

This document is received on 2025-02-05
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/700
	Date Received 收到日期	2025-02-05

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Yuen Long Land Planning and Development Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Conrad Tang & Associates Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1632 (part), 1633 (part), 1634 (part), 1635 (part), 1636 (part), 1637 S.A (part) and 1637 S.B (part) in D.D. 116, Shek Tong Tsuen, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2832.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	/ sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong OZP No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Organic Farm (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on 11/12/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 9/12/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用處，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(i) Operation involved 涉及工程			
(a) Operation involved 涉及工程	<input type="checkbox"/>	Diversion of stream 河道改道	
	<input type="checkbox"/>	Filling of pond 填塘	
		Area of filling 填塘面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of filling 填塘深度	m 米 <input type="checkbox"/> About 約
	<input checked="" type="checkbox"/>	Filling of land 填土	
		Area of filling 填土面積	sq.m 平方米 <input checked="" type="checkbox"/> About 約
		Depth of filling 填土厚度	m 米 <input checked="" type="checkbox"/> About 約
	<input type="checkbox"/>	Excavation of land 挖土	
		Area of excavation 挖土面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of excavation 挖土深度	m 米 <input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)			
(b) Intended use/development 有意進行的用途/發展	Filling of Land for Permitted Agricultural Use		

(a) Nature and scale 性質及規模		
<input type="checkbox"/>	Public utility installation 公用事業設施裝置	
<input type="checkbox"/>	Utility installation for private project 私人發展計劃的公用設施裝置	
Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ☐About 約
- Proposed site coverage 擬議上蓋面積 % ☐About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括.....storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
..... m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Currently in use**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>A local track leading from Yau Shin Street..... (Plan 1.)</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Conrad Tang
.....
TANG Hong Wai, Conrad.....

Name in Block Letters
姓名（請以正楷填寫）

Director.....

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Conrad Tang & Associates Limited.....

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

7/1/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1632 (part), 1633 (part), 1634 (part), 1635 (part), 1636 (part), 1637 S.A (part) and 1637 S.B (part) in D.D. 116, Shek Tong Tsuen, Yuen Long		
Site area 地盤面積	2832.4	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong OZP No. S/YL-TT/20		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途/發展	Filling of Land for Permitted Agricultural Use		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Filling/Paving Plan, Aerial Photo and Site Photos</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Detailed Justifications for
Filling of Land for Permitted Agricultural Use on Lots 1632 (Part), 1633 (Part), 1634 (Part), 1635 (Part), 1636 (Part), 1637 S.A (Part) and 1637 S.B (Part)
in D.D. 116, Shek Tong Tsuen, Yuen Long

The Application Site and Zoning

1. The Application Site (the Site) is located at the southern portion of Shek Tong Tsuen. It falls within an area zoned “Agriculture” (“AGR”) on the Tai Tong Outline Zoning Plan (OZP) (**Plan 1**). According to the covering Notes of the OZP, planning permission is also required for filling of land within “AGR” zone. The Site is currently under agricultural use. It is accessible via a local track leading from Yau Shin Street.

Background

2. Complaints against illegal dumping of construction waste at the Site were received by Government departments in June 2024. Enforcement Notices and Reinstatement Notices were issued to the registered owners in July and August 2024. It is stressed that all the concerned lot owners have not authorized any person to undertake the land filling activities, and legal action is being taken against the suspected responsible person. It is not a “destroy first, build later” case.
3. Under Section 24 of the Town Planning Ordinance, an application for review of the Reinstatement Notices served on the Site was submitted to the Secretary for Development in September 2024. The application is being processed.

The Proposal

4. The applicant seeks planning permission to regularize the filling of land at the Site for permitted agricultural use. The hard paved area involved about 176m² of filling of concrete of not more than 0.2m (about 6.2% of Site), for erection of ancillary temporary structures, while the soil paved area was about 2,656.5m² (about 93.8% of Site). The major operation parameters of the current application are as follows:

Applied Operation	Filling of land for permitted agricultural use
Site Area	About 2,832.4m ²
Area of Filling (Soil)	About 2,656.5m ²
	Depth of filling between 0 to 1.5m
Area of Filling (Concrete)	About 175.9m ²
	Depth of filling about 0.2m
Level of Filling (mPD)	16.7mPD to 19.4mPD

Development Schedule

Proposed GFA	About 90.0m ²
Plot Ratio	About 0.03
No. and GFA Breakdown of Structures (Plan 2b)	<div style="text-align: center;">4</div> <ul style="list-style-type: none">- 1 converted container (CT1) of 18m², for Office and Farm Management- 1 converted container (CT2) of 36m², for ancillary storage including farm tools, farming materials, seed storage and farm products- 1 converted container (CT3) of 18m², for Staff Resting Area- 1 converted container (CT4) of 18m², for Changing Room
Site Coverage	About 3.17%
Maximum Building Height	1 storey (not exceeding 3m)

Operation Mode

- (a) The proposed development aims to promote organic farming among the local villagers. Farm products will be shared with the participants for free after harvesting. No marketing channel is envisaged.
- (b) The organic farm is operated by local villagers daily. About four farmers have been working in the farm.
- (c) Farm areas are mainly subdivided into two portions, including the cultivation area in the northwest and the sheep raising area in the southeast (**Plan 2b**). The platform edges and embankments of the Site are covered with fruit plants and stabilized with luxuriant natural vegetation (**Plan 5c**).

Drainage Consideration

There are existing field drains within the Site to discharge the overland flow and provide irrigation water for cultivation. The field drain system includes 1,050mm diameter concrete drainage pipes, open channels of about 0.6m to 2.0m wide with connection to a 1.2m wide open channel outside the Site in Lot 1615 (**Plan 2b**). The Site and the surrounding are largely unpaved farmlands which act as a natural drainage system. Besides, the soil mixture within the Site and the farmland within the overland catchment is relatively sandy in nature and absorbs water very efficiently. Since no existing flow path will be obstructed and rainwater generated within the site catchment will be discharged naturally and effectively¹, no additional drainage facility is proposed.

¹ Based on channel requirement calculation, Total Peak Runoff for the Site including Catchments C1, C2 and External Catchment C3 is about 5968 liter/min (**Appendix 1**). According to Figure 8.7 – Chart for the Rapid Design of Channels, for gradient 1: 100, 300UC will be sufficient. The existing field drain system has ample capacity to discharge the storm water passing through and generated at the Site. Detailed drainage proposal would be submitted to DSD upon approval of the application.

Justifications

5. The justifications are summarized as follows:

- (a) The Site has been used by the applicant as an organic farm for cultivation of fruits and vegetables as well as sheep raising² since September 2024 (**Plan 5a**). The operators are genuine farmers. The current application is to regularize the unauthorized land filling at the Site to support the existing farming operations. There is only limited area of hard paving, just to support the erection of a few converted containers for ancillary uses and agricultural storage. No additional land filling, hard paving, tree felling and vegetation clearance will be involved. Should the application be approved, the applicant will submit an application for Short Term Waiver (STW) to LandsD.
- (b) The application is to facilitate the permitted agricultural use on the Site which is compatible with the surrounding land uses in terms of scale and nature. It is in line with the planning intention of the “AGR” zone. The development intensity is very low, just to meet the operational need of the farm.
- (c) The Site previously comprised abandoned agricultural fields with low ecological value. The applicant now carries out farming at the Site to produce organic products for local villagers so as to minimize their need for travelling to Yuen Long and increase the food self-sufficiency ratio, which is in line with the spirit of “Sustainable agriculture”.

Extent of Land Filling

- (d) The former abandoned agricultural fields have significant level differences. According to topographic survey (**Plan 3**), the Site is gently sloping from southeast to northwest in general. The gradient is not uniform but varies between about 1:19 and 1:95 (see cross sections on **Plan 4**). The land filling can make possible a more extensive scale of farming and facilitate agricultural rehabilitation as well as the use of farm machinery such as power tiller, tractor and grass trimmer.
- (e) The major part of the Site is situated in a relatively low-lying area in comparison with the surrounding (**Plan 2b**). The filling of land with a maximum depth of 1.5m to 19.4mPD, for leveling the Site to a similar level as the local roads, paths and fields, could also reduce the danger of flooding or inundation and with increased wetted perimeters, enhance the capacity of the field drain system around the Site.

Characteristics of Filling Materials

- (f) As shown in the aerial photo and site photos (**Plans 3 and 5a to 5b**), the northern part of the Site is under active cultivation. It should be noted that the operator already started removal of debris, gravels and rubbish in mid-August. The filling materials, mainly composed of

² Parts of the sheep raising area in Lots 1635, 1636 and 1637 S.A, once restored to greenery and planted with grasses, are not covered by the RN review. Removal of filling materials are being taken to comply with the RN and the land concerned is temporarily left barren prior to re-grassing.

sandy soil with cultivable/composting soil at the topsoil portion, cannot be regarded as soil of good quality but may be able to sustain plants of tolerant species. Site inspection reveals that the soil, even with scattered gravels, debris and soil clumps, can sustain a variety of crops, and plants including pumpkin, winter melon, corns, dragon fruit, green bean, corn, green pepper, chili, lettuce, *basella alba*, asparagus lettuce, crown daizy, tianqi, tomato and sunflower are successfully grown. Along the platform edge and channel embankments, fruit plants like pineapples, mangoes, lychees, *Prunus salicina* and natural vegetation can be found (**Photos 5 and 6 on Plan 5c**). Besides, the applicant undertakes to progressively replace the topsoil with soil of better quality and rich in humus.

