



Our Ref.: PD2508002/06
Your Ref.: TPB/A/YL-PH/1098

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- PH/1098

Further Information Submission

We refer to the departmental comments from Agriculture, Fisheries and Conservation Department and Drainage Services Department, as well as public comments received of the captioned application.

Based on the latest updates, the Proposed Development will operate from 9a.m. to 6p.m. on weekdays and weekends. Our responses to the departmental and public comments are in the Response to Comments Table with the replacement pages of planning statement report in Appendix 2.

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.4-5, 7-10)



LCH Planning and Development
Consultants Limited

Section 16 Application for Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Education Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 1303 in D.D. 111, Pat Heung, Yuen Long, New Territories (Application No. A/YL-PH/1098)

Response to Comments Table

No.	Comments Received	Our Responses
Date: 12 January 2026		
<i>A. Comments from the Drainage Services Department (DSD)</i>		
	We are unable to provide comment on drainage aspect of the application at this stage. Comment on drainage aspect will be provided when the drainage proposal is received.	A drainage proposal will be submitted and the mitigation works will be implemented to the satisfaction of Director of Drainage Services before commencement of the concerned works as an approval condition to the planning permission.
	The proposed development site is in the vicinity of the existing streamcourse. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction.	Please note only a small percentage of area in the bottom left would be within the 3m buffer to the surrounding stream, while such area related to the proposed education activities for agricultural and hobby farming. We note that our Application Site falls within an area of "Agriculture" ("AGR") zone on the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11, 'Agriculture Use' is a Column 1 use which is always permitted. In addition, please note no additional filling of land will be included apart from the area for regularisation of filling of land. Hence, the Proposed Development will not disturb to the nearby watercourse and "CA" zone. Regarding the construction and operational stages of the Proposed Development, please refer to Section 5.6 for the proposed mitigation measures, no adverse infrastructural nor environmental impacts on the surrounding environment is anticipated.
Date: 8 January 2026		
<i>B. Comments from the Agriculture, Fisheries and Conservation Department (AFCD)</i>		
	Please note AFCD's comments below and provide draft responses, thanks.	/



No.	Comments Received	Our Responses
	<p>The subject site falls within the "AGR" zone and is generally under active cultivation. The applicant should clarify whether the existing farming activity on the subject site will be affected by the proposed development.</p>	<p>Please note the existing farming activities will not be affected by the Proposed Development, whilst the Proposed Development could help facilitate the development of agriculture-related ancillary hobby farm. Hence, on-site farm-related workshops, including crop growing, agricultural skills workshop and farm-to-table cooking workshop, in which the proposed education centre will serve as a platform for interactive learning, offering workshops, guided tours, to support the operation of the Proposed Development, and to create synergy to both proposed hobby farm and education centre.</p>
	<p>There is a watercourse located along its southeastern and southwestern boundary of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation. In addition, as the application site is also adjacent to a wooded area zoned as "Conservation Area", please advise the applicant to avoid causing damages and disturbance to the wooded area adjacent to the northwestern boundary of the site.</p>	<p>Please note no additional filling of land will be included apart from the area for regularisation of filling of land. Hence, the Proposed Development will not disturb to the nearby watercourse and "CA" zone.</p> <p>Regarding the construction and operational stages of the Proposed Development, please refer to Section 5.6 for the proposed mitigation measures, no adverse infrastructural nor environmental impacts on the surrounding environment is anticipated.</p>
<p><i>C. Comments Received during the 3-week Public Consultation Period</i></p>		
<p>1.</p>	<p>Concerns on the possible operation arrangement of the Proposed Development (i.e. toilet, handwashing, garbage disposal, etc.), and the possible road access to accommodate the possible proposed septic tank.</p>	<p>Design and construction of the proposed septic tank and soak-away system shall follow the requirements of Environmental Protection Department (EPD) Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department".</p> <p>Please note it only takes not less than 10 minutes to walk from the Application Site via the local track road. Details on the walking route have been summarized in Section 3.3.5 and Figure 7 of the Planning Statement Report.</p>



No.	Comments Received	Our Responses
2.	Concerns on the proposed site area for cultivation.	Please note that the site area for related to education activities for agricultural and hobby farming is about 553 sq.m. (about 79% of the total site area). You may refer to Section 3.1 and Figure 5 of the Planning Statement Report for details.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

2.1.1 The Application Site covers a total of about 700 square metres (“sq. m.”). The Application Site is currently fenced off and occupied by several temporary structures (**Diagram 1**). Hence, this Application also applies for regularisation of filling of land for about 106 sq.m. with concrete of not more than 0.2 meter (“m”) in depth (about 15% of the Site) to the site level to of about +19mPD (**Figure 6**).

