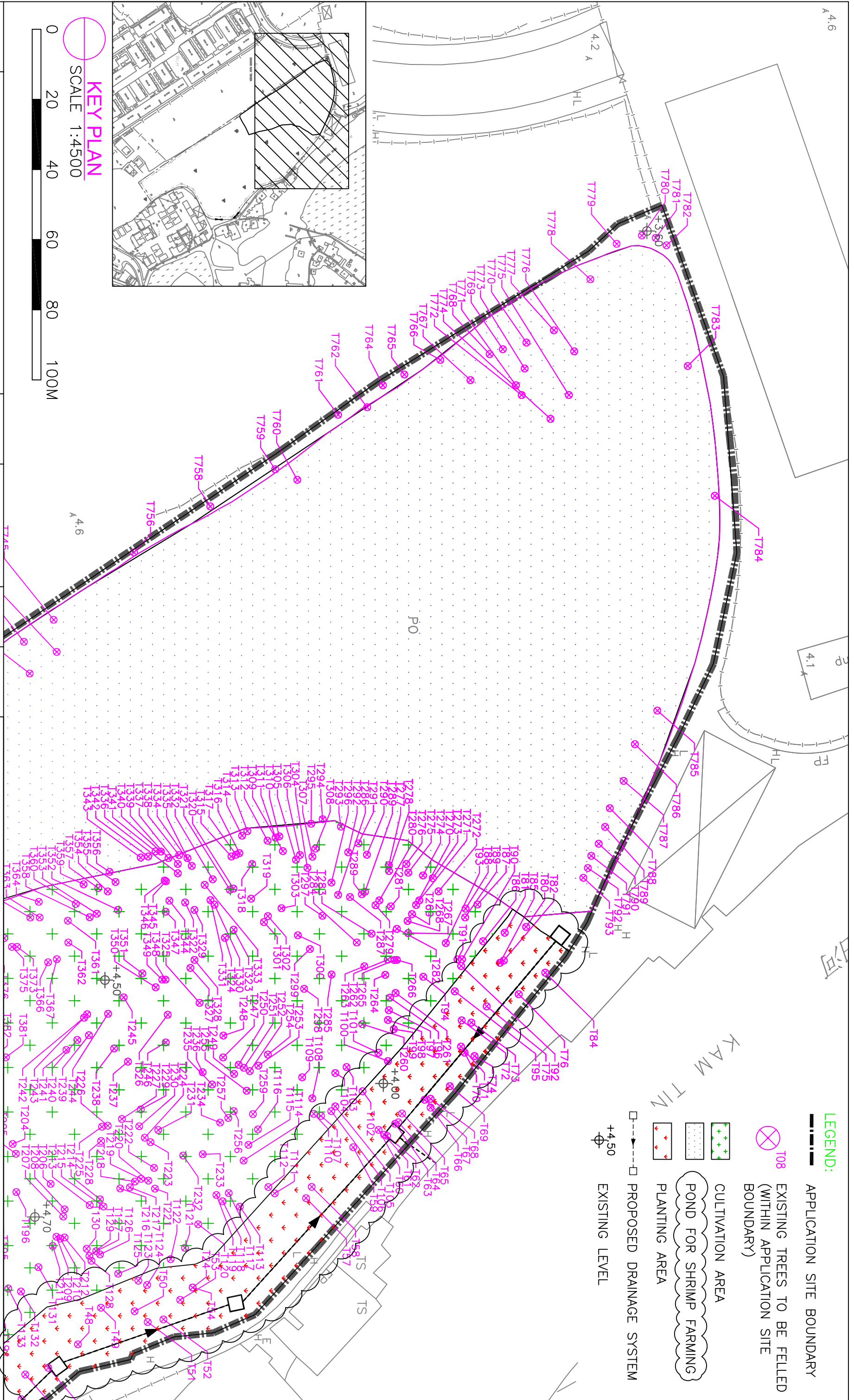
DO NOT SCALE FROM THIS DRAWING 勿按圖量比例		SCALE 比例
PROJECT 工程項目		1:1,200
SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND IN THE REMAINING PORTION OF SECTION 16 AND IN THE REMAINING PORTION OF SECTION 16 ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAI SANG WAI, VEN TONG, NEW TERRITORIES		DATE 日期
DRAWING TITLE 圖紙名稱		JUN 2025
TREE SURVEY PLAN (OVERALL VIEW)		REVISION 校訂
		DESIGNED 設計
		TEL
		DRAWN 繪圖
		CAD
		CHECKED 審核
		TEL
		APPROVED 審批
		TEL

LANDS LIMITED 地政總署有限公司
 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、園藝及建築
 PLAT 16, 14/F, THE ON COMMERCIAL BUILDING, 305 - 307 LOCKHART ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道305-307號軒尼詩商業大廈16樓
 TELEPHONE 2888 0800 FACSIMILE 2888 2203 電話:(八五三)二八八八零〇〇 傳真:(八五三)二八八八二二三

