

This document is received on **- 2 JUN 2025**  
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-I  
表格第 S16-I 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](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](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

2500997

9/5

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LF3/561
	Date Received 收到日期	- 2 JUN 2025

- 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)

Tin Shui Wai Greenfield Garden Company Limited  
天水圍綠田園有限公司

### 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)

KTA Planning 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 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 11,930.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 628 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	2 sq.m 平方米 <input checked="" 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 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" and "Village Type Development"
(f) Current use(s) 現時用途	Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)  (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」#郵遞要求同意書&

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  
8/5/2025 &

- ☒ published notices in local newspapers on 22/5/2025 (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 \_\_\_\_\_ (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 20/5/2025 (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途，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

**(ii) For Type (ii) application 供第(ii)類申請**

(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 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
	<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			

**(iii) For Type (iii) application 供第(iii)類申請**

(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													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	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)										
	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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 .....%  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 .....m 米  
建築物高度限制  
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 From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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

Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Temporary Period of 5 Years

(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 ..... 628 ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... 0.053 ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... 5.3 ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... 6 .....  
Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 ..... 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  
..... 3 - 4.5 ..... 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  
政府、機構或社區設施 (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)

.....

.....

.....

☒ 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)

Please refer to the Table 3.2 of the  
Supporting Planning Statement

.....

.....

☐ 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]
Please refer to the attached Supporting Planning Statement	Please refer to the attached Supporting Planning Statement	Please refer to the attached Supporting Planning Statement
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途  
Please refer to the attached Supporting Planning Statement

.....

.....

.....

.....

.....



## 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)

Please refer to the attached Supporting Planning Statement

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Local track via Tin Wah Road</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">18</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>L/UL for Light Buses <span style="float: right;">2</span></p> <p>_____ <span style="float: right;">_____</span></p>

## 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 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></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 <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>No 否 <input checked="" 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"> <tbody> <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 checked="" type="checkbox"/></td></tr> </tbody> </table> <hr/> <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(尚可)</p> <p>Please refer to the attached Supporting Planning Statement ..... ..... ..... .....</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 checked="" type="checkbox"/>
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 checked="" type="checkbox"/>																													



## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

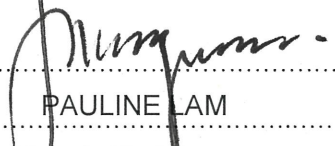
Please refer to the attached Supporting Planning Statement

**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

  
.....  
PAULINE LAM  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

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

Deputy Managing Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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

KTA Planning Limited



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

Date 日期

9/5/2025

(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<sup>@</sup>**

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**

<sup>@</sup> 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 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories		
Site area 地盤面積	11,930.2	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	2	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11		
Zoning 地帶	"Green Belt" and "Village Type Development"		
Applied use/ development 申請用途/發展	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Temporary Period of 5 Years		
(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	628 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.053 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		Storeys(s) 層 (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	About 3 - 4.5 m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		1 Storeys(s) 層 (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	<input type="checkbox"/> m 米 (Not more than 不多於)
		<input type="checkbox"/> mPD 米(主水平基準上) (Not more than 不多於)
		Storeys(s) 層 (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	5.3 % <input checked="" 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	18
	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) _____ _____	18
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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) Light Buses _____ _____	2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 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 type="checkbox"/>
_____		
<b>Reports 報告書</b>		
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。

此為空白頁。

This is a blank page.



**S16 PLANNING APPLICATION  
APPROVED LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN  
NO. S/YL-LFS/11**

**Proposed Place of Recreation, Sports or Culture  
(Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure  
Activity Area and Ancillary Facilities) for a Temporary Period of 5 Years  
in “Green Belt” and “Village Type Development” Zones,  
Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP,  
2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838,  
2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP  
(Part) in D.D. 129 & Adjoining Government Land,  
Sha Kong Wai, Lau Fau Shan, New Territories**

## **SUPPORTING PLANNING STATEMENT**

---


**May 2025**

**Applicant:**

**Tin Shui Wai Greenfield Garden Company Limited**

**Consultancy Team:**

**KTA Planning Limited**

 S3162\_PS\_V01



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## **Executive Summary**

The Applicant, Tin Shui Wai Greenfield Garden Company Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) at Various Lots in DD129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan ("the Site") for a temporary period of 5 years. The Site falls within an area primarily zoned "Green Belt" with a minor portion of it falling within "Village Type Development" zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan ("Approved OZP") no. S/YL-LFS/11.