- (g) Similar applications as shown below for filling of land for permitted agricultural use were approved by RNTPC in recent years.

Application No. (Date of Approval)	A/NE-TK/766 (28.7.2023)	A/YL-PH/949 (11.8.2023)	A/KTN/104 (21.6.2024)	A/YL-PS/694 (5.7.2024)
Zoning	“CPA” & “AGR”	“V”	“AGR(1)”, “O” & “Road”	“REC”
Site Area	4,605m ²	409.5m ²	12,400m ²	14,680m ²
Depth of Filling	0.2m	1m	Max. 5.8m	0.15m
Site Condition	Agricultural use	Vacant	Largely vegetated land	Mainly agricultural use
Enforcement Action	Nil	RN issued	Nil	RN issued

- (h) Besides, two planning applications involving land filling in the vicinity of the Site within the same “AGR” zone were approved by RNTPC. Application no. A/YL-TT/579 for religious institution (temple) was approved on 17.2.2023, while application no. A/YL-TT/670 for temporary animal boarding establishment was approved on 6.12.2024. Approval of the current application is in line with the Board’s above decisions and would not create an undesirable precedent.

Traffic

- (i) The Site is accessible via a local track leading from Yau Shin Street (**Plan 1**). Since the farm is operated by the local villagers and not open to public, no daily visitors to the Site are anticipated. No vehicular access and car parking, loading/unloading are proposed within the Site. Hence, there would not be any adverse traffic impact to be induced by the farm.

Environmental

- (j) The proposed use is clean in nature. No advertisement boards with neon light devices would be installed. No public announcement system or any form of audio amplification system will be used at the Site. No night-time operation or workshop activities would take place during the planning approval period.

Drainage

- (k) As shown in the Drainage Consideration in paragraph 4 above, since no existing flow path will be obstructed and rainwater generated within the site catchment will be discharged naturally and effectively, no adverse drainage impact is anticipated.

Sewage

- (l) The farmers are local villagers living nearby. No toilet facility is proposed and no herbicide, pesticide and chemical fertilizers will be applied in the farming areas. Hence, there would not be any adverse sewage impacts arising from the development.

Landscape

- (m) The Site has been rehabilitated for agricultural use and reinstated to greenery with a variety of crops, fruit/flowering plants and natural vegetation to ensure compatibility with the planning intention of the “AGR” zone (**Photos 1 to 6 on Plans 5a to 5c**). Significant adverse landscape impact arising from the proposed development is not envisaged.
- (n) Fire services installation (FSI) and detailed drainage proposals would be submitted and implemented should the application be approved by the Board. The applicant will also apply for a Short Term Waiver for the structures to DLO/YL, LandsD.
6. To conclude, the proposed development is compatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. In view that it can promote sustainable organic farming in Hong Kong and is in line with the Government policy on agriculture, favourable consideration may be given to the application.

Calculation for Channel Requirement (Plan 2b)**Catchment 1 (C1) (Hard-paved Area of Site)**

$$\begin{aligned}\text{Site Area} &= 176 \text{ m}^2 \\ (\text{concrete-paved}) &= 0.000176 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.95 \times 250\text{mm/hr} \times 0.000176 \text{ km}^2 \\ &= 0.01162 \text{ m}^3/\text{s} \\ &= 697 \text{ liter/min}\end{aligned}$$

Catchment 2 (C2) (Soil-paved Area of Site)

$$\begin{aligned}\text{Site Area} &= 2656 \text{ m}^2 \\ (\text{soil-paved}) &= 0.002656 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.25 \times 250\text{mm/hr} \times 0.002656 \text{ km}^2 \\ &= 0.04615 \text{ m}^3/\text{s} \\ &= 2769 \text{ liter/min}\end{aligned}$$

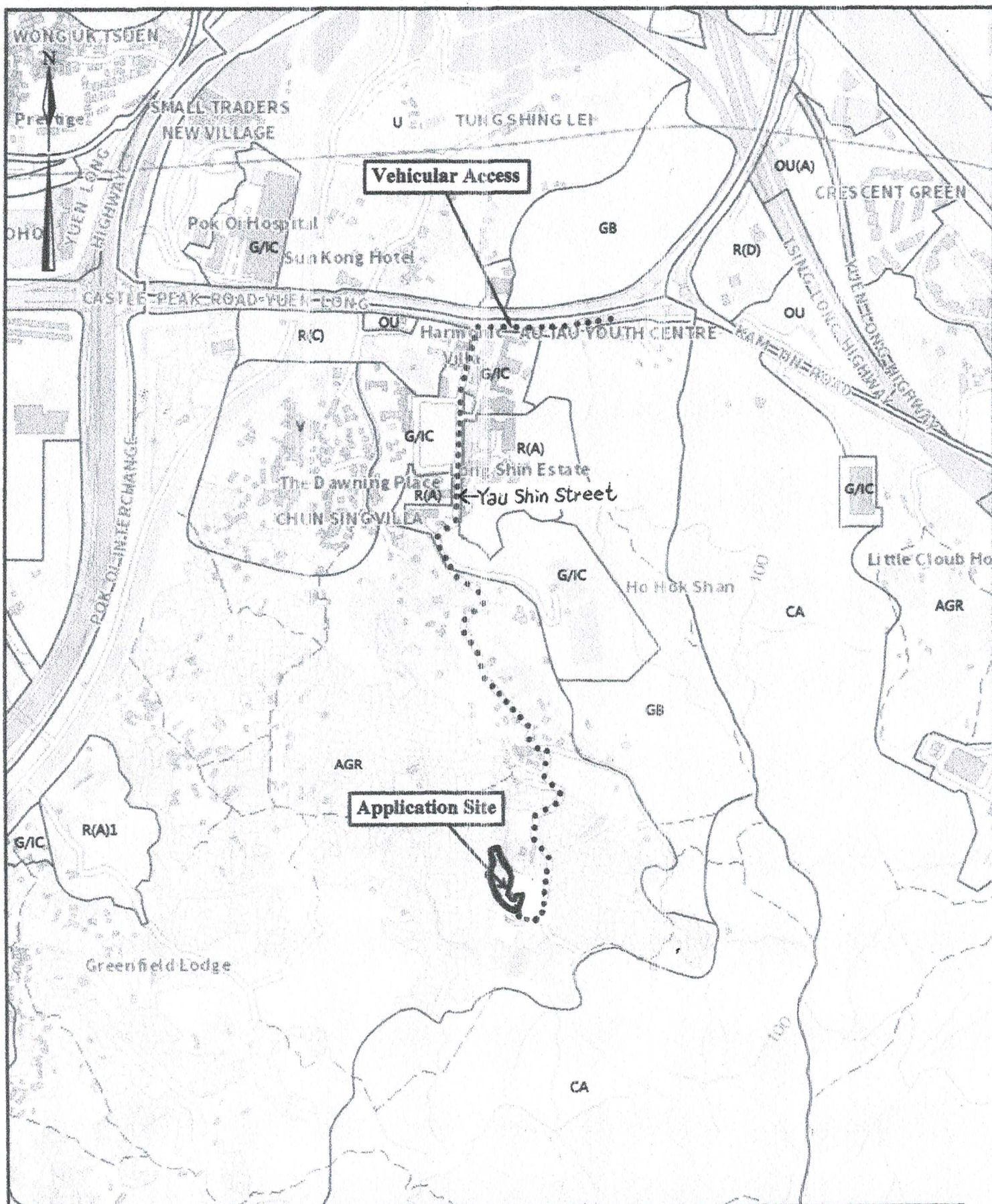
Catchment 3 (External) (C3) (Lots 1654 and Remaining Parts of Lots 1632, 1633, 1634, 1635, 1636, 1637 S.A and 1637 S.B outside the Site)

$$\begin{aligned}\text{Site Area} &= 2400 \text{ m}^2 \\ (\text{soil-paved}) &= 0.0024 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3 &= 0.278 \times 0.25 \times 250\text{mm/hr} \times 0.0024 \text{ km}^2 \\ &= 0.0417 \text{ m}^3/\text{s} \\ &= 2502 \text{ liter/min}\end{aligned}$$

$$\begin{aligned}\text{Total Peak Runoff for Site} &= 0.09947 \text{ m}^3/\text{s} \\ &= 5968 \text{ liter/min}\end{aligned}$$

According to Figure 8.7 – Chart for the Rapid Design of Channels,
For gradient 1: 100, 300UC will be sufficient.



