

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-PN/91

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

By Email

31 August 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.135 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PN/91)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Mr. Chris MA
(Attn.: Ms. Belva TONG

email: ckcma@pland.gov.hk)
email: byktong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.135 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

(Application No. A/YL-PN/91)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD)		
(a)	It is noted that Structure B3 is proposed for agricultural education use, but relevant discussion in the planning statement is lacking. Please supplement.	Structure B3 serves as a covered agricultural education room and display hall for visitors to learn about eco-farming techniques and sustainable agriculture in Pak Nai. Visitors will be subdivided into small groups (i.e., max. 10 people per session) to experience farming workshops (i.e., agricultural tool displays, seedling workshops, and safety briefings prior to entering the hobby farm area).
(b)	Entrance fees/entry tickets are mentioned in paras. 3.2 and 3.4 of the planning statement. Please clarify the difference, if any.	An 'entrance fee' is a prerequisite for visitors entering the application site (the Site), whereas 'entry tickets' are issued per specific facility/activity to control capacity limits in designated areas (i.e. holiday camp, barbecue site, and hobby farming activities).

S.16 Planning Application No. A/YL-PN/91

(c)	Please clarify the operations of the animal boarding establishments (i.e. whether they are to accommodate abandoned/stray animals without a fee).	The applied animal boarding establishment proposes to provide temporary shelter for stray animals (dogs) without a fee. A total of not more than 40 dogs will be kept at structures B1 and B2 within the Site.
(d)	From the FI submitted on 8.7.2026, it is noted that a 3m buffer area is proposed along the site boundary and the watercourse adjacent to the Site. Please clarify whether the buffer area will be set up along the entire application site boundary, whether it will overlap with the 2.5m-high fencing, and whether the proposed site layout as shown on Plan 5 has already taken into account the buffer area requirement. Please indicate the location of the proposed 3m-wide buffer area.	At least 3 m buffer area is proposed along the entire site boundary to separate the Site and the adjacent watercourse (Plan 4). 2.5m high solid metal fencing will also be erected along the entire site boundary to mitigate any potential nuisance to the surrounding areas.
(e)	Please clarify whether there are any existing structures straddling across the application site and Lot 35 (which is excluded from the site boundary). If affirmative, please advise the proposed arrangement before operation of the proposed development.	There are some existing vacant temporary structures straddling Lot 35 in D.D. 135. Boundary fencing with entrance/exit will be erected on Lot 35, in order to separate the Site and the respective lot, as well as to avoid any disturbance to the lot 35. The boundary wall will be installed properly by a licensed contractor and maintenance will be conducted by the applicant on a regular basis.
(f)	It is noted that agricultural activities and some related structures are currently found within the Site. Please clarify whether such activities will be stopped and the related structures will be demolished to pave way for the proposed development, or whether they will remain as part of the proposed hobby farm.	As portion of the Site will be used as hobby farming area (i.e. 4,705m ²), the existing agricultural activities on-site will not be stopped; rather, they will be enhanced and integrated into the proposed temporary hobby farm operation for visitor participation and educational activities.
(g)	For Plan 5, the patterns in the diagram are not in line with those in the legend. Please clearly delineate the proposed land filling area, as well	Please refer to the revised layout plan for details (Plan 5).

	as the proposed lawn area. Please also review the other drawings to ensure consistency.	
(h)	For the landscape proposal at Appendix II, the patterns in the diagram are not in line with those in the legend. Please review.	Please refer to the revised landscape proposal for details (Annex I).
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	It is observed that the existing tree species stated in the Landscape Proposal are incorrect since they are different from the Tree Survey Schedule and Tree Photos.	Please refer to the revised landscape proposal for details (Annex I).
3. Comments of the Antiquities and Monuments Office (AMO)		
(a)	The application site (“the Site”) falls within Sheung Pak Nai Site of Archaeological Interest (SAI). According to the applicant’s planning statement and supplementary information, septic tank for sewage treatment and drainage facilities with 750mm Uchannel, 900mm pipe and catchpit will be proposed at the Site. According to the previous archaeological works at the Site, significant archaeological remains from Late Neolithic and Bronze Age were unearthed underneath a shallow topsoil about 20-30 cm thick. Considering the archaeological significance of the SAI and the presence of findings immediately under ground level, AMO has concerns on the possible impact from the proposed works on the SAI. The applicant is advised to explore no further excavation (including but not limited to site formation works, drainage works, sewerage works, construction of	Noted. The applicant will submit an Archaeological Impact Assessment (AIA) to evaluate the archaeological impact to be imposed by the proposed development and its associated works after planning permission has been granted from the Town Planning Board.

