

Our Ref. : DD106 Lot 1150 RP
Your Ref. : TPB/A/YL-SK/440

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

27 January 2026

By Email

Dear Sir,

1st Further Information

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 1150 RP in D.D.106, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/440)

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] / [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/FSYLE, PlanD

(Attn.: Mr. Jason WONG

email: [REDACTED])



Responses-to-Comments

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lot 1150 RP in D.D.106, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-SK/440)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE, PlanD) (Contact Person: Mr. Jason WONG; [REDACTED])	
Comments received on 22.1.2026	
(a) As stated in the application form, the application site is currently used as Place of Recreation, Sports or Culture (Hobby Farm). Please clarify and provide more descriptions on the current use(s) and the site conditions of the application site.	The application site (the Site) is currently reframing the existing structure and carrying out maintenance works on it for operational needs. Majority of the Site (i.e. 172m ²) is reserved as farm area for farming practice. The remaining area has been hard paved for site formation of structure and circulation space. The applicant will strictly follow the proposed scheme after planning permission has been obtained from the Town Planning Board.
Comments received on 26.1.2026	
(b) As noted from the Application Form and the Supporting Planning Statement (para. 3.1), one single-storey structure (with a total GFA of about 36 sqm.) is proposed to be erected within the Application Site for storage of farm tools, washroom and site office. Please elaborate and clarify on how the above uses may be directly related and deemed ancillary to the applied use under the current application.	Structure B1 is intended for ancillary functions that support agricultural activities within the Site. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site; the storage of farm tools ensures that tools are readily available for daily operations, enhancing efficiency on the farm; and the washroom promotes hygienic environment.
2. Comments of the Antiquities and Monuments Office (AMO) (Contact Person: Ms. Kelly LAU; [REDACTED])	
Comments received on 12.1.2026	
(a) As the application site falls within the Shui Lau Tin Site of Archaeological Interest, the	The Site is located within Shui Lau Tin Site of Archaeological Interest (SAI). Other than

	<p>applicant is required to confirm /clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's comment.</p>	<p>the proposed drainage work, <u>no other ground excavation work</u> will be carried out within the Site. Subject to final approval of the Drainage Authority, peripheral drainage u-channels of not more than 1 m in depth will be proposed along the site boundary to collect surface run-off to minimise the adverse drainage impact to the surrounding area. Given that the scale of excavation for the proposed drainage work is minimal, adverse impact to the SAI is not anticipated.</p>
Comments received on 22.1.2026		
(b)	<p>Please be informed that the application site is situated within the Shui Lau Tin Site of Archaeological Interest. After reviewing the location and the proposed scope of works, the applicant is required to inform AMO (Mr. Tsang Chi-hung, [REDACTED] and [REDACTED] and Miss Kelly Lau, [REDACTED] and [REDACTED]) immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53).</p>	<p>Noted. The applicant will inform AMO immediately if any antiquities or supposed antiquities under the ordinance are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53) during the construction works.</p>
<p>3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; [REDACTED])</p>		
(a)	<p>"The subject site falls within the "AGR" zone and possesses potential for agricultural rehabilitation. We have no strong view against the application for the proposed use and land filling from agricultural perspective <u>on the understanding that agricultural activities are involved in the proposed use and the application site will be reinstated upon the expiry of the planning permission.</u>"</p>	<p>Noted.</p>