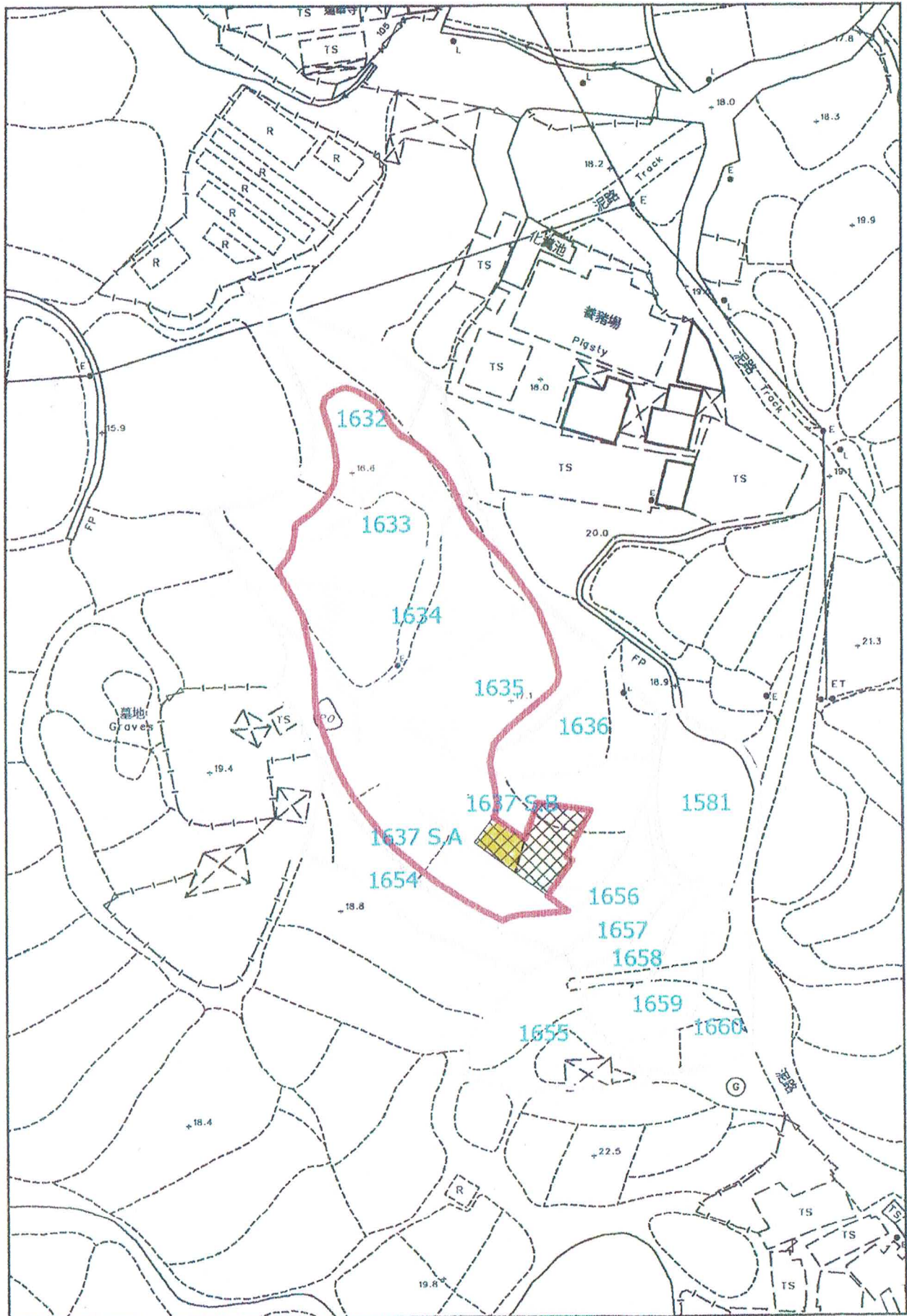
Extracted from Approved Tai Tong Outline Zoning Plan NO. S/YL-TT/20