CAD FILENAME : C2515-TS01A



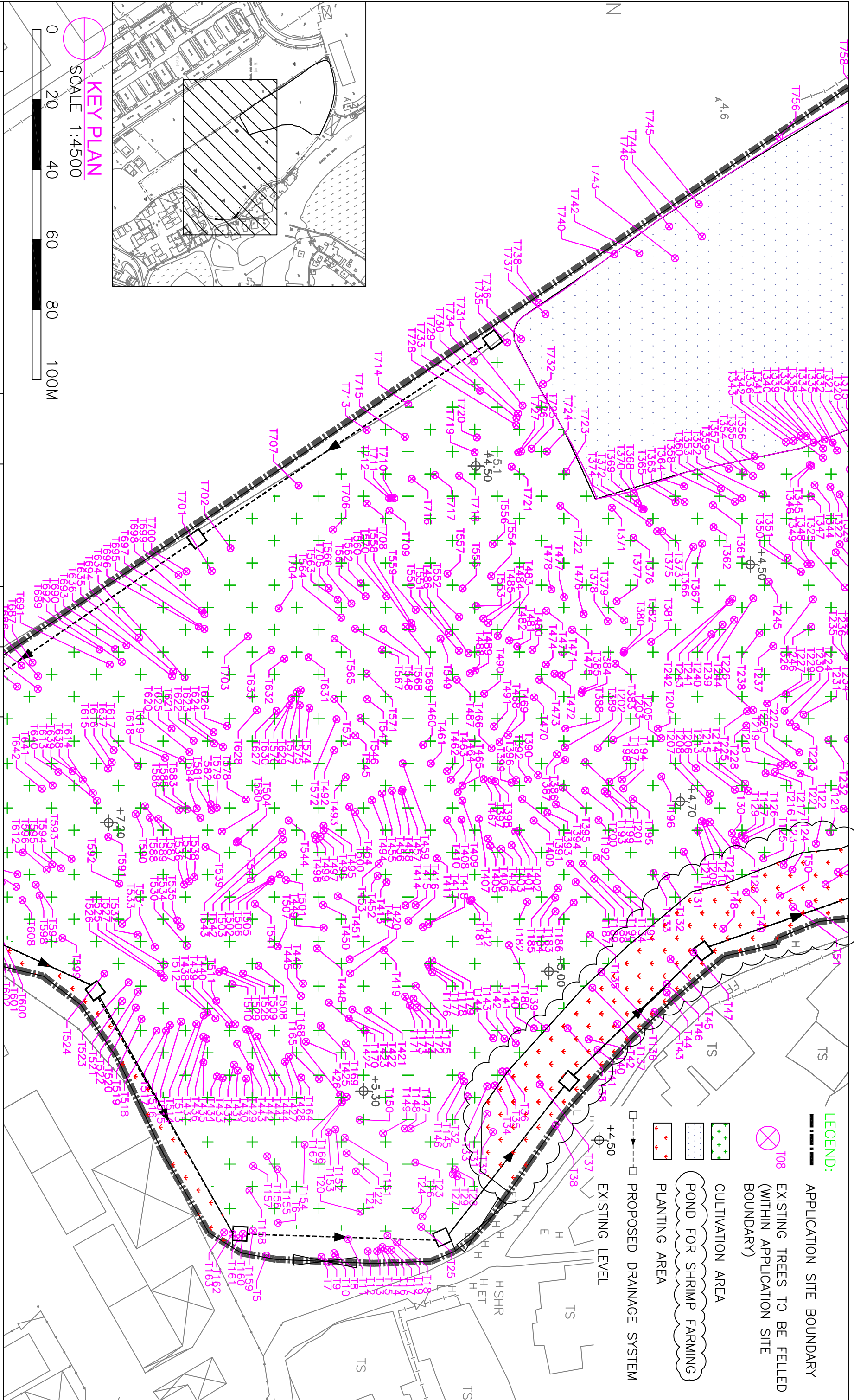
COPYRIGHT RESERVED 保留版權



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例		SCALE 比例		DESIGNED 設計	
PROJECT 工程項目		DATE 日期		DRAWN 繪圖	
SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND IN THE REMAINING PORTION OF SECTION 16 AND IN SUB-SECTION 1 AND IN THE REMAINING PORTION OF SECTION 16 (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAI SAN NG WAI, VIEN LONG, NEW TERRITORIES		JUN 2025		CAD	
DRAWING TITLE 圖紙名稱		REVISION 校訂		CHECKED 審核	
TREE SURVEY PLAN		DRAWING NUMBER 圖號		APPROVED 審批	
		A		TEL	
		TS02		TEL	

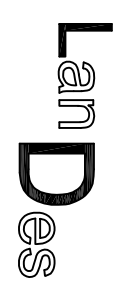
- LEGEND:**
- APPLICATION SITE BOUNDARY
 - EXISTING TREES TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
 - CULTIVATION AREA
 - POND FOR SHRIMP FARMING
 - PLANTING AREA
 - PROPOSED DRAINAGE SYSTEM
 - EXISTING LEVEL



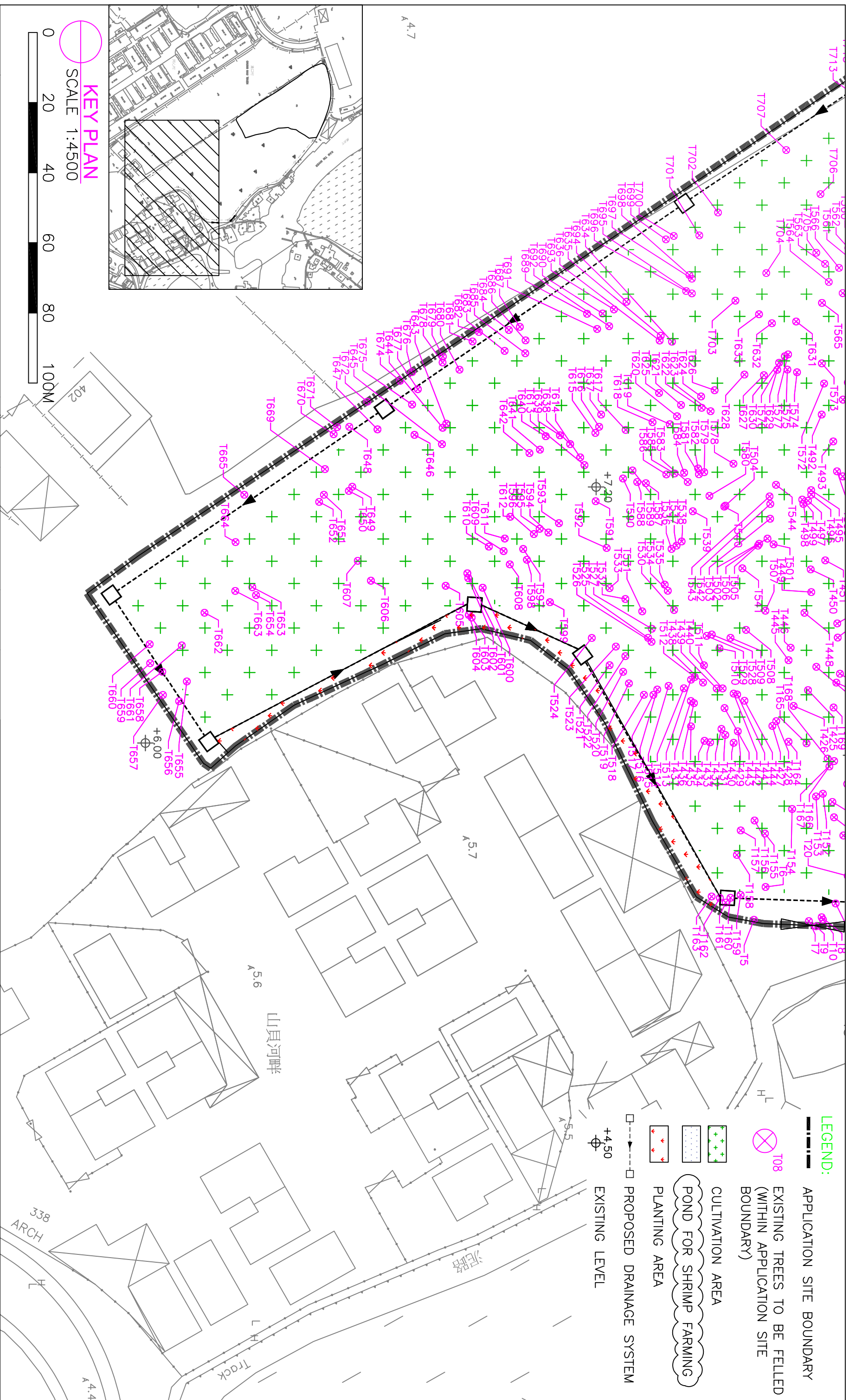
REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例		SCALE 比例		DESIGNED 設計	
PROJECT 工程項目	SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND IN THE REMAINING PORTION OF SECTION 16 (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAM SANG WAI, VIEN LONG, NEW TERRITORIES	DATE 日期	JUN 2025	DRAWN 繪圖	TEL
DRAWING TITLE 圖紙名稱	TREE SURVEY PLAN (SHEET 2 OF 3)	REVISION 校訂	A	CHECKED 審核	TEL
		DRAWING NUMBER 圖號	TS03	APPROVED 審批	TEL

