



Our Ref.: PD2410002/10  
Your Ref.: TPB/A/YL-NSW/357

27 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**

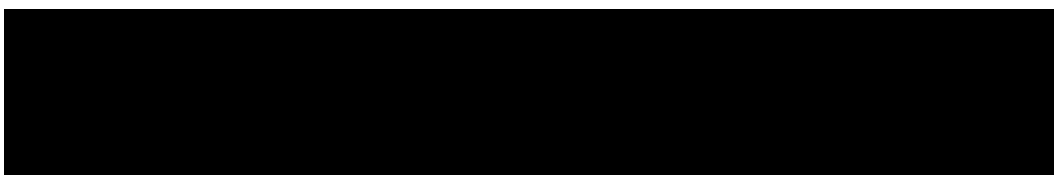
**Further Information Submission**

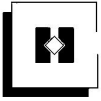
We refer to the departmental comments received from Transport Department on 23 March 2026 of the captioned Application.

We would like to clarify that the Proposed Development will be operated on a commercial basis where the agricultural products to be sold in local farmer markets. Also, we would like to clarify that during the period the Applicant has been in discussion with several interested cultivators to operate the Proposed Development. One of the potential operators is an existing cultivator in Yuen Long area. With more than 30 years horticulture, aquaculture and fruit growing activities, he currently is managing a farm of more than 2 hectares. Another potential operator is an existing cultivator in Yuen Long area with also more than 30 years in horticulture and nursery activities. Upon approval of this application, the Applicant could then liaise with the interested cultivators to operate the Proposed Development.

In regards to the comments received from Transport Department, revisions on the proposed operation arrangement have been supplemented, and our responses to the departmental comments with the replacement pages of planning statement report and figures in Appendices 2 and 3 respectively.

According to TPB PG-No. 32B, submission of this further information refers to supplement and/or clarify the background 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.9,17)
- Appendix 3 - Replacement Pages of Figure 6



**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

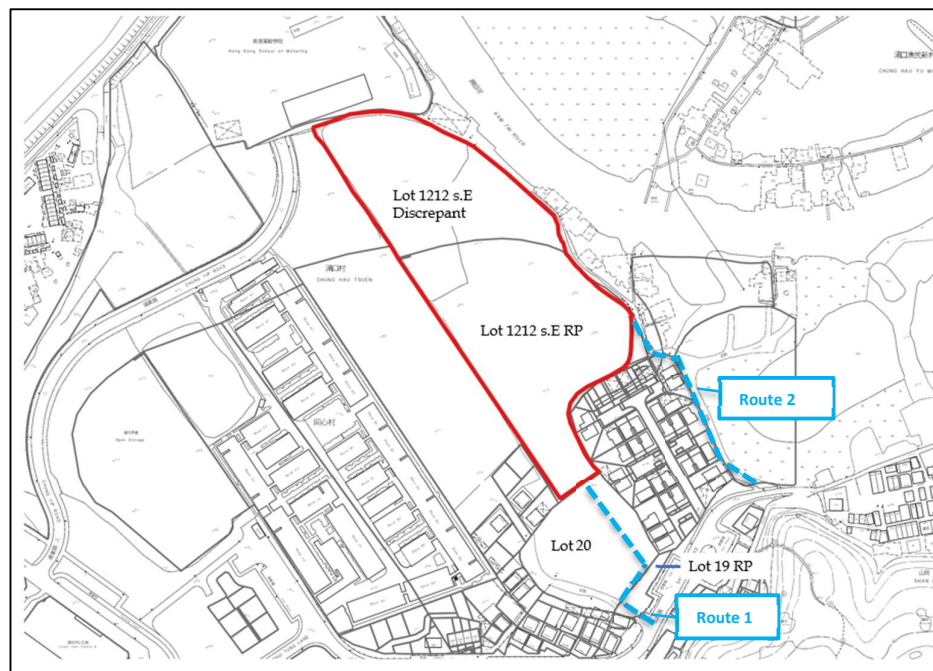
**Response to Departmental Comments Table**