	septic tank, etc.) when carrying out the proposed development at the Site. If excavation is found unavoidable, the applicant is required to conduct an Archaeological Impact Assessment (AIA), which includes a baseline review and field investigation, if required, to evaluate the archaeological impact to be imposed by the proposed development and its associated works. Should the AIA involve fieldwork and excavation, the applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance, Cap. 53. An Archaeological Action Plan shall be submitted to AMO for agreement before the licence application. Subject to the findings of the AIA, appropriate mitigation measures, if needed, shall be recommended for agreement by AMO and implemented by the applicant to the satisfaction of AMO.	
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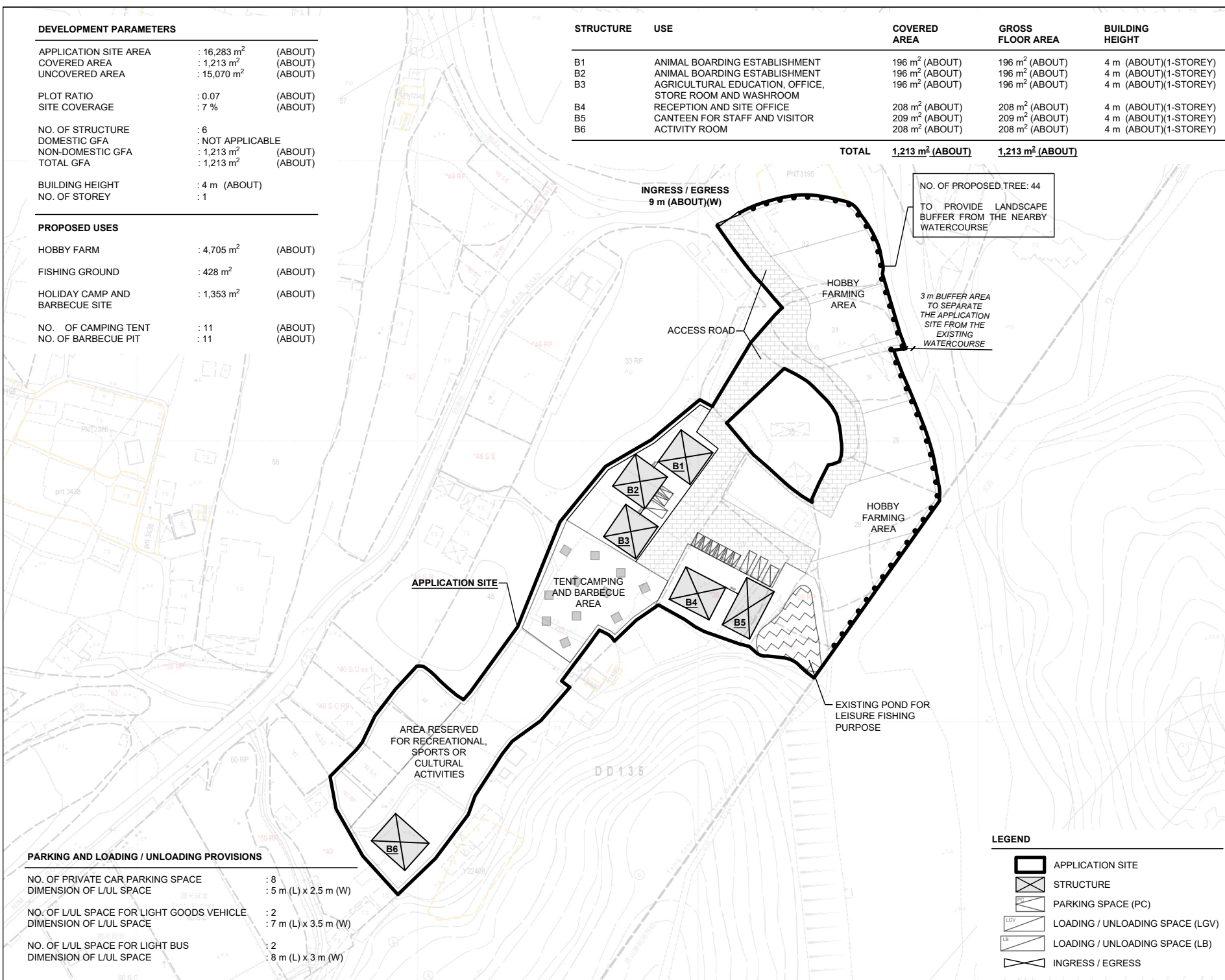
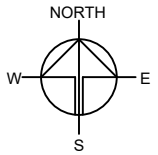
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
COVERED AREA	: 1,213 m ²	(ABOUT)
UNCOVERED AREA	: 15,070 m ²	(ABOUT)
PLOT RATIO	: 0.07	(ABOUT)
SITE COVERAGE	: 7 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,213 m ²	(ABOUT)
TOTAL GFA	: 1,213 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m (ABOUT)	
NO. OF STOREY	: 1	