LANDS LIMITED 地政總署有限公司	
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀及園藝設計、園藝建築	LANDSCAPE ARCHITECTS 園藝師
FLAT B, 16/F, THE ON COMMERCIAL BUILDING, 308 - 307 LOCKHART ROAD, WAI SANG, HONG KONG 香港灣仔軒尼詩道308-307號軒尼詩商業大廈16樓B室	電話:(八五三)二六六一 李小姐 傳真:(八五三)二六六一 三三三三
TELEPHONE 2888 0800 FACSIMILE 2888 2203	
CAD FILENAME : C2515-TS03A	



COPYRIGHT RESERVED 保留版權



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

PROJECT 工程項目: SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND IN THE REMAINING PORTION OF SECTION 16 AND IN THE REMAINING PORTION OF SECTION 16 (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAM SANG WAN, VIEN LONG, NEW TERRITORIES

SCALE 比例: 1:500

DATE 日期: JUN 2025

DRAWING TITLE 圖紙名稱: TREE SURVEY PLAN (SHEET 3 OF 3)

DRAWING NUMBER 圖號: TS04

DESIGNED 設計: TEL

DRAWN 繪圖: CAD

CHECKED 審核: TEL

APPROVED 審批: TEL

LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、園藝建築

LANDS LIMBED 景觀設計有限公司

PLAT B. 16/F, THE ON COMMERCIAL BUILDING, 308 - 307 LOCKHART ROAD, WAI CHAI, HONG KONG 電話:(八五二) 二二六六 傳真:(八五二) 二二六六 二二六三

TEL: 2888 0880 FAX: 2888 2203 電話:(八五二) 二二六六 傳真:(八五二) 二二六六 二二六三

CAD FILENAME: C2515-TS04A

COPYRIGHT RESERVED 保留版權

Land Des

Appendix II

Landscape Master Plan

And

Landscape Sections



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PROPOSED STANDARD TREE
 - CULTIVATION AREA
 - POND FOR SHRIMP FARMING
 - PLANTING BUFFER AREA
 - PROPOSED DRAINAGE SYSTEM
 - EXISTING LEVEL
 - SITE ENTRANCE

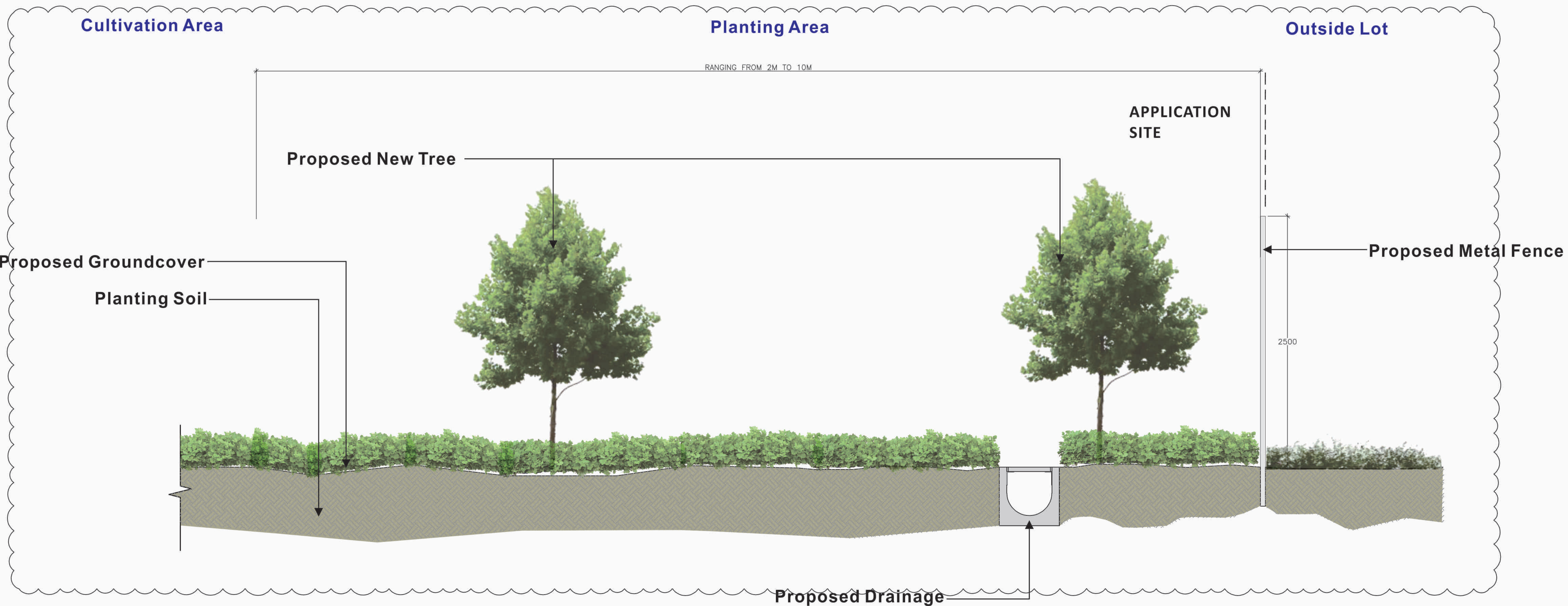
Preservation of Existing Water Pond for Pond for Shrimp Farming to retain the Important Landscape Resources within Site

Planting Buffer Area at east and southeastern portion of the Site boundary for Provision of New Trees and Groundcover to create Green Buffer between the Proposed Development and the adjacent village houses