N.T.S




Location Plan

Dec 2024

Plan 1



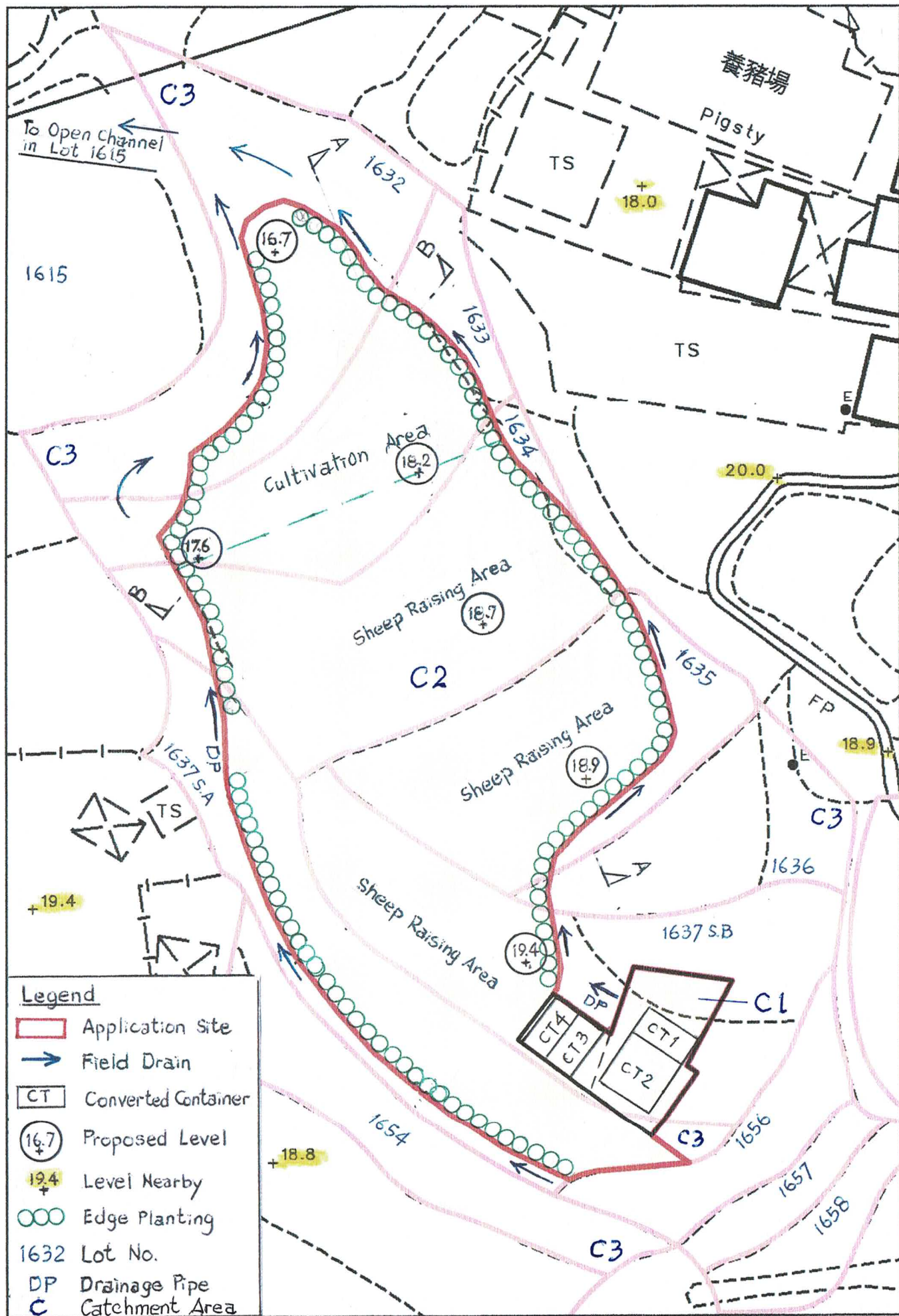
Legend

-  hard paving (Existing)
-  hard paving (Proposed)
-  Application Site

Filling/Paving Plan

Scale 1:1000

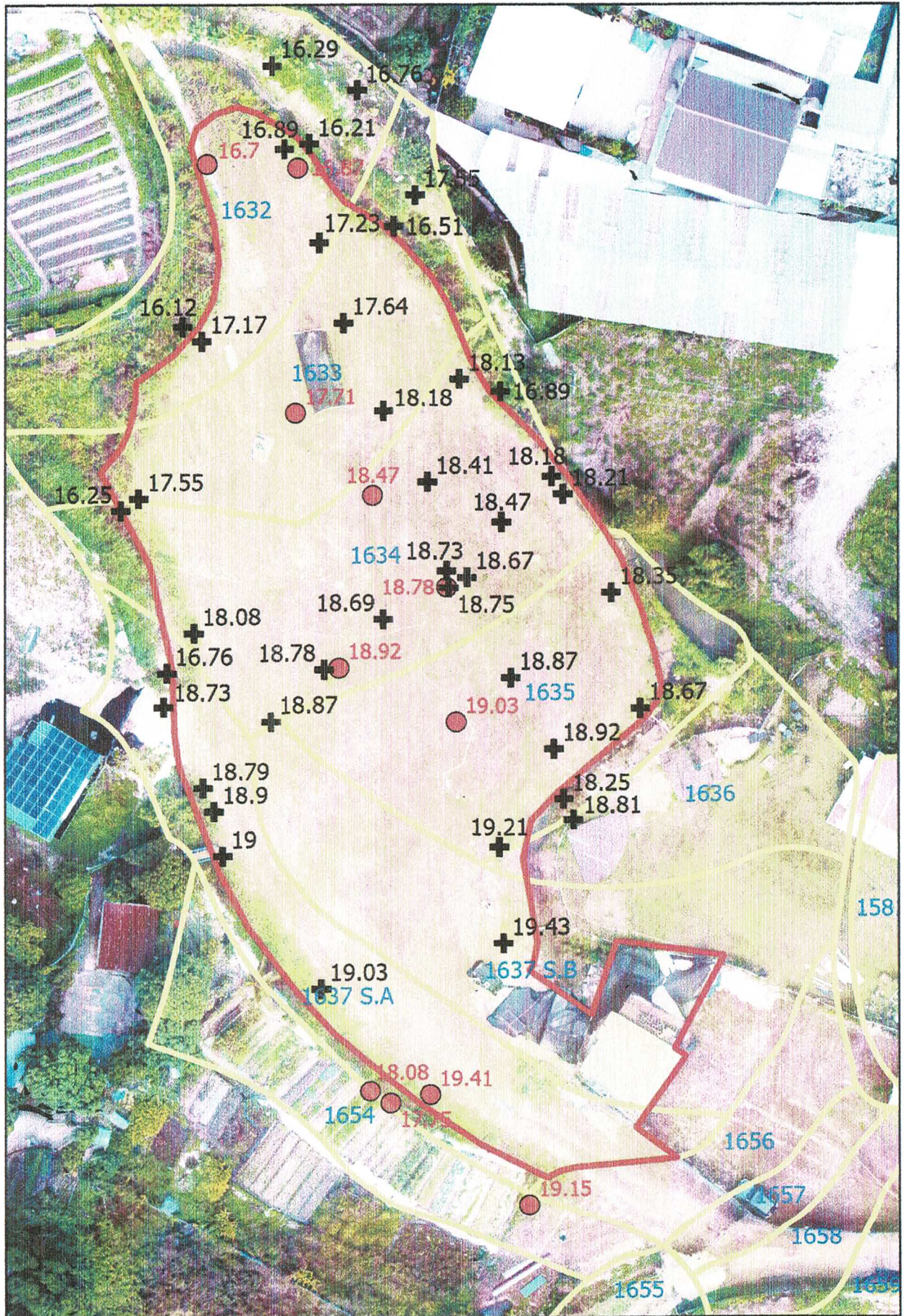
Plan 2a



Plan 2 b

Site Layout

Scale 1:500



Plan 3

Aerial Photo

Scale 1:500

Legend

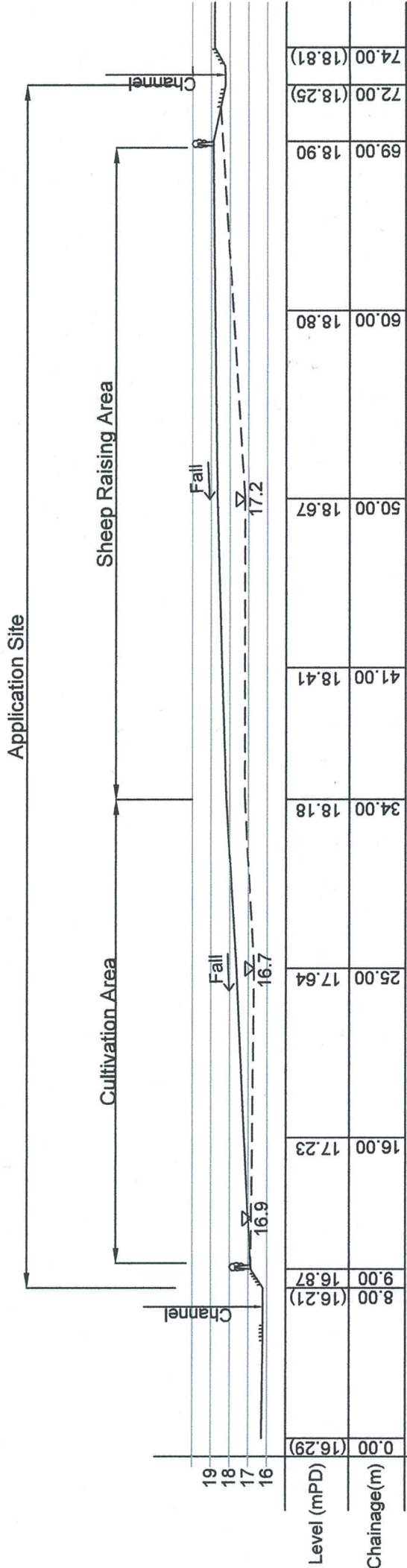
Proposed Level 17.71

Existing Level (16.25)

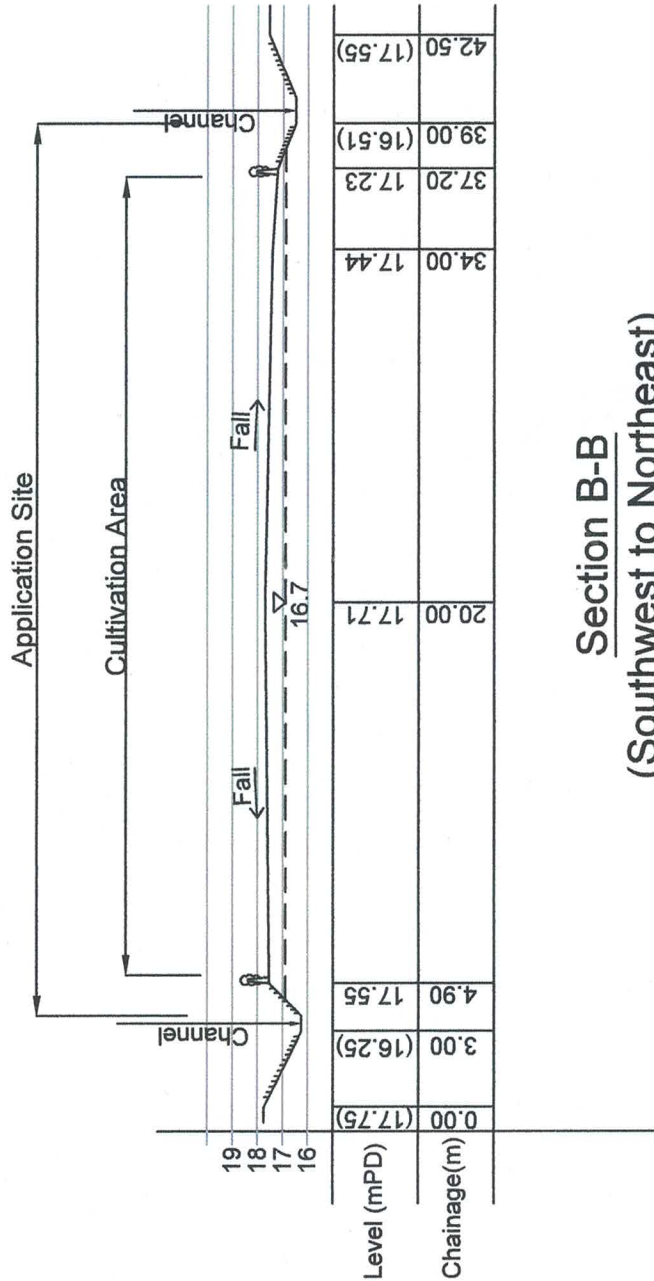
— 17.2 — Original Ground Profile
(Based on LandsD's
LiDAR Data 2020 in
general)

Edge Planting

Vegetated Embankment



Section A-A
(Northwest to Southeast)



Section B-B
(Southwest to Northeast)