No.	Comments Received	Our Responses
<i>A. Comments from Transport Department</i> <i>Subject Officer: Ms. Chan Sai Tung, Tel: 2399 2191</i>		
Date: 23 March 2026		
1.	Figure 6 doesn't show the ingress/ egress points as mentioned in Para. 3.7.2 of the Planning Statement, please clarify.	<p>Para 3.3.2 and 3.7.2 and Figure 6 of the Planning Statement have been revised and supplemented accordingly. Please note two ingress / egress points with the entrance gate will be provided along the southeastern and southern edges of the Application Site Boundary, from the south of the Remaining Portion (Portion) of Section E of Lot No. 1212 in D.D. 115 or the local track road at the east of the Application Site, and from the south will pass through Lot No. 20 in D.D. 115 and Remaining Portion of Lot No. 19 in D.D. 115 respectively.</p> <p>The aforementioned ingress / egress points would be adopted in both construction and operation phases. Consent from the owner(s) of Lots (i.e. Remaining Portion of Lot No. 19 and Lot No. 20 in D.D. 115) would be obtained for the possible vehicular access entering the Site under the construction phase, whilst no vehicular access will be provided during operation phase, thus, the future users and cultivators are expected to access the Site by foot via the existing local track road.</p>



naturally at that time to minimize the potential ecological impacts during construction stage.

3.3.2 The Proposed Development would involve felling of existing trees and earthworks in the initial stage, while machinery will be used to enter the Application Site from south of Remaining Portion (Portion) of Section E of Lot No. 1212 in D.D. 115 or the local track road at the east of the Application Site. As entering the Application Site from the south will pass through Lot No. 20 in D.D. 115 and Remaining Portion of Lot No. 19 in D.D. 115, consent from the owner(s) of these two Lots would be obtained (Diagram 4) if these two routes (with the width of about 5.1m each) will be adopted.



**Diagram 4 Proposed Clearance Arrangement**  
(Source: HKSAR Government)

3.3.3 Earthwork at the existing abandoned pond shall involve repairment of a functional sluice gate and restoration of bunds with minimized desilting. Repairing works, including geotextile and installation of piles, will be carried out by hand, so as to keep the interventions to the surroundings minimal. Provision of dredging of existing accumulated sediments and selective removal of vegetation will also be included to provide open intertidal habitats (if necessary). Earthworks will be taken place during dry season as the pond will be drained and dried naturally at that time to minimize the potential ecological impacts during construction stage.

3.3.4 Felling of trees to be removed shall involve the complete removal of trees indicated, including stumps, by one of the following methods before work commences: -