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL	PROJECT 工程項目 SECTION 1B APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND THE REMAINING PORTION (PORTION) OF SECTION E OF LOT NO.1212 IN D.D. 115 AND THE DISCREPANT AREAS (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAM SANG WAI, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN	1:1200 DATE 日期 JUN 2025 REVISION 校訂 A DRAWING NUMBER 圖號 LMP01	TEL CAD TEL TEL	

LanDes

LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION
 287 LOCKHART ROAD, 14/F HONG KONG
 電話: (852) 3177 4477 傳真: (852) 3177 4478



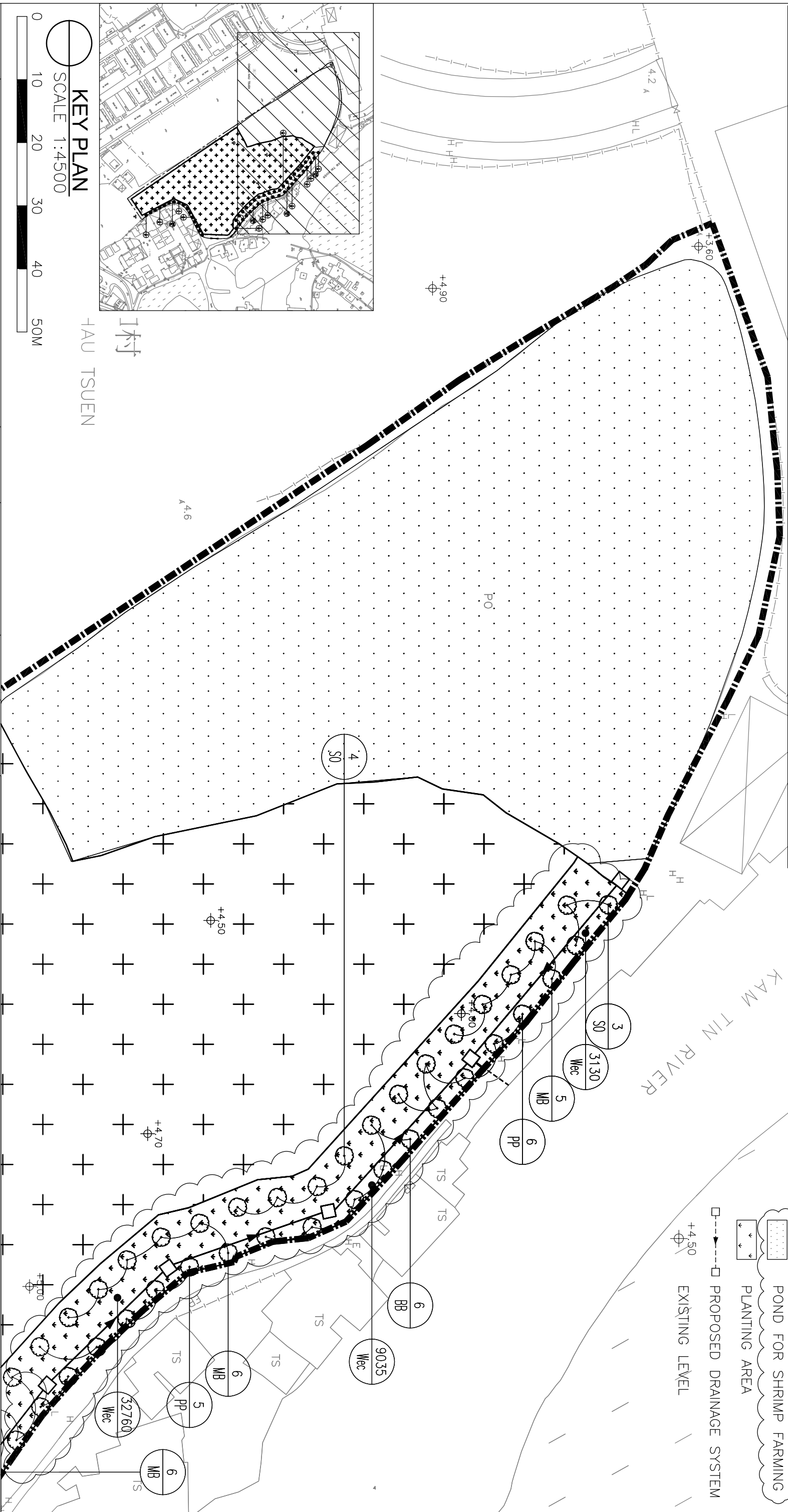
REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL	PROJECT 工程項目 SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND THE REMAINING PORTION (PORTION) OF SECTION E OF LOT NO.1212 IN D.D. 115 AND THE DISCREPANT AREAS (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAM SANG WAI, YUEN LONG, NEW TERRITORIES	1:40	TEL	
						DRAWING TITLE 圖紙名稱 TYPICAL SECTION OF PLANTING AREA	DATE 日期 JUN 2025	DRAWN 繪圖 CAD	
							REVISION 校訂 A	CHECKED 審核 TEL	
							DRAWING NUMBER 圖號 LD101	APPROVED 審批 TEL	
						LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築 FLAT B, 16/F, YUE ON COMMERCIAL BUILDING, 385 - 387 LOCKHART ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道385-387號裕安商業大廈16樓B室 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三			
									CAD FILENAME : C2515-LD101A



Appendix III

Planting Plans

Quantity	Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
STANDARD TREES									
11	BB	洋紫荊	<i>Bauhinia blakeana</i>	Native	2500	1500	50	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
17	MB	短仔刺桐	<i>Machilus breviflora</i>	Native	2500	1500	50	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
14	PP	水葱皮	<i>Pongamia pinnata</i>	Native	2500	1500	50	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
7	SO	獅鬃柴	<i>Schefflera octophylla</i>	Native	2500	1500	50	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
4	SL	唇瓣婆	<i>Sterculia lanceolata</i>	Native	2500	1500	50	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
4	SD	山烏柏	<i>Sapium discolor</i>	Native	2500	1500	50	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
GROUNDCOVERS									
51590	Vec	雙翅菊	<i>Wedelia chinensis</i>	Native	200	200	-	200	Abundance of Foliage, Well-Formed, Full Spread Formed



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL

SCALE 比例	DESIGNED 設計
1:600	TEL
DATE 日期	DRAWN 繪圖
JUN 2025	CAD
REVISION 校訂	CHECKED 審核
A	TEL
DRAWING NUMBER 圖號	APPROVED 審批
PT01	TEL