The Applicant has been operated the recreational facility in the Site for over 25 years. The Site is the subject of previous planning application no. A/YL-LFS/39 approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB on a permanent basis for recreational uses in 1999. A subsequent planning application for the similar use (i.e. A/YL-LFS/424) had also been approved by the RNTPC of the TPB in 2021 on a temporary basis. While the subject planning application is submitted by the same Applicant for the same propose use, the Applicant intends to i) refine the site boundary and site area; ii) finetune site layout to reflect the actual operation of recreational and ancillary facility on-site; and iii) allow the continue operation in the Site due to the expiry of the planning permission. Thus, a planning permission from the TPB is required.

Similar with previous approved planning application, a recreational lake is maintained in the Site for the enjoyment of the visitor. The Proposal comprises 6 nos. of structures with a building height of 1 storey (not more than 4.5m). The gross floor area is 628m<sup>2</sup>. There will be no excavation or filling activity in the Site.

The Proposed Development is fully justified due to the following reasons:

- Previous planning approval has been granted for recreational uses.
- Majority of approval conditions under the previous approved application have been executed and fulfilled.
- The Proposal does not contravene with the planning intention of the area.
- The Proposal is compatible to the surrounding land use context.
- The Proposal will not set an undesirable precedent for similar applications.
- The Proposed Development is in-line with TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10) on providing passive recreational uses in the Green Belt.



- The Proposal will not jeopardize the long-term planned development and implementation of Lau Fau Shan Development Area.
- The approval of the Planning Application will continue to allow a well-managed recreational and ancillary facility to be operated in the Site, which will prevent the degradation of natural environment in the area.
- prevent the degradation of natural environment in the area.
- There will not be any adverse impacts on drainage and traffic aspects.

In view of the above, we sincerely request that the TPB to approve this planning application for another 5 years from planning and technical points of view.

## 行政摘要

(內文如有差異，應以英文版本為準)

申請人天水圍綠田園有限公司擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請於流浮山沙江圍丈量約份第 129 約地段內多幅地段及毗連政府土地（下稱「申請地點」）擬議作臨時康體文娛場所（有機農場、燒烤場、教育及遊客中心、休閒活動場地及附屬設施）、（下稱「擬議發展」），為期五年。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 中「鄉村式發展」及「綠化地帶」的地帶內。

申請人於申請地點經營康樂及附屬設施逾 25 年。申請地點曾於 1999 年獲城規會轄下鄉郊及新市鎮規劃小組委員會批准作康樂用途（規劃申請編號 A/YL-LFS/39）。其後，類似用途的規劃申請（編號 A/YL-LFS/424）亦於 2021 年獲城規會批准，為期三年。雖然是次規劃申請的用途與先前批准的規劃申請相同，但是次申請地點的面積縮減。申請人希望透過規劃申請調整申請地點邊界及佈局，以反映現時康樂用途與附屬設施的實際運作。此外，因先前臨時規劃許可即將到期，申請人希望透過規劃申請以允許申請地點內的康樂設施繼續運作。

與之前批准的申請類似，申請地點內將繼續保留人工湖作康樂用途。擬議發展包括 6 個 1 層高（不高於 4.5 米）的構築物。總樓面面積為 628 平方米。地盤內不會進行任何挖掘或填土活動。