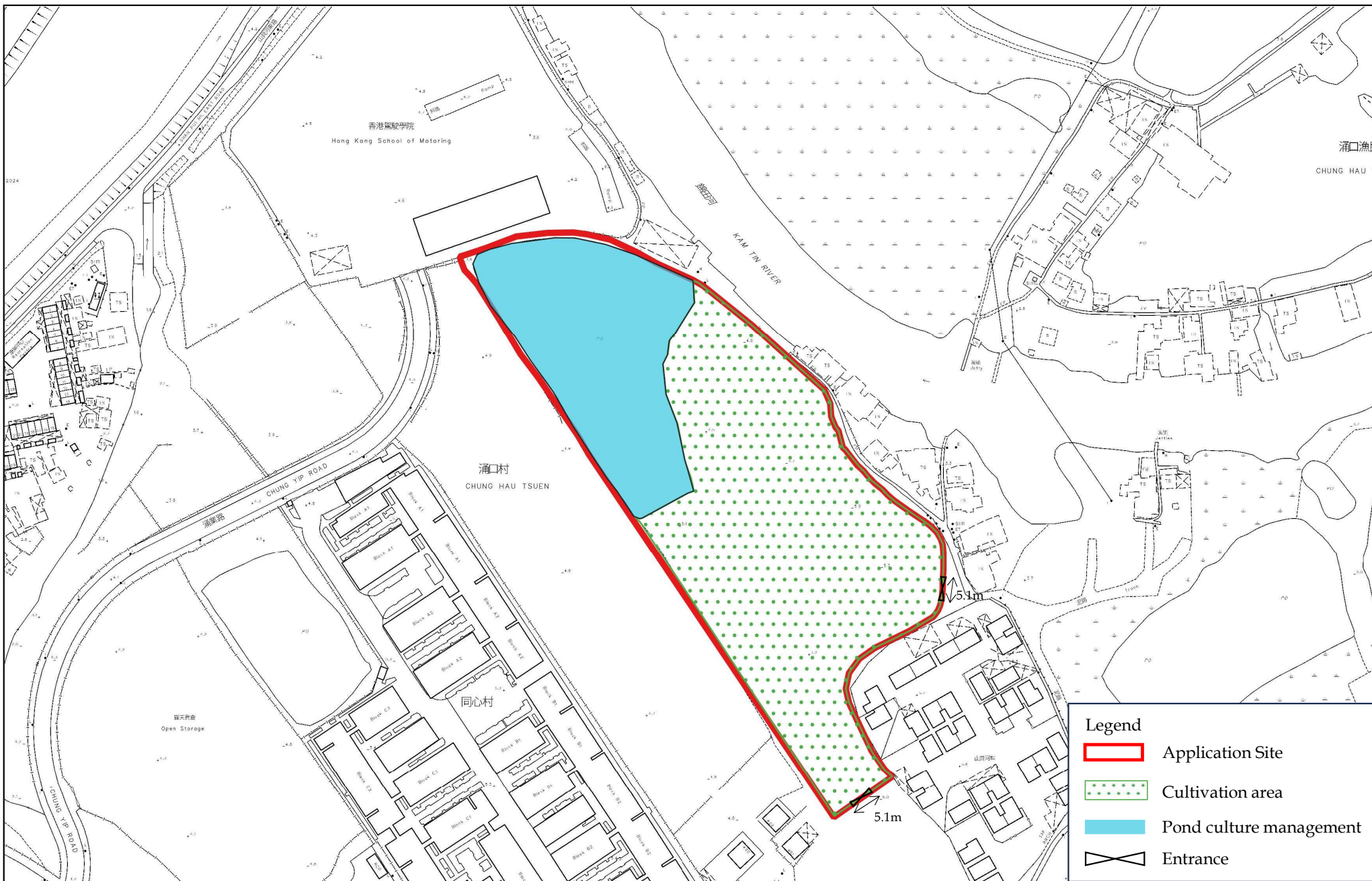
Entrance to  
the Application Site



Existing Local Track Road to  
the Application Site

#### Diagram 5 Existing Entrances to the Application Site

- 3.7.2 As illustrated in the indicative layout plan shown in **Figure 6**, two ingress / egress points with the entrance gate of a width of about **5.1m** will be provided along the southeastern and southern edges of the Application Site Boundary, from the south of the **Remaining Portion (Portion) of** Section E of Lot No. 1212 in D.D. 115 or the local track road at the east of the Application Site, and from the south will pass through Lot No. 20 in D.D. 115 and Remaining Portion of Lot No. 19 in D.D. 115, respectively (also refers to **Diagram 4** for the proposed clearance arrangement, as well as the proposed access arrangement).
- 3.7.3 Based on the site inspection conducted in May 2025, a few public car park facilities are found in the vicinity of the Application Site (**Diagram 6**). While there is an existing local track road connecting to the Application Site, to minimise potential impact, no parking spaces will be provided in the Application Site. During operation stage, cultivators are expected to access the Application Site by public transportation (i.e. franchised bus, GMB services and taxis) or private vehicle(s) that parked in surrounding carparks, and then walk to the existing local track road.



**LCH Planning and Development  
Consultants Limited**

Figure 6 : Indicative Layout Plan

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

(Source: HK GEODATA STORE, HKSAR Government)