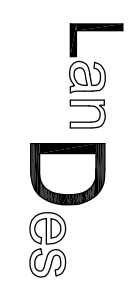
PROJECT 工程項目
SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND IN THE REMAINING PORTION DISCREPANT AREAS (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAM SANG WAN, YUEN LONG, NEW TERRIDORIES

DRAWING TITLE 圖紙名稱
PLANNING PLAN (SHEET 1 OF 2)

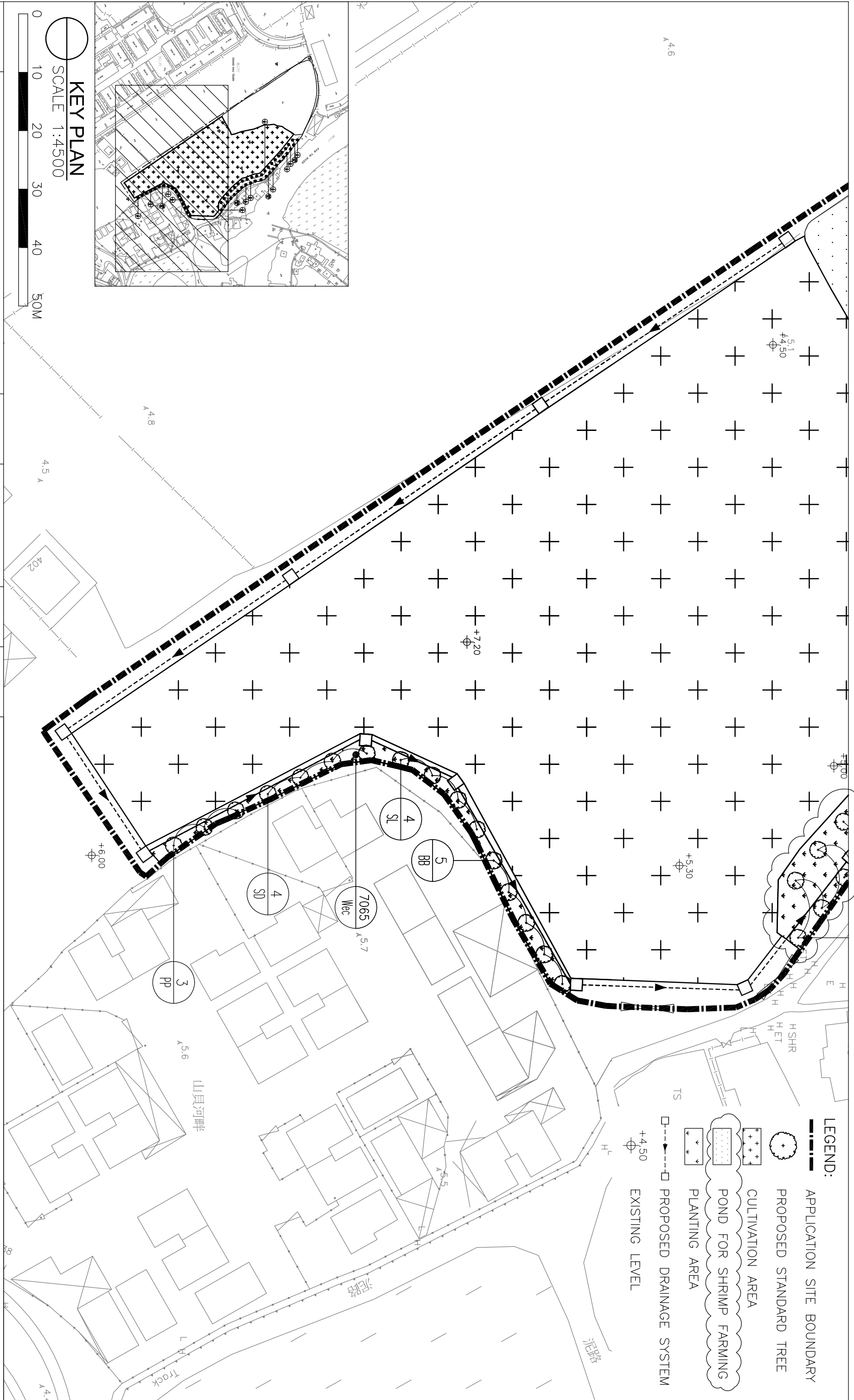
DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PROPOSED STANDARD TREE
 - CULTIVATION AREA
 - POND FOR SHRIMP FARMING
 - PLANTING AREA
 - PROPOSED DRAINAGE SYSTEM
 - EXISTING LEVEL

LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION. 景觀園林設計、規劃及建造
R/F 8, 16/F, THE AN COMMERCIAL BUILDING, 395 - 397 LOCKHART ROAD, WAI CHAI, HONG KONG. 香港灣仔軒尼詩道395-397號軒尼詩商業大廈16樓
TEL: (852) 2200 2200 FAX: (852) 2200 2203
LANDSCAPE PLANNING COMPANY LIMITED 景觀園林設計有限公司
TEL: (852) 2200 2200 FAX: (852) 2200 2203
CAD FILENAME: C2515-PT01A



COPYRIGHT RESERVED 保留版權

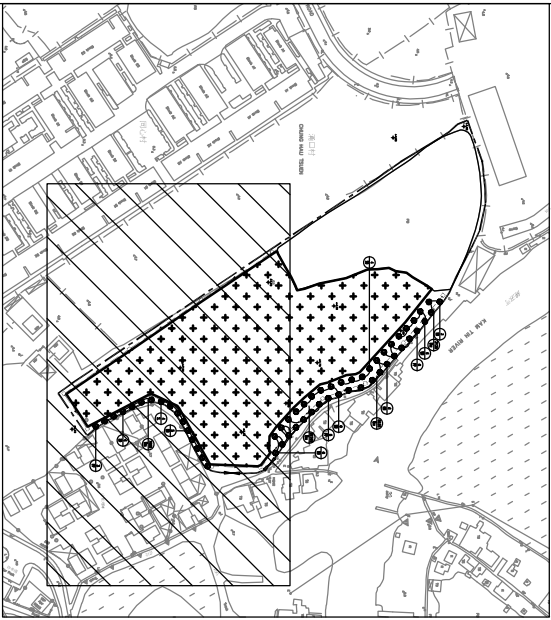
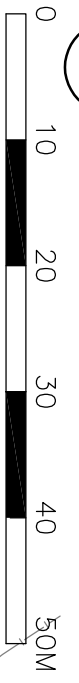


A4.6

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED STANDARD TREE
- CULTIVATION AREA
- POND FOR SHRIMP FARMING
- PLANTING AREA
- PROPOSED DRAINAGE SYSTEM
- ⊕ EXISTING LEVEL