Photo 1 – sheep Raising Area at Southern Portion



Photo 2 – View at Central Portion

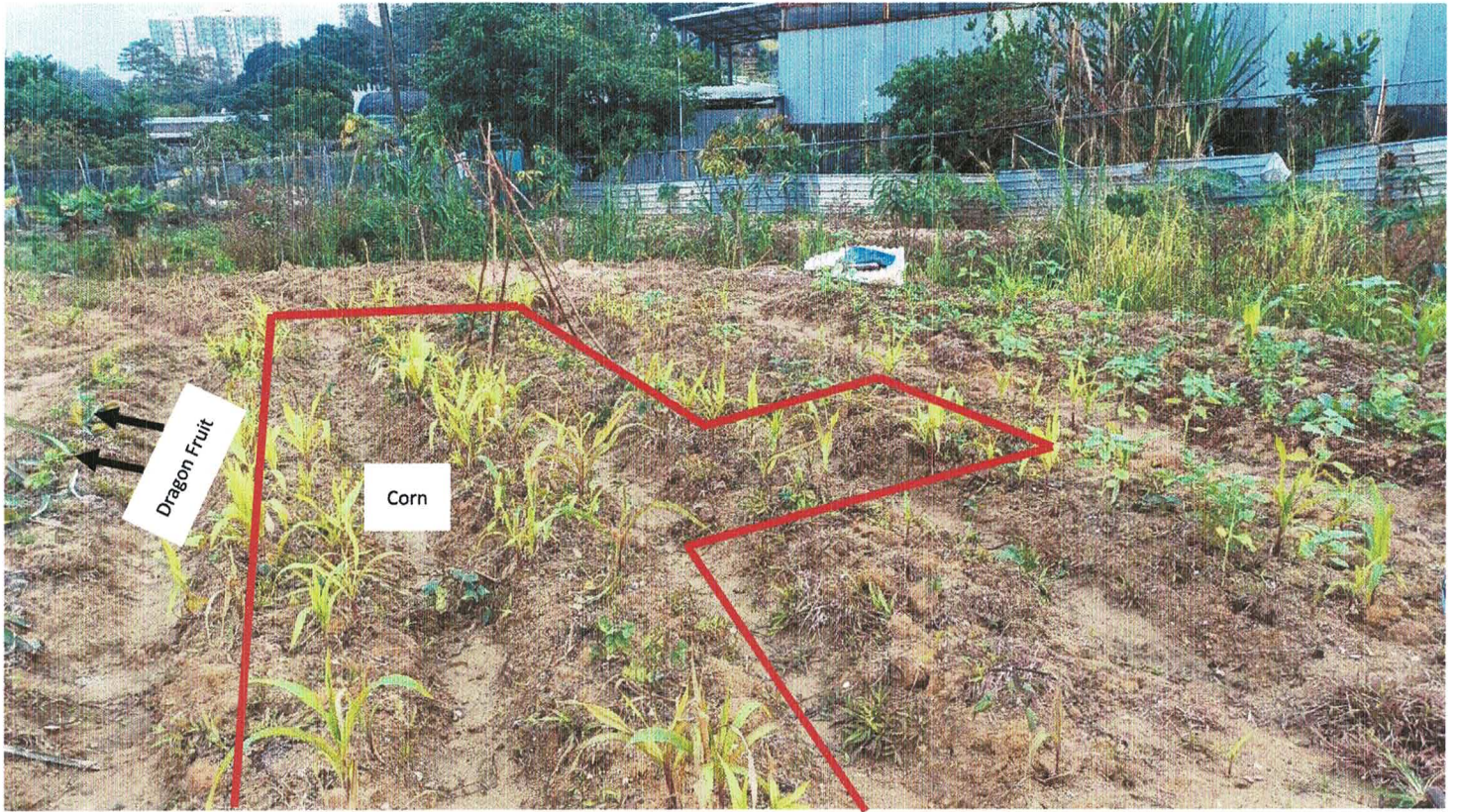


Photo 3 – Cultivation Area at Central Portion



Photo 4 – View from Northwest

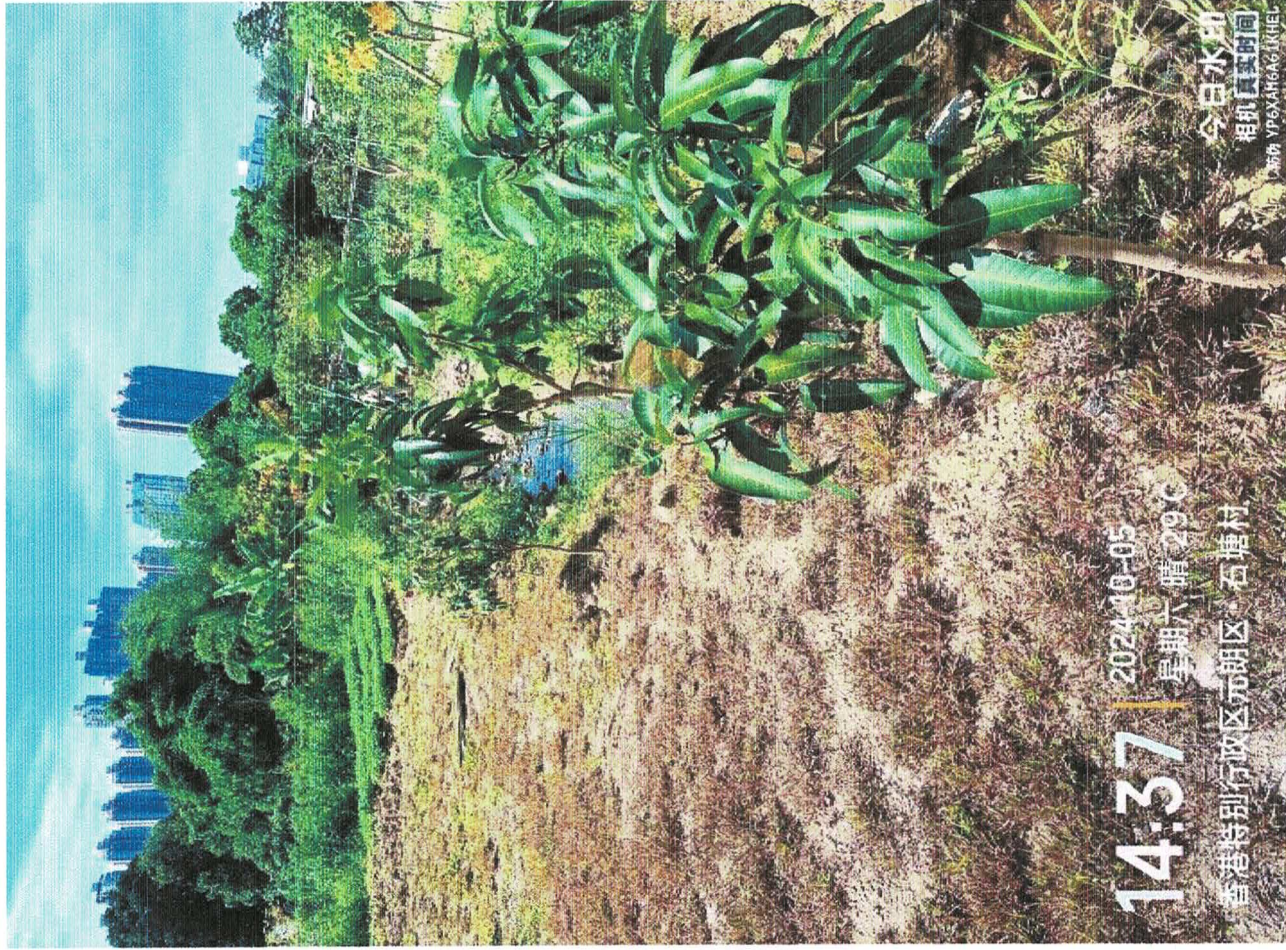


Photo 5 – Edge Planting at Channel Embankment



Photo 6 – Edge Planting at Channel Embankment

From:
Sent: Wednesday, February 12, 2025 11:27 PM
To: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>
Subject: A/YL-TT/700 - Proposed Temporary Structures

Dear Ms. Chow,

As spoken, I provide supplementary information for the proposed temporary structures as follows:

Converted Container (CT1) for Office and Farm Management

Administrative works of the farm are carried out in the office. Besides, irregular learning and exchange sessions about agricultural techniques with fellow farmers would be held. It is also a place for keeping field records and reference materials. It is an essential ancillary facility for successful operation of the farm.

Converted Container (CT3) for Staff Resting Area

Resting room is for staff of the farm to take a rest during day-long farm work. Under the high temperature in summer, a shelter for the farmers is extremely required. It is also a place for the farmers to take their lunch. It will not be used for domestic/residential purposes.

Converted Container (CT4) for Changing Room

It is a basic facility for a farm. Work clothes, rain boots, raincoats, hats, towels and gloves would be placed within the room.

For your information, the similar approved application no. A/NE-TK/766 has 14 structures including office, reception office, storage, tea room & skill exchange area, pantry, staff resting area, products handling area, and toilet & fridge, with a total GFA of 2,471.4 sq.m (PR about 0.537). In comparison, our proposed structures are much smaller in scale (PR about 0.03) and should be acceptable as ancillary facilities to the subject farm.

Regards,

P.Y. Yung
for CTA Ltd.

From: [REDACTED]
Sent: Saturday, March 29, 2025 4:28 PM
To: Leticia Ching Sze LEUNG/PLAND <lcsleung@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Subject: Application No. A/YL-TT/700 - Submission of Further Information



Dear Leticia,

Please find attached the R to C Table and new/revised plans for your further processing.