PROPOSED USES

HOBBY FARM	: 4,705 m ²	(ABOUT)
FISHING GROUND	: 428 m ²	(ABOUT)
HOLIDAY CAMP AND BARBECUE SITE	: 1,353 m ²	(ABOUT)
NO. OF CAMPING TENT	: 11	(ABOUT)
NO. OF BARBECUE PIT	: 11	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	196 m ² (ABOUT)	196 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	196 m ² (ABOUT)	196 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION, OFFICE, STORE ROOM AND WASHROOM	196 m ² (ABOUT)	196 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	RECEPTION AND SITE OFFICE	208 m ² (ABOUT)	208 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	CANTEEN FOR STAFF AND VISITOR	209 m ² (ABOUT)	209 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	ACTIVITY ROOM	208 m ² (ABOUT)	208 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		1,213 m ² (ABOUT)	1,213 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 2
DIMENSION OF L/UL SPACE	: 8 m (L) x 3 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), HOLIDAY CAMP, BARBECUE SITE AND ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1750 @ A4

DRAWN BY	DATE
LT	28.4.2026
REVISED BY	DATE
APPROVED BY	DATE

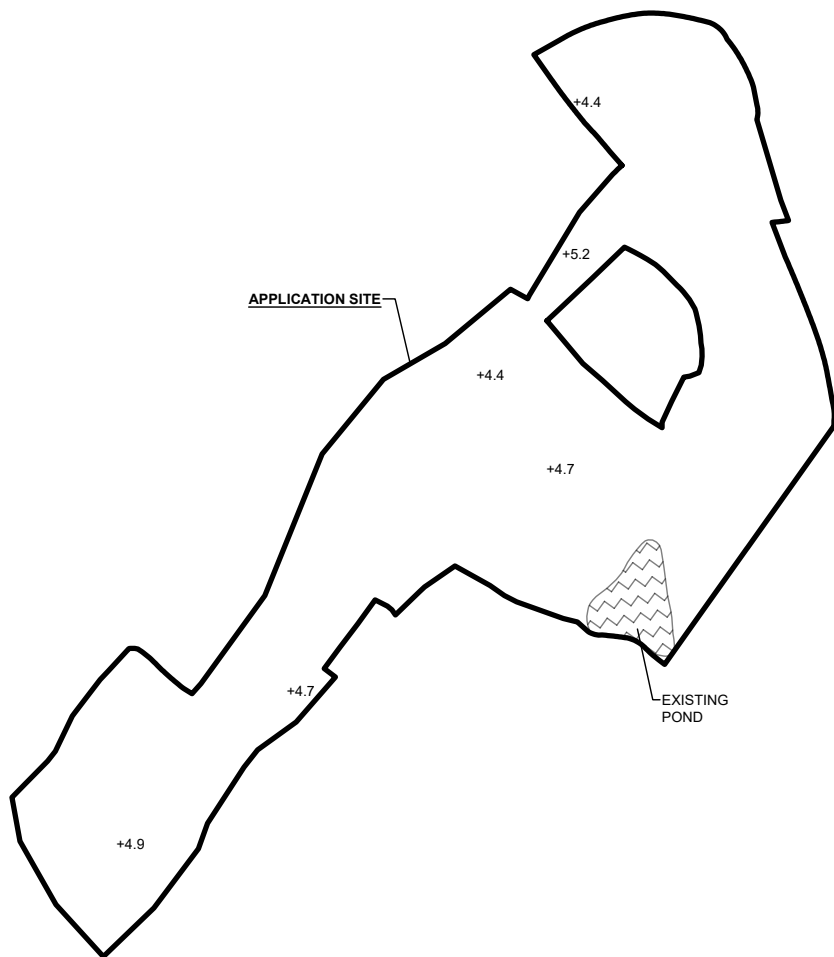
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
EXISTING SOILED AREA	: 15,855 m ²	(ABOUT)
EXISTING SITE LEVELS	: +4.4 mPD TO +5.2 mPD	(ABOUT)
EXISTING POND AREA	: 428 m ²	(ABOUT)