2.1.2 The Application Site is generally sitting on a gentle terrain with the level of about +19mPD. **Diagram 1** illustrates the location of the Application Site and its structure, and the existing condition of the Site (**Diagram 2** refers). Hence, the regularisation of filling of land is summarized in **Section 2.1.1**.



Diagram 1 Site Condition

2.2 Land Status

2.2.1 The Application Site falls within Lot No. 1303, Pat Heung, Yuen Long, New Territories (“the Lot”) (**Figure 3**). The Lot is old scheduled agricultural lots, its development restrictions of the Lot is stipulated under the Block Government Lease.

2.2.2 The Lots are subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for short-term waiver from the Lands Department (LandsD) for the Lots, if necessary, in order to temporarily relax user restriction of the



Government Lease of the Lots for the erection or/and carried out alteration and addition works (A&A works) of temporary structures. Further details shall be subject to the later detailed design stage.

2.3 Surrounding Context

2.3.1 The Application Site is located in the fringe of Kam Tin which is a rural area in the New Territories. The surrounding areas of the Site are rural in character, predominantly grasslands and farmlands intermixed with village houses, storage yards, temporary structures and open storage/warehouses. To the immediate north, the Site is in close proximity to the “Conservation Area” (“CA”) zone as well as the Lam Tsuen Country Park. A nullah is traversed from east to west of the Application Site, and further discharged to Kam Tin River.



Diagram 2 Surrounding Context

2.4 Land Use of the Subject Site

2.4.1 With reference to the aerial photos (refers to **Annexes 1a - 1g**), the Application Site has been served for agricultural use till now. It is mainly surrounded by hobby farms, plant nursery, cultivated land, temporary structures and open storage/warehouses. Since the 1990s, the area to the east of the site has been a widespread conversion of agricultural land for village development.



3 THE DEVELOPMENT PROPOSAL

3.1 Development Scheme

- 3.1.1 The Application Site covers a total of about 700 sq.m. and involve a single-block to be proposed for learning space and store rooms of about 106 sq.m. and shelter area of about 41 sq.m.. The open space within the site area of about 553 sq.m. will be reserved for related education activities for agricultural and hobby farming.
- 3.1.2 Details of the development proposal are provided in **Table 1** and indicative layout plan and indicative site plan of the Proposed Development are shown in **Figure 5** accordingly.

Development Parameters	Proposed Scheme
Site Area (about)	700 sq.m.
Covered Area (about)	106 sq.m.
Shelter Area (about)	41 sq.m.
No. of Structure	1
Plot Ratio (PR) (about)	Not more than 0.21
Building Height (BH) (about)	Not more than 5m
No. of Storey	1
Site Coverage (SC) (about)	21%

Table 1 Key Development Parameters of the Indicative Scheme

3.2 Operation Arrangement

- 3.2.1 The Proposed Development will accommodate not more than 30 students on a daily basis during office hours of weekdays and weekends, within 9a.m. to 6p.m.. It is expected that about 1-2 staffs will take charge of the normal operation of the Proposed Development. Prior appointment is required for groups and visitors.
- 3.2.2 The education centre will serve as a platform for interactive learning, offering workshops, guided tours, and programs that highlight the cultural and ecological significance of Hong Kong's agriculture heritage. Advanced technology of new agricultural activities including hydroponics and aquaponics may be involved.
- 3.2.3 The farming practice is similar to the always permitted agricultural use. Groups and visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables (i.e. romaine lettuce, Italian lettuce, cherry tomato, tomato, beetroot, potato, strawberry, citrus, cucurbita, cucumber, zucchini, etc.), and will be free to carry the crops away for personal consumption. The use of pesticides will be strictly prohibited at the Site.
- 3.2.4 This hands-on participatory farming will serve as an extension of the education centre's programs, allowing groups and visitors to engage directly in cultivation under guided supervision by staff. Such activities reinforce the



site's primary agricultural function under the experiential learning opportunities.