KEY PLAN
SCALE 1:4500



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批
A	GENERAL AMENDMENT	CADD	17/03/2026	ANK	TEL

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

PROJECT 工程項目
SECTION 16 APPLICATION FOR FILLING OF POND FOR PERMITTED AGRICULTURAL USE IN SUB-SECTION 1 AND IN THE REMAINING PORTION DISCREPANT AREAS (PORTION) ADJACENT TO SECTION E OF LOT NO. 1212 IN D.D. 115, NAM SANG WAN, YUEN LONG, NEW TERRITORIES

SCALE 比例 1:600
DATE 日期 JUN 2025

DESIGNED 設計 TEL
DRAWN 繪圖 CAD
CHECKED 審核 TEL
APPROVED 審批 TEL

DRAWING TITLE 圖紙名稱
PLANNING PLAN (SHEET 2 OF 2)
DRAWING NUMBER 圖號
PT02

LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION. 景觀規劃設計、園藝建築。
PLAT B, 16/F., YUE ON COMMERCIAL BUILDING, 395 - 397 LOCKHART ROAD, WAI CHAI, HONG KONG. 香港新界沙田沙角街395-397號樓宇16樓B座
TEL: (852) 2388 0880 FAX: (852) 2388 2203

LANDSCAPE PLANNING AND CONSTRUCTION. 景觀規劃設計、園藝建築。
PLAT B, 16/F., YUE ON COMMERCIAL BUILDING, 395 - 397 LOCKHART ROAD, WAI CHAI, HONG KONG. 香港新界沙田沙角街395-397號樓宇16樓B座
TEL: (852) 2388 0880 FAX: (852) 2388 2203

LANDSCAPE PLANNING AND CONSTRUCTION. 景觀規劃設計、園藝建築。
PLAT B, 16/F., YUE ON COMMERCIAL BUILDING, 395 - 397 LOCKHART ROAD, WAI CHAI, HONG KONG. 香港新界沙田沙角街395-397號樓宇16樓B座
TEL: (852) 2388 0880 FAX: (852) 2388 2203

LANDSCAPE PLANNING AND CONSTRUCTION. 景觀規劃設計、園藝建築。
PLAT B, 16/F., YUE ON COMMERCIAL BUILDING, 395 - 397 LOCKHART ROAD, WAI CHAI, HONG KONG. 香港新界沙田沙角街395-397號樓宇16樓B座
TEL: (852) 2388 0880 FAX: (852) 2388 2203





2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Current Condition of the Application Site

2.1.1 The Application Site covers a total of about 21,929 square metres (“sq. m.”), including portion of Remaining Portion (Portion) of Section E of Lot No. 1212 in Demarcation District No. (D.D.) 115 of about 13,068 sq.m., Sub-section 1 of Section E Lot No. 1212 in D.D. 115 of about 10 sq.m., and its portion of Discrepant Areas (Portion) adjacent to Section E of Lot No. 1212 in D.D. 115 of about 8,851 sq.m.. The Application Site is currently fenced off, largely paved with vegetations covering a major portion of the site and a pond is situated in the northwest. The existing pond is connected to the old meander of Kam Tin River via a broken concrete water gate (Diagram 1).



Diagram 1 Site Context

2.1.2 The Application Site is located at the far fringe of Nam Sang Wai, connecting to Shan Pui Road via a local track road. In a wider context, the Application Site is also connected to the nearby Yuen Long Highway and Castle Peak Road - Yuen Long through the local road network, from the farther Yuen Long On Lok Road in the further south in Yuen Long. Both Yuen Long Station and Long Ping Station (Tuen Ma Line) (TML) and Light Rail Transit (LRT) are walkable in about 18 to 22 minutes walking journey from the Application Site. The Application Site is currently served by various modes of public transport services, including franchised buses and green minibus (GMB) services connecting to the Yuen Long New Town.

2.2 Surrounding Context



3 THE DEVELOPMENT PROPOSAL

3.1 Development Scheme

3.1.1 The Application Site covers an area of about 21,929 sq.m.. The permitted agricultural use involves rehabilitation of agricultural land (i.e. growing vegetables and crops) at Sub-section 1 and Remaining Portion of Section E of Lot No. 1212 in D.D. 115 and **pond for shrimp farming** at a portion of Discrepant Areas adjacent to Section E of Lot No. 1212 in D.D. 115.

3.1.2 The indicative layout plan of the Proposed Development is shown in **Figure 6**.

3.2 Filling of Pond

3.2.1 The area for cultivation within the Application Site was previously ponds and have been formed since 2000. In order to regularize the ponds that have been filled for more than two decades, this s.16 planning application for filling of pond is thus submitted (refers to the indicative layout plan shown in **Figure 6**). It is now rectified that the filling of pond would be about 2 metres ("m") thick with heavy soil, with an area of about 14,933 sq.m..

3.2.2 No additional pond filling is proposed apart from the existing filled area. it is noteworthy that there is no reduction of the existing pond within the Application Site.

3.2.3 The Application Site is not served by any drainage system to direct surface runoff. Part of the runoff overflows directly into the Kam Tin River. The proposed drainage system with U-channels will collect the catchments within the Application Site and further discharge to the Kam Tin River, which is summarized in **Section 3.4** below. Details of the Drainage Impact Assessment (DIA) is attached in **Annex 4**.

3.2.4 The existing abandoned pond is not enclosed and connects to **the old meander of Kam Tin River**. The water quality is brackish in nature. There appears to be a broken concrete foundation for the previous water gate. In order to re-activate the pond, repairment of a functional sluice gate on the existing location with restoration of the adjoining bunds is required.

3.3 Clearance Arrangement

3.3.1 Noted that the existing pond is not enclosed as described in **Section 3.2**, repairment of a functional sluice gate with restoration of the bunds at the channel mouth to the northeast connecting to **the old meander of Kam Tin River**, to ensure the clay liners and bunds are sufficiently compacted to minimize water loss through seepage. Earthworks will be taken place during dry season as the existing abandoned pond will be drained and dried



- The construction activities will only conduct during tentatively 7a.m. to 5p.m. daytime. Therefore, light pollution is not anticipated.

3.4 Drainage Proposal

3.4.1 Referring to **Section 3.2**, the Application Site is not served by any drainage system to direct surface runoff. Part of the runoff overflows directly into the Kam Tin River.

3.4.2 The proposed drainage system with U-channels will collect the catchments within the Application Site and further convey to the Kam Tin River. The peak surface runoff was calculated based on a 50-year return period, as well as projected increases in rainfall intensity attributed to both the Mid-21st Century and End of 21st Century due to climate change.