LEGEND

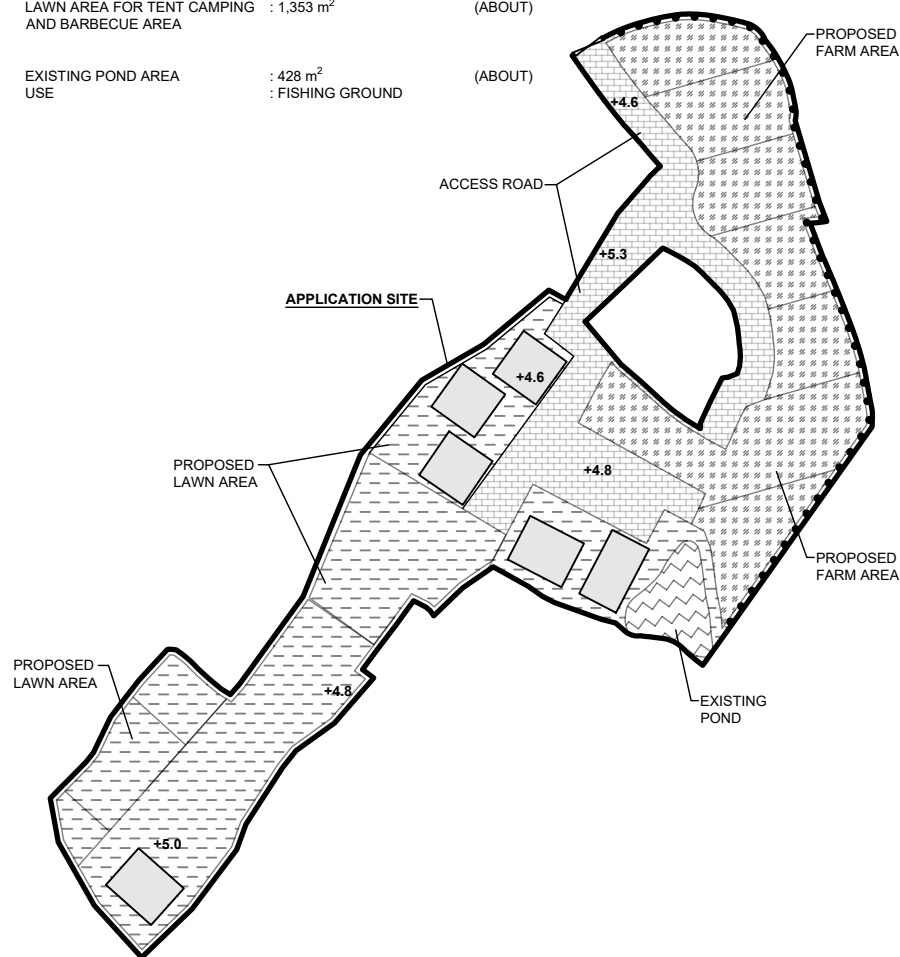
	APPLICATION SITE
+4.4	EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

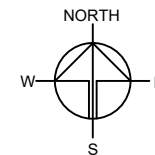
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
COVERED BY STRUCTURE	: 1,213 m ²	(ABOUT)
ACCESS ROAD	: 3,048 m ²	(ABOUT)
PROPOSED FILLING AREA	: 4,261 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +4.6 mPD TO +5.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
PROPOSED FARM AREA	: 4,705 m ²	(ABOUT)
USE	: HOBBY FARMING	
PROPOSED LAWN AREA	: 6,889 m ²	(ABOUT)
LAWN AREA FOR TENT CAMPING AND BARBECUE AREA	: 1,353 m ²	(ABOUT)
EXISTING POND AREA	: 428 m ²	(ABOUT)
USE	: FISHING GROUND	



LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA (STRUCTURE)
	PROPOSED FILLED AREA (ACCESS ROAD)
	PROPOSED FARM AREA
	PROPOSED LAWN AREA
+4.5	PROPOSED SITE LEVEL



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PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), HOLIDAY CAMP, BARBECUE SITE AND ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
LT	28.4.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

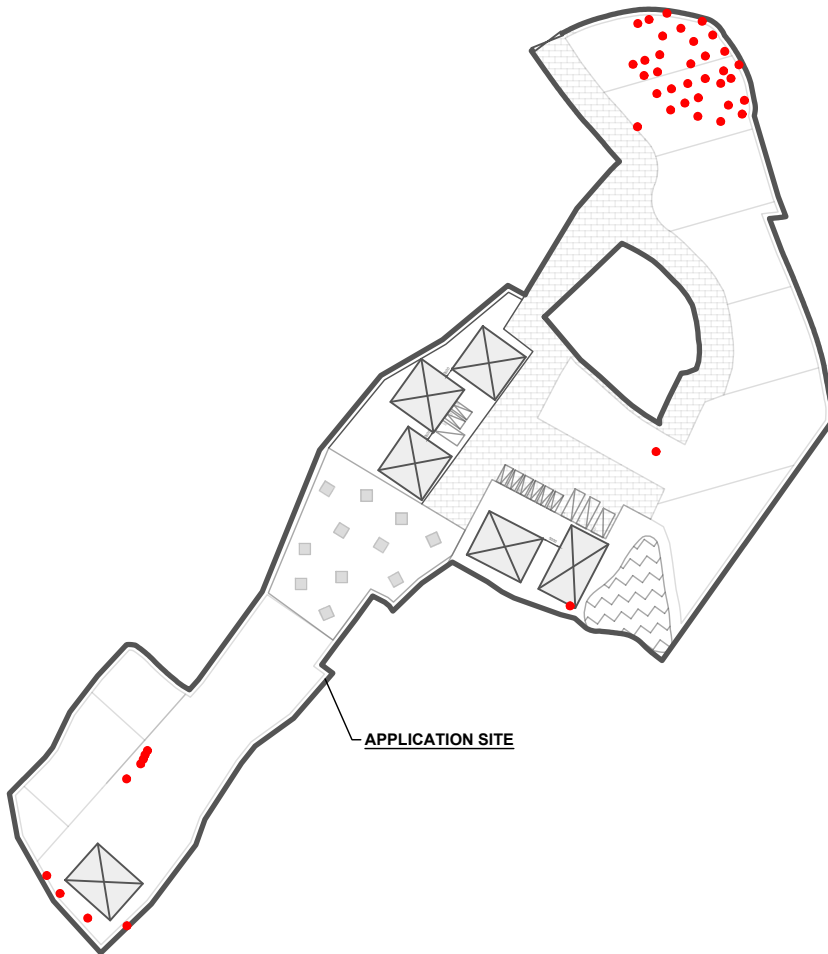
DWG NO.	VER.
PLAN 5	001

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 16,283 m ² (ABOUT)
NO. OF EXISTING TREES	: 44* (T1 TO T24, T26 TO T30, T34 TO T36, T42, T47 TO T57)
SPECIES OF TREE	: <i>LITCHI CHINENSIS</i> (T1 TO T24, T26 TO T30, T34 TO T36, T53) : <i>CELTIS SINENSIS</i> (T42, T57) : <i>ARCHONTOPHOENIX ALEXANDRAE</i> (T47 TO T51) : <i>DIMOCARPUS LONGAN</i> (T52, T54 TO T56)

NO. OF TREES TO BE FELLED : 44* (T1 TO T24, T26 TO T30, T34 TO T36, T42, T47 TO T57)

* PLEASE REFER TO TREE SURVEY REPORT FOR DETAILS.