3.2.5 In addition, on-site farm-related workshops will be carried out, including agricultural skills workshop and farm-to-table cooking workshop, to support the operation of the Proposed Development, and to create synergy to both proposed hobby farm and education centre. The workshops will be designed to enhance visitor engagement with the agricultural activities on site rather than operate as standalone commercial events. By integrating farm-related education with production, the Proposed Development will support the long-term viability of local agriculture, together with the rehabilitation and cultivation.

3.2.6 The Applicant would arrange disposal properly regarding any waste generated from such activities/operation. Food waste would be recycled on-site for the compost for farming, whilst inevitable waste should be source-separated and recycled to gainful resources. No nuisance or injurious or dangerous to health and surrounding environment is anticipated.

3.2.7 No public announcement system, portable loudspeaker or any form of audio amplification system will be allowed to be used at the Site at any time.

3.3 Traffic Arrangement

3.3.1 The Application Site is situated between the villages of Tsat Sing Kong and Sheung Che Village within walking distance to these villages, with village houses, temporary structures and open storage surrounding the Site. The run-in/out is located at the southern boundary of the Application Site, and the Site is accessible from Kam Tin Road and Kam Tai Road via a local track road.

3.3.2 Given that there is no vehicular access connecting the Application Site, no parking spaces and loading/unloading (L/UL) bays will be provided at the Site. Goods supporting the daily operation of the proposed development will be delivered by staff with trolleys, hence, no L/UL space will be required.

3.3.3 Prior booking will be required for visitors to access the Site. Hence, franchised bus services would be provided for the visitors from Kam Sheung Road Mass Transit Railway (MTR) Station to the nearby local track road, within 10 to 15 minutes walking distance to the Application Site. In addition, visitors are also advised to gain access to the Application Site by existing public transport services.

3.3.4 Existing public transport services to the vicinity are shown below in **Table 2** and **Diagram 5**: -

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green	608	Yuen Long (Fung Cheung Road) - Wang Toi Shan	10 - 13 minutes
Minibus	608S	CONCORDIA Tsat Sing Kong	15 - 30 minutes

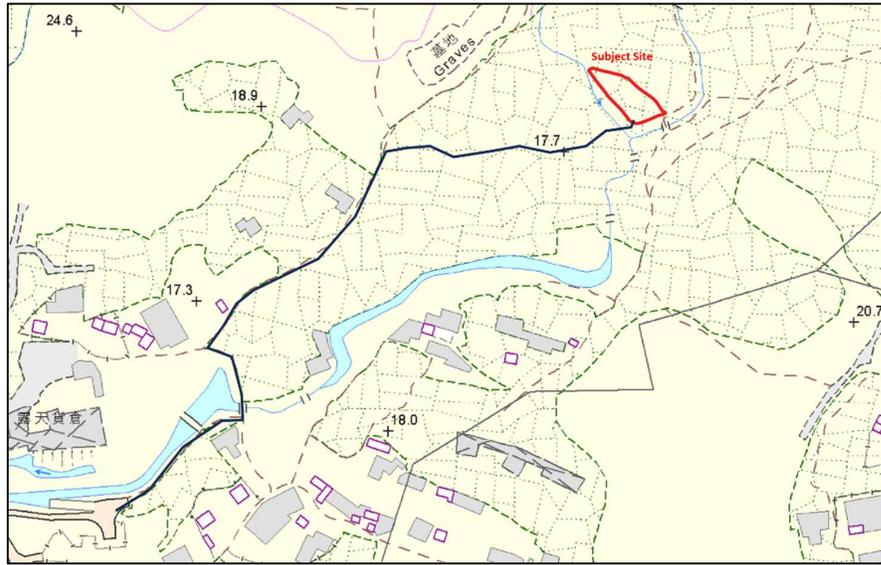


Diagram 6 Walking Path to Existing Carpark
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)