3.4.3 The drainage analysis, as demonstrated in the DIA attached in **Annex 4**, has demonstrated that the proposed drainage systems have adequate capacity to cater the surface runoff from the Application Site. With the implementation of proposed drainage system, no significant drainage impact is anticipated.

3.4.4 During construction stage, vehicular access along Route 1 as demonstrated in **Diagram 4** is suggested for proposed drainage works, arrangement will only be conducted during non-peak hour (i.e. beyond 08:00 to 09:00). Only I LGV (with the length not less than 4.65 m; and the width not less than 1.69 m) is expected for construction of drainage proposal per hour.

3.4.5 The following ordinances and regulations shall be followed during the construction of U-channels along the Application Site Boundary, as follow: -

- Forests and Countryside Ordinance (Cap. 96);
- Town Planning Ordinance (Cap. 131);
- Country Parks Ordinance (Cap. 208);
- Wild Animals Protection Ordinance (WAPO) (Cap. 170);
- Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 10; and
- PELB Technical Circular 1/97 Works Branch Technical Circular 4/97 "Guidelines for Implementing the Policy on Off-site Ecological Mitigation Measures".

3.4.6 Also, mitigation measures shall be adopted, including good site practices for construction control, i.e. erosion control and careful management of construction activities and all the construction works will be conducted between tentatively 7a.m. to 5p.m. daytime on any day not being a Sunday or

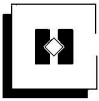


general holiday, hence, no construction works would be taken place during evening and night time, to reduce the potential disturbances to wildlife species and prevent waste water to be discharged from construction activities.

- 3.4.7 To minimise potential environment impacts, no toilet will be provided at the Application Site. Cultivators will use the public toilets (i.e. Chung Hau Tsuen Public Toilet, Chung Hau Tsuen (1) Public Toilet, and Shan Pui Tsuen Public Toilet) located outside the Application Site.

3.5 Compensatory Planting Proposal

- 3.5.1 The Applicant as the registered owner of Sub-section 1 and the Remaining Portion (Portion) of Section E of Lot No. 1212 in D.D. 115 and holds the possessory title of the Discrepant Areas (Portion) adjacent to Section E of Lot No. 1212 in D.D. 115, can fell the trees within the Application Site without prior approval from the Lands Department (LandsD) under the Government lease.
- 3.5.2 Based on the Tree Preservation and Landscaping Proposal attached in Annex 5, the proposed design scheme has provided adequate planting buffer area for tree compensation, as well as to promote a tranquil and harmonic environment to the users and adjoining environment. The proposed planting area will be provided along the east and southeast edges of the Application Site, functioning as buffer planting between the Application Site and the adjacent village houses, edge planting beds. More importantly, the existing pond to the north of the Application Site will be preserved in situ.
- 3.5.3 The planting proposal has clearly identified the proposed location, with 57 nos. of standard trees with average Diameter at Breast Height (DBH) with approximately 50 millimeter (mm) are proposed to be planted to compensate the loss of 18 nos. of existing trees, excluding *Leucaena leucocephala* (銀合歡). All new trees within the Application Site Boundary will all be managed and maintained by the Applicant.
- 3.5.4 The proposed planting regime will provide approximately 1:3.17 compensation ratio in terms of quality and quantity of the loss of 18 existing trees, excluding *Leucaena leucocephala* (銀合歡), in accordance with *Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease (Guidance Notes of LAO PN No. 6/2023)*.
- 3.5.5 The proposed trees are mostly native and ornamental species that are available in local nurseries at heavy standard size. The selection of plant combination enriches the colour complexity and visual gradation of the Proposed Development. *Bauhinia blakeana* (洋紫荊), *Machilus breviflora* (短序潤楠), *Pongamia pinnata* (水黃皮), *Schefflera octophylla* (鵝掌柴), *Sterculia lanceolata* (假蘋婆) and *Sapium dicolor* (山烏桕) are chosen to be planted along



the east and southeast edges of the Application Site Boundary, closer to the existing adjoining developments, so as to screen the cultivation area and reduce the visual impact to the nearby occupants. Groundcover, including *Wedelia chinensis* (蟛蜞菊) will be planted closer to the proposed drainage system and new tree planting.

3.6 Operation Arrangement of the Permitted Uses

3.6.1 According to the information, the Proposed Development will be operated by around 5 experienced cultivators for agricultural use daily tentatively around 7a.m. to 5p.m. daytime, subject to the actual operation by the future users. South portion of the Application Site will be for rehabilitation of agricultural land (i.e. growing vegetables and crops), and taking advantage of the existing abandoned pond in the northwest portion, pond for shrimp farming would also be considered.

Sustainable Pond Management

3.6.2 Partners with experience in aquaculture management will be engaged to rehabilitate the existing pond by minimising the potential impacts. The Application Site is immediately adjacent to the old meander of Kam Tin River which is a significant intertidal zone. Water from the river will be rushed in during higher tide, while the water from the subject pond will flow to the river during low tide. Taking the opportunity of this brackish water nature as mentioned in Section 3.2, this Application intends to investigate the possibility to convert the existing abandoned pond into an intertidal shrimp pond.

3.6.3 The existing abandoned pond connects to the old meander of Kam Tin River via a broken concrete water gate, as shown in Diagram 1. Repair works will be carried out to repair the broken and non-functional gate into an operational sluice gate, which will be used to manage water levels by exploiting tidal movements, as well as to restore the bund to stabilize its edge and boundary. The existing bunds and water channels inside the Application Site will be maintained and restored.

3.6.4 To adopt sustainable pond management, during normal operation, the shrimp larvae will be stocked into the pond naturally. No chemical, feeds or additives should be adopted, the shrimp should rely on natural organic detritus with the tidal flow to raise sustainably. The proposed shrimp species include greasyback shrimp (*Metapenaeus ensis*), in which is common in Hong Kong, associated with brackish water nature of the subject pond.

3.6.5 Hence, no regular artificial feeding will be required as its growing method relies on the natural organic detritus with tidal flow. Passive harvest will be adopted by sluice netting during high tide periods. As the Proposed Development will be operated daily tentatively around 7a.m. to 5p.m.

- 7.1.11 Further to the latest information, clearance and construction works including earthwork for repairment of a functional sluice gate and restoration of bund, and felling of existing trees would be involved. Repairing works, including geotextile and installation of piles, will be carried out by hand, so as to keep the interventions to the surroundings minimal. No pollution of air or water shall arise from a large number of different sources and could occur during construction, operation or both.
- 7.1.12 Fragmentation impacts arise where development or other human activities impede or sever ecological linkages between or within habitats and areas. Construction of a development between habitats which show ecological linkage may result in the loss of these links and thus a decrease in the suitability of the habitat for particular species and a reduction in the overall value of the habitat. Mitigation measures as discussed in **Section 8** will be proposed to reduce the potential impacts, the overall impact shall be minor.

