



**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2410002/12
Your Ref.: TPB/A/YL-NSW/357

2 April 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 public comments received regarding the captioned Application.

Please find attached our responses to the public comments. This further information contains clarification and response to the public comments without major changes in the assumptions and methodologies, findings and proposed mitigation measures. Thus, according to TPB PG-No. 32B, this further information does not constitute as a material change the application and should be accepted and exempted by the TPB for inclusion into the application.

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

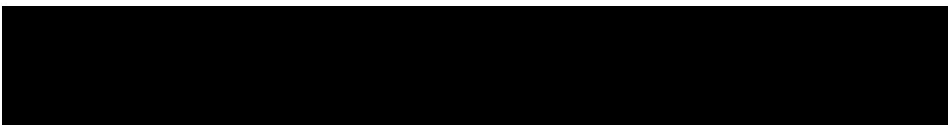
Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

c.c. the Applicant

Encl.

- Appendix 1 - Responses to Public Comments





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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 Public Comments Table

No.	Comments Received	Our Responses
1.	Whether a review on the ecological perspective has been conducted	A Desktop Review on Nearby Ecological Baseline Condition has been conducted. The Proposed Development with the proposed operation of pond culture and cultivation activities will make effective use of idle lands and abandoned ponds contribute to environmental decline and reduced productivity, with minor ecological impact to the local context of Nam Snag Wai as compared to the baseline condition. There is no net permanent loss of pond area under the Proposed Development compared to the existing condition.
2.	Whether there is detail on the agricultural activities	Further details of the agricultural activities have been provided in the Planning Statement and the relevant impact has been reviewed in the Desktop Review on Nearby Ecological Baseline Condition.
3.	The rational for erection of metal fence	The metal fence has been erected on the Application Site for years already. To minimise landscape and visual impacts, buffer planting and metal fence of about 2.5m in height would be maintained along the Application Site Boundary to prevent direct visual contact from outside.
4.	Whether the filled pond area will be restored	Refer to the Planning Statement, from 1976 to 2006, the Application Site was used for pond fish culture and cultivation activities. Subsequently, there was court proceeding which halt the agricultural activities on the Application Site.



No.	Comments Received	Our Responses
		<p>There is currently no enforcement action from the Town Planning Board regarding the filled pond area. An enforcement notice was issued in 2009 regarding part of the Application Site, and it was subsequently satisfied by the Planning Authority that the action has been discontinued and reasonable steps have been taken. The purpose of this application is also to rectify the reasonable steps that have been taken as required by the notice.</p> <p>If the filled area is going to dig up again, construction works would be required and adverse impacts would be brought to the surrounding ecological environment. Thus, the Applicant would like to pursue agricultural activity that is always permitted under the Outline Zoning Plan with minimum disturbance to the existing ecological environment.</p>