Regards,

P.Y. Yung
for CTA Limited

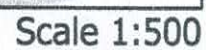
R to C Table

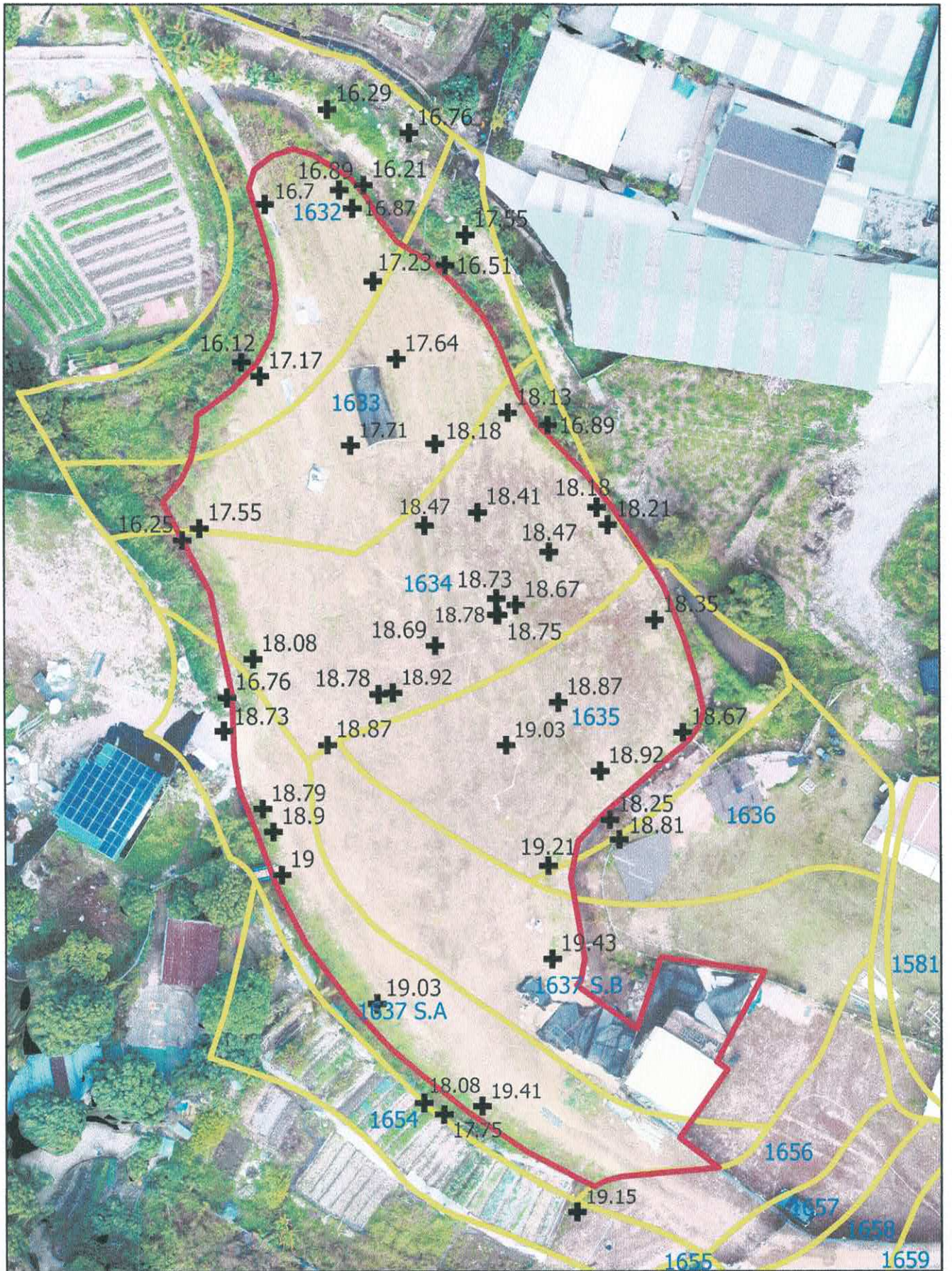
	Departmental Comments	Applicant's Response
1. Comments of Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	No strong view against the proposed filling of land for permitted agricultural use, on the condition that the part filled with concrete will be reinstated for agricultural use.	Agreed. When the organic farm ceases operation, the hard paved area will be reinstated to greenery or a state suitable for agricultural use
2. Comments of District Planning Officer/Tuen Mun & Yuen Long West, PlanD		
(a)	Apart from the section plan, please advise plan(s) showing the changes of level (indicating before and after, in terms of mPD, of the proposed filling of land);	Noted. Plan showing changes of level before and after filling is provided (Plan 2c).
(b)	Please provide an updated version of Plan 3 showing the legends of the plan;	Noted. Plan 3 revised.
(c)	Please clarify the necessity to fill part of the land with concrete permanently instead of temporary in nature.	As mentioned in the justifications, the hard paved area of about 6.2% would stabilize the structures which are for provision of ancillary uses and agricultural storage. It is required as long as the existing organic farm maintains operation. It will be reinstated when the farm ceases to operate (please see response to AFCD above).
3. Comments of Chief Town Planner/Urban Design & Landscape, PlanD		
(a)	In Plan 2b and Plan5c, the intention to propose edge planting at the periphery within the application boundary are noted. The applicant should provide a landscape plan with proposed edge planting works details, including the plant species, nos. and locations within the application site, so as to demonstrate measure(s) for mitigating the impact caused by the proposed use. The proposed landscape plan should be provided for further consideration.	Noted. A Landscape Plan is provided (Plan 2d). Some species, including <i>Prunus salicina</i> , lychees, mangoes, pineapples, lemongrass and <i>Bidens pilsa</i> have already been successfully grown at the Site. The proposed species are flexible. Should CTP/UD&R consider that individual species are not suitable, they could be readily replaced by the acceptable species.

Landscape Proposal

Upgrading the planting around the edge of the Site boundary can enhance the landscape setting by using 3 different layers of planting. Starting with the lowest layer is the ground cover planting at the embankments using *Bidens pilsa* (鬼針草) and *Ipomoea nil* (牽牛). The middle layer includes plants of medium height such as pineapple (菠蘿), lemongrass (香茅) and *Colocasia antiquorum* Schott (野芋). At the platform edge, alternate planting of fruit trees including *Prunus salicina* (南華李), lychees (荔枝) and mangoes (芒果) would be provided. These layers of planting can serve as a smooth transition from the cultivation/sheep raising areas to the platform edge and embankments to beautify the fringe of the Site. Besides, planting of sunflowers (向日葵) and *Bougainvillea spectabilis* (簕杜鵑) would further the landscape amenity of the farm (See **Plan 2d**). Planting details are shown in the following table:

Type	No. (about)	Spacing (about)	Height (about)	Remark/Other Requirements
Lowest Layer				
Bidens pilsa	N.A.	Applied uniformly at embankments	Ground Cover Planting	Frequent pruning to prevent overgrowth
Ipomoea nil	N.A.			
Medium Layer				
Pineapple	15	5m	1m	N.A.
Colocasia antiquorum Schott	12	5m	1.5m	Regular pruning required
Lemongrass	10	5m	2m	N.A.
Upper Layer				
Lychees/Mango/Prunus salicina	50	4m	Above 2.75m	Regular pruning required
Others				
Bougainvillea spectabilis	4	As shown on Plan 2d	2.5m	Regular pruning required
Sunflower	N.A.	As shown on Plan 2d Row spacing about 1m and cultivated on ridge of 0.3m high	N.A.	Good drainage required





Plan 3 Aerial Photo

Legend

- Lots with Lot number (blue)
- Application Site
- Level Surveyed in mPD. (Dec 2024)

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, April 29, 2025 10:37 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: Further Information for Application No. A/YL-TT/700



Revised Landscape Plan.pdf
2 MB



R to C.pdf
2 MB

From: [REDACTED]
Sent: Tuesday, April 29, 2025 10:34 AM
To: Leticia Ching Sze LEUNG/PLAND <lcsleung@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Subject: Further Information for Application No. A/YL-TT/700

Dear Sir/Madam,

Please be informed that soft copy of the further information has been uploaded via the link provided.