8 Identification of Ecological Impacts

- 8.1.1 The implementation of the permitted agricultural use will include earthwork and felling of existing trees in the initial stage. Construction works generally involve site clearance, substructure and/or superstructure, concreting of drains, and landscaping work.

Construction Phase - Direct Impacts

- 8.1.2 *Habitat Loss* - As the Site is currently overgrown, the felling of trees shall involve the complete removal of trees indicated, the direct impact due to the loss of plantation area is considered as sensitive with permanent loss of area of plantation. However, as identified in previous EIA reports, the ecological value of the plantation habitat is considered low with most trees are exotic species, and the ecological linkage of the plantation habitat are poor.
- 8.1.3 Potential impacts on Eurasian Otter and other mammal species of conservation importance include direct habitat loss and disturbance. Due to the lack of recent records on Eurasian Otter within the Site, low impact severity during construction phase is predicted. Compensatory planting will be proposed under the Tree Preservation and Landscaping Proposal in **Annex 5**.
- 8.1.4 No additional pond filling is proposed apart from the existing filled area. It is noteworthy that there is no reduction of the identified pond habitat within the Application Site. The Application Site is not served by any drainage system to direct surface runoff, and existing water gate has been broken. The proposed drainage system has been designed to be sufficient in handling the surface runoff within the Application Site. Repair works of the existing functional sluice gate and the restoration of bunds are also proposed at the channel opening to the northeast connecting to the old meander of Kam Tin River. There will be temporary impact to the pond habitat with these human

5 includes 57 nos. of standard trees with average Diameter at Breast Height (DBH) with approximately 50 millimeter (mm) are proposed to be planted to compensate the loss of 18 nos. of existing trees, excluding *Leucaena leucocephala* (銀合歡).

8.1.16 With the farming activities on the Application Site, it would convert the plantation habitat into agricultural land habitat, with ecological value to be low to very low. Any impacts on Eurasian Otter are also predicted to be of very low severity due to the lack of recent records within the Site. It is anticipated that there will be degradation of ecological value from low to very low on the plantation habitat.

8.1.17 Noted that the Proposed Development also involves restoration of abandoned pond for shrimp farming. Such restoration does not change the original context of pond, but to re-activate the pond, repairment of a functional sluice gate on the existing location. Net effect to be integrated with surrounding wetland is anticipated under proper sustainable pond management to rely on natural organic detritus with the tidal flow. Potential impacts are considered minimal.

Operational Phase - Indirect Impacts

8.1.18 *Water quality* - The surface runoff generated from the Application Site will be discharged to the proposed U-channel system. The drainage analysis, as demonstrated in the **Drainage Impact Assessment** in **Annex 4**, has demonstrated that the proposed drainage systems have adequate capacity to cater the surface runoff from the Site.

8.1.19 During operation phase, no chemical, feeds or additives should be adopted for shrimp farming, as its growing method relies on the natural organic detritus with tidal flow. Passive harvest will be adopted by sluice netting during high tide periods. No adverse impacts on the aquatic communities or the associated waterbirds and wetland birds are anticipated, whilst the pond for shrimp farming may serve as habitat for piscivorous birds compared to the baseline condition. Therefore, water quality impact is not anticipated.

8.1.20 For crop farming, organic farming method with integrated pest management (IPM) techniques will be adopted, such as introducing beneficial insects (i.e. ladybugs for aphid control), using neem oil and/or marine extracts from natural deterrence for organic farmer use, and deploying physical barriers like netting to control the potential flea beetle problems as also recommended by the AFCD.

8.1.21 Fertilization will rely on on-site composting of crop residues and pond sludge at the pond, to recycle the aerobic composting piles that prevent soil subsidence commonly found in reclaimed wetlands or water bodies. No artificial pesticides and fertilisers will be employed. Proper nutrient management will be adopted by avoiding larger fertiliser dose with small and

split applications, and only with fully matured compost. No organic fertiliser shall be applied before and after heavy rain, and to irrigate in short pulse to avoid excess water washing the organic nutrients away. By applying a smart fertilization plan, it is anticipated to minimise any potential pollution risk.

8.1.22 As the Proposed Development is not considered to affect stability of pond bunds or resulting in seepage of bunds in adjacent ponds. No significant increase is anticipated to the change of hydrodynamics at the **old meander of Kam Tin River**, thus the potential impacts due to change of hydrodynamics are considered **minor**.

8.1.23 *Air quality and noise* – The Proposed Development will be for rehabilitation of agricultural land and pond culture for intertidal shrimps. No air and noise emission activities will be involved and no powered equipment will be deployed. Therefore, air quality and noise impacts are not expected.

8.1.24 *Light impact* – The Proposed Development will only operate during daytime daily tentatively around 7a.m. to 5p.m.². No artificial lighting and/or glare is allowed. On the other hand, the existing lighting sources (i.e., village houses, low-rise residential development, the Yuen Long INNOPARK, etc.) are already present within and near the Site. As suggested by the nearby approved EIA (EIA No. AEIAR-228/2021), fauna inhabiting in habitats near the Project Site have probably habituated to lightings, and hence sensitive species might not be present in these areas. No significant adverse impact to nocturnal fauna in nearby areas is anticipated. Potential impacts are considered **minor**.

8.1.25 *Waste management* – Waste collection and wastewater treatment facilities will be provided with reference to Good Aquaculture Practices – Environmental Management of Pond Fish Culture published by the Agriculture, Fisheries and Conservation Department (AFCD), or any relevant ordinances and guidelines. Potential impacts are considered **minor**.

8.1.26 *Impacts on recognized sites* – The Site is located within WBA and is near the WCA and “CA” zone. As the future cultivators and pond farmers will occasionally work and support different sites nearby for harvesting and when managing pond bunds, no any temporary structures for storage of farm equipment and/or aquaculture supplies shall be allowed during operation phase. The land use planning control is exercised through the designation of WCA for all existing continuous and adjoining active/abandoned fish pond, and the designation of WBA to protect the ecological integrity of the WCA. In addition, the impact to habitats in Nam Sang Wai are considered **minor** as the

² It is noted that the traditional practice shall be harvested during night and/or early morning as the shrimps are more active. To minimise possible impact to the surroundings at night time, the future operator will be limited to harvest during daytime tentatively around 7a.m. to 5p.m. only. They are highly advised to align with low tide forecasts provided by the Hong Kong Observatory (HKO).