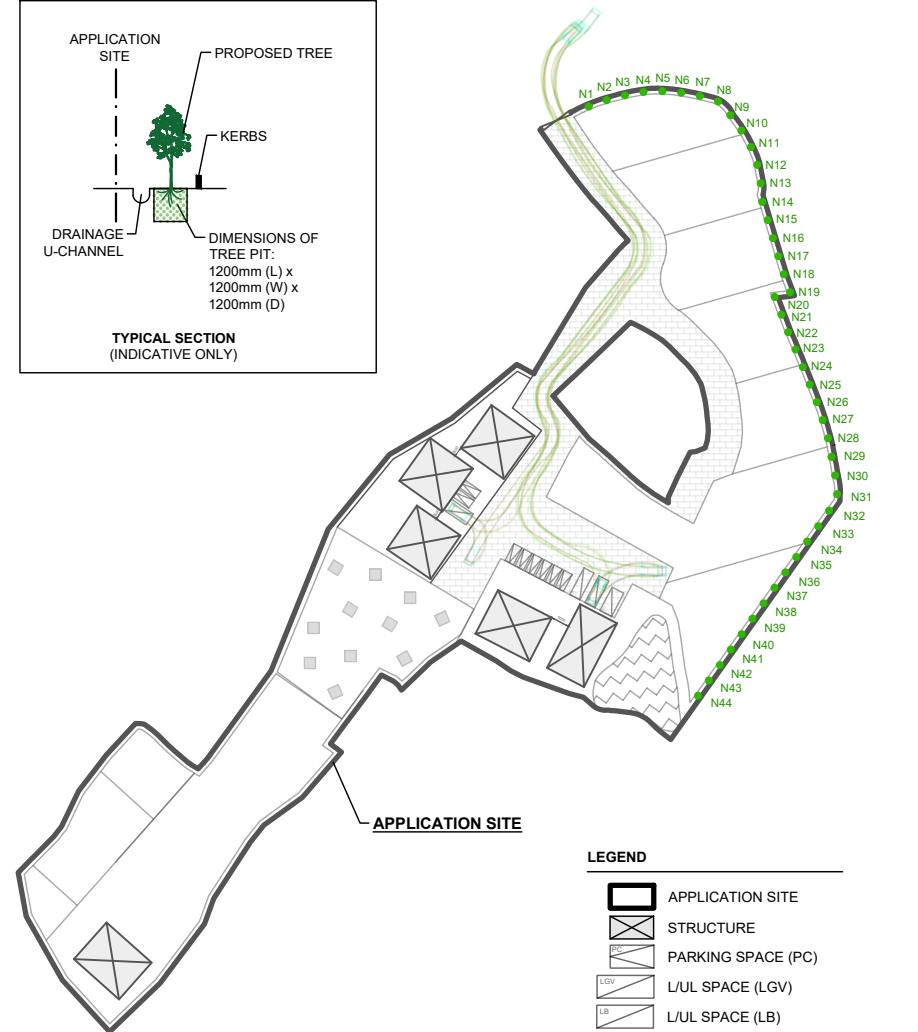
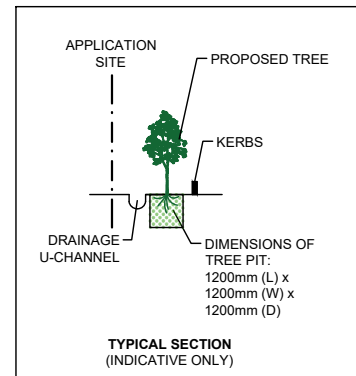


LEGEND

-  APPLICATION SITE
-  EXISTING TREE

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
COVERED AREA	: 1,213 m ²	(ABOUT)
UNCOVERED AREA	: 15,070 m ²	(ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 44	(N1 TO N44)
SPECIES OF NEW TREES	: <i>POLYSPORA AXILLARIS</i>	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 5 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (L) X 1.2 m (W) X 1.2 m (D)	

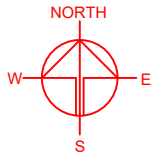


LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LUL SPACE (LGV)
-  LUL SPACE (LB)
-  INGRESS / EGRESS
-  LIGHT BUS / LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE
-  PROPOSED NEW TREES

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



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PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

LT

DATE

28.4.2026

REVISED BY

LT

DATE

31.8.2026

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX I

VER.

001