Regards,

P.Y. Yung
for CTA Limited

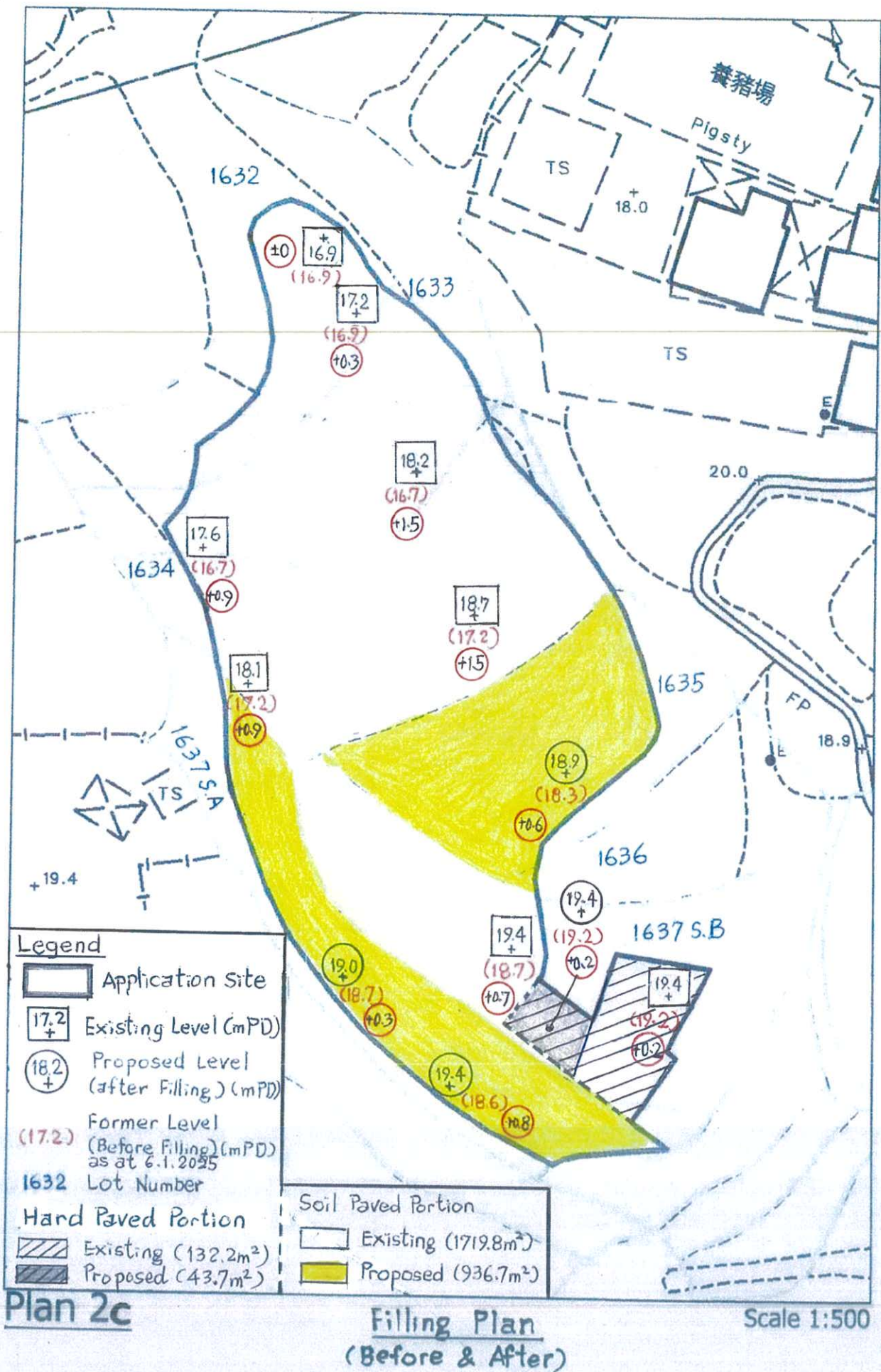
R to C Table

	Departmental Comments	Applicant's Response
1. Comments of District Planning Officer/Tuen Mun & Yuen Long West, PlanD		
(a)	For part involving filling of land (with soil), please clarify if the filling of land (with soil) have already taken/not yet taken. If it is partly undertaken, please supplement the filled area (m ²) and indicate on the site paving plan accordingly.	Noted. The filling of land (with soil) is partly taken since parts of the Site not covered by the RN review have been trimmed down in early January to comply with the RN. The filled area (existing and proposed) have been incorporated in the revised site paving plan (Plan 2c) as requested.
(b)	For part involving filling of land (with concrete), it is noted that part of the filling of land (with concrete) has already been undertaken (i.e. 43.7 m ²) as indicated in the submission. Please merge the information shown in Plan 2A into the revised site paving plan according to our comments marked on it.	Noted. Plan 2c revised with information of Plan 2A merged.
2. Comments of Chief Town Planner/Urban Design & Landscape, PlanD		
(a)	Noting the applicant proposed to plant <i>Bidens pilsa</i> (鬼針草), <i>Ipomoea nil</i> (牽牛), Pineapple (菠蘿), Lemongrass (香茅) and <i>Colocasia antiquorum Schott</i> (芋) along the edge of the Site as embankment planting. The species <i>Bidens pilsa</i> is generally considered as invasive species and has adverse ecological impact. The applicant should revise the proposed species and remove the grown plants at site. The revised "Landscape proposal" and "Landscape plan" should be submitted for further consideration.	Agreed. <i>Bidens pilsa</i> on the Site would be removed and to be replaced by <i>Ipomoea nil</i> , with species of different colour adopted to avoid a monotonous appearance. The revised Landscape Proposal and Landscape Plan is provided for further consideration (Plan 2d).

Landscape Proposal

Upgrading the planting around the edge of the Site boundary can enhance the landscape setting by using 3 different layers of planting. Starting with the lowest layer is the ground cover planting at the embankments using *Bidens pilsa* (鬼針草) and *Ipomoea nil* (牽牛). The middle layer includes plants of medium height such as pineapple (菠蘿), lemongrass (香茅) and *Colocasia antiquorum* Schott (野芋). At the platform edge, alternate planting of fruit trees including *Prunus salicina* (南華李), lychees (荔枝) and mangoes (芒果) would be provided. These layers of planting can serve as a smooth transition from the cultivation/sheep raising areas to the platform edge and embankments to beautify the fringe of the Site. Besides, planting of sunflowers (向日葵) and *Bougainvillea spectabilis* (簕杜鹃) would further the landscape amenity of the farm (See **Plan 2d**). Planting details are shown in the following table:

Type	No. (about)	Spacing (about)	Height (about)	Remark/Other Requirements
Lowest Layer				
Bidens pilsa	N.A.	Applied uniformly at embankments	Ground Cover Planting	Frequent pruning to prevent overgrowth
Ipomoea nil	N.A.			
Medium Layer				
Pineapple	15	5m	1m	N.A.
Colocasia antiquorum Schott	12	5m	1.5m	Regular pruning required
Lemongrass	10	5m	2m	N.A.
Upper Layer				
Lychees/Mango/Prunus salicina	50	4m	Above 2.75m	Regular pruning required
Others				
Bougainvillea spectabilis	4	As shown on Plan 2d	2.5m	Regular pruning required
Sunflower	N.A.	As shown on Plan 2d Row spacing about 1m and cultivated on ridge of 0.3m high	N.A.	Good drainage required

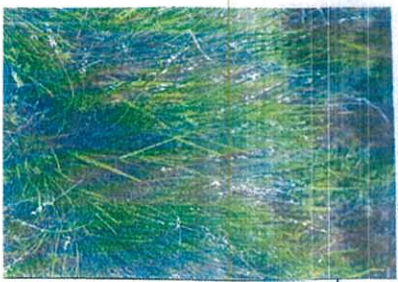




Pa



Ln



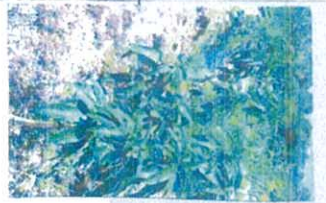
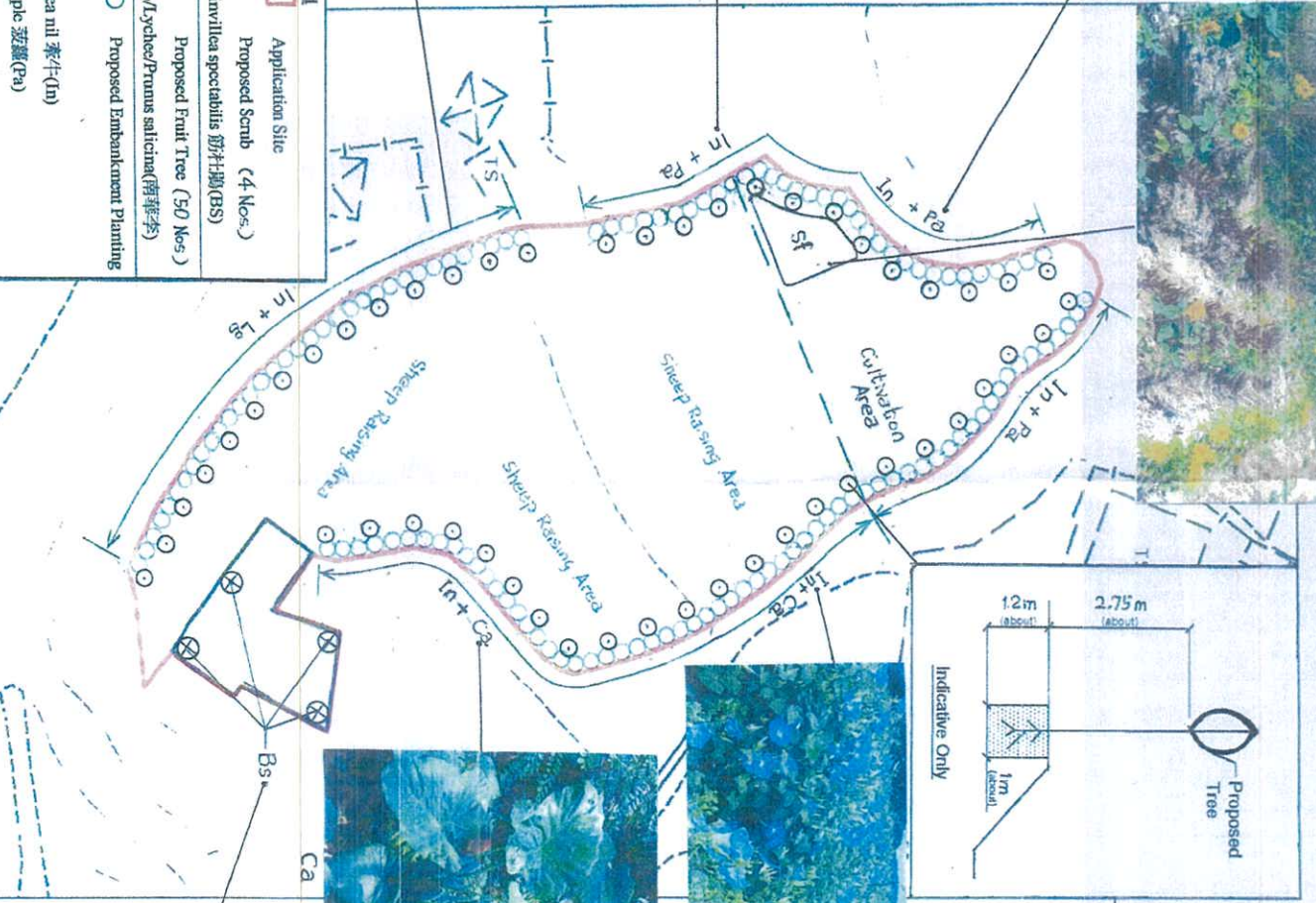
Lg



Legend	Application Site
⊕	Proposed Scrub (4 Nos.)
⊙	Proposed Fruit Tree (50 Nos.)
○	Proposed Embankment Planting
○	Mango/Lychee/Prunus salicina(南華李)
○	Ipomoea nil 牽牛 (In)
○	Poinsettia 聖誕紅 (Pa)
○	Lemongrass 香茅 (Lg)
○	Colocasia antiquorum Schott 野芋 (Ca)
○	Sunflower 向日葵 (SI)

Landscape Plan

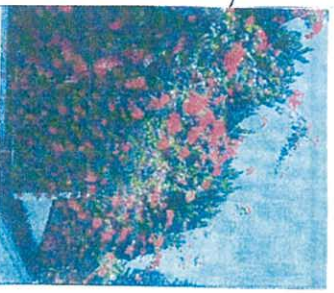
Scale 1:500
Plan 2d



In



Ca



寄件者:
寄件日期: 2025年05月07日星期三 17:33
收件者: Leticia Ching Sze LEUNG/PLAND; tpbpd/PLAND
副本: Eva Ka Yan TAM/PLAND
主旨: Planning Application No. A/YL-TT/700 - - Further Information
類別:

Dear Leticia,

As requested by TMYLDPO, I write to clarify that the "Cultivation Area" in Plan 2b is about 576.5 sq.m.

Regards,

P.Y. Yung
for CTA Limited

**Similar Application within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan**

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/372	Filling of Land for Permitted Agricultural Use	4.3.2016	(1), (2), (3)

Rejection Reason(s):

- (1) The proposed filling of land for construction of an access road was not in line with the planning intention and there was no strong planning justification to support a departure from the planning intention.
- (2) The applicant failed to demonstrate that the proposed land filling is essential for genuine agricultural propose.
- (3) Setting an undesirable precedent.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comment of the Commissioner for Transport:

- No adverse comment on the application.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Agricultural and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls within the “Agriculture” zone and is generally vacant. Part of the Site is under active cultivation. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.
- Since the Site is proposed to be used for agricultural purpose, he has no strong view against the application from agricultural perspective.
- No comment on the application from the perspective of nature conservation;

4. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- Five substantiated complaint cases related to suspected illegal dumping of construction and demolition waste were received in 2024. However, inspections were conducted and no prosecution was initiated and no new complaint was received in 2025.
- Advisory comments as detailed in **Appendix IV**.

5. **Drainage**

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. **Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

7. **Urban Design and Landscape**

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- No comment on the application as the applicant proposed to plant *Ipomoea nil* with different colours along the edge of the Site as embankment planting within the Site.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- If agricultural structure(s) to be erected on the Site fall within the ambit of the Part 2 of the Schedule of Buildings Ordinance (BO) (Application to the New Territories) Ordinance (Cap 121), DLO/YL, LandsD should be in a better position to comment on the application. Otherwise, such structure(s) will require prior approval and consent under the BO.
- Advisory comments as detailed in **Appendix IV**.

9. **District Officer's Comments**

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

10. Other Departments

The following departments have no objection to/no comment on the application:

- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage of construction materials and/or parking of vehicles) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) prior planning permission should have been obtained before commencing the applied development at the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 1632, 1633, 1634, 1637 S.A and 1638 S.B in D.D. 116 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Lots 1635 and 1636 in D.D. 116 held under Tai Po New Grant No. 5712 for agricultural purpose and no structures shall be erected on the Lots; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the land should not be filled with construction waste;
 - (ii) it is the applicant's responsibility to comply with all relevant environmental legislation during construction and operation of the project;
 - (iii) the Recommended Pollution Control Clauses for Construction Contracts should be followed to minimize the environmental impacts during the construction stage; and
 - (iv) to avoid the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing on the Site to minimize any potential nuisance to the nearby sensitive uses;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Yau Shin Street is not and will not be

maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Yau Shin Street;

- (g) to note the comments of the Director of Fire Services that:
 - (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSI) to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with the requirement under the Regulations 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (iv) it is noted that filling of land is applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

250226-214656-15425

提交限期**Deadline for submission:**

07/03/2025

提交日期及時間**Date and time of submission:**

26/02/2025 21:46:56

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/700

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Yeung Kwok Keung

意見詳情**Details of the Comment :**

本人反對以上地段作出填土工程，應該地段有大量原生植物及生物，一旦填土會造成不可挽救的結果

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

250226-215322-83921

提交限期**Deadline for submission:**

07/03/2025

提交日期及時間**Date and time of submission:**

26/02/2025 21:53:22

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/700

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. YEUNG SUM WA

意見詳情**Details of the Comment :**

本人反對以上地段作出填土工程，應該地段有大量原生植物及生物，一旦填土會造成不可挽救的結果

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

250226-214950-36094

提交限期**Deadline for submission:**

07/03/2025

提交日期及時間**Date and time of submission:**

26/02/2025 21:49:50

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-TT/700

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Cheung Koon Shan

意見詳情**Details of the Comment :**

本人反對以上地段作出填土工程，應該地段有大量原生植物及生物，一旦填土會造成不可挽救的結果

From:
Sent: 2025-03-07 星期五 13:38:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/700 DD 116 Shek Tong Tsuen

A/YL-TT/700

1632 (Part), 1633 (Part), 1634 (Part), 1635 (Part), 1636 (Part), 1637 S.A (Part) and 1637 S.B (Part) in D.D 116, Shek Tong Tsuen, Yuen Long

Site area: About 2,832.4sq.m

Zoning: "Agriculture"

Applied use: Filling of Land for Permitted Agriculture Use

Dear TPB Members,

Smell a rat? The lots are adjacent to those approved FOR YET ANOTHER DODGY ABE APPLICATION A/YL-TT/670.

The Applicant is the same for both operations. The Yuen Long Dev Co Ltd

Raising sheep??? In Hong Kong!!! Good excuse to eliminate any vegetation on the site.

Members should demonstrate that they are intelligent adults BY ENQUIRING INTO MATTERS as ordered by the courts via JRs some years ago.

It is your duty to ensure that this is a genuine farming operation.

Mary Mulvihill

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

7th March, 2025.

Dear Sir/ Madam,



By email only

Filling of Land for Permitted Agriculture Use
(A/YL-TT/700)

1. We refer to the captioned.
2. According to the planning statement¹ for this application, there were complaints to government departments (received in June 2024) regarding illegal dumping of construction waste at the site, and Enforcement Notices (ENs) and Reinstatement Notices (RNs) were issued; but the concerned land owners have not authorised any person to undertake the land filling, and legal action is being taken against the suspected responsible person. The planning statement states that 'it is not a "destroy first, build later" case'. An application for review of the RNs was submitted to the Secretary for Development in September 2024, and it is being processed. Then, the planning statement mentions that the applicant seeks planning permission to 'regularise' the filling of land at the site for permitted agricultural use. [Remarks: Please note that the above information is extracted from the planning statement, and we recommend the Board to read the whole planning statement¹ for details (e.g., the exact wordings, timeline).]
3. Regarding the above, we urge the Board to liaise with relevant authorities as to whether there is ongoing enforcement case covering the site and if yes, then to consider whether it is appropriate to approve this application.

¹ https://www.tpb.gov.hk/en/plan_application/A_YL-TT_700/Planning_Statement_1.pdf

4. As mentioned in many of our recent submissions, the government announced the Agricultural Priority Area (APA) policy in detail in December 2024, and 37 sites were proposed to be designated as APAs. One of these sites is at Shap Pat Heung², and the current application site is well within this proposed APA.
5. We urge the Board to seriously consider, after liaising with relevant authorities, as to whether it is appropriate to approve this application and whether the approval of such application would affect the APA policy proposed by the government.
6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apo/files/APA_Shap_Pat_Heung.pdf