申請人提出是次規劃申請是基於以下理據：

- 先前的規劃申請已獲得批准。
- 以往所有的規劃許可附帶條件均已履行並滿足。
- 擬議發展不違反該區的規劃意向。
- 擬議發展與周遭土地用途相容。
- 擬議發展不會為同類申請設下不良先例。
- 擬議發展符合城規會規劃指引擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 10）關於提供靜態康樂用途的指引。
- 擬議發展不會影響流浮山發展區的長遠規劃及落實。
- 擬議發展將繼續允許申請地點作康樂及附屬設施，配以良好的運作及長期管理，擬議發展避免周遭的自然環境受破壞。
- 擬議發展不會在渠務及交通方面帶來不良影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上繼續獲城規會支持。

## **Table of Contents**

<b>1</b>	<b>INTRODUCTION</b>
1.1	Purpose
1.2	Report Structure
<b>2</b>	<b>SITE AND PLANNING CONTEXT</b>
2.1	Site Location and Context
2.2	Land Status
2.3	Surrounding Land Use Pattern
2.4	Statutory Planning Context
2.5	Planning History
2.6	Similar Planning Applications
2.7	Non-Statutory Planning Context
<b>3</b>	<b>PROPOSED DEVELOPMENT SCHEME</b>
3.1	The Development Scheme
3.2	Vehicular Access Arrangement
3.3	Existing Landscaping on Site
3.4	Existing Drainage Facilities on Site
<b>4</b>	<b>PLANNING MERITS AND JUSTIFICATIONS</b>
4.1	Previous Planning Approval has been Granted
4.2	All Approved Conditions of the Previous Approved Planning Applications Have Been Executed and Fulfilled
4.3	The Proposal does not Contravene with Planning Intention of the Area
4.4	Proposed Use is Compatible with the Surrounding Area
4.5	Approval of the Planning Application will not Set an Undesirable Precedent
4.6	The Proposal is In-line with Town Planning Board Guidelines No. 10
4.7	The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Lau Fau Shan Development Area
4.8	Approval of the Planning Application Will Not Result in Degradation of the Natural Environment
4.9	No Adverse Traffic Impact
4.10	No Adverse Drainage Impact
<b>5.</b>	<b>SUMMARY AND CONCLUSION</b>



### **List of Figures**

- Figure 2.1 Site Location Plan
- Figure 2.2 Land Status Plan
- Figure 2.3 Zoning Context Plan
- Figure 2.4 Surrounding Land Use Context
- Figure 2.5 Location of the Site in LFS Development Area

### **List of Photos**

- Photo 2.1 Existing Condition of the Site (towards northwest)
- Photo 2.2 Existing Condition of the Site (towards southeast)
- Photo 3.1 Existing Peripheral Planting along Recreational Lake
- Photo 3.2 Existing Peripheral Planting along Recreational Lake
- Photo 3.3 Existing Vegetations within the Site
- Photo 3.4 Existing Vegetations within the Site

### **List of Tables**

- Table 2.1 List of Involved Lots within the Site
- Table 2.2 Previous Planning Applications within the Site
- Table 2.3 Approved Planning Applications with Similar Uses within "GB" use in Lau Fau Shan and Tsim Bei Tsui area
- Table 3.1 Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application.
- Table 3.2 Summary of Development Proposal
- Table 4.1 Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424

### **List of Appendices**

- Appendix 1 Schematic Site Layout
- Appendix 2 Approval Letter of Planning Application No. A/YL-LFS/424
- Appendix 3 Approval Letter of PlanD on Revised Fire Service Installation Proposal in the Previous Approved Planning Application No. A/YL-LFS/424
- Appendix 4 Approval Letter of PlanD on Existing Drainage Records in the Previous Approved Planning Application No. A/YL-LFS/424

**S16 Planning Application**  
**Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan**  
**No. S/YL-LFS/11**

**Proposed Place of Recreation, Sports or Culture**  
**(Organic Farm, Barbecue Site, Education and Visitor Centre,**  
**Leisure Activity Area and Ancillary Facilities) for a Temporary Period of 5 Years**  
**in "Green Belt" and "Village Type Development" Zones,**  
**at Various Lots in D.D. 129 & Adjoining Government Land,**  
**Sha Kong Wai, Lau Fau Shan, New Territories**

---

**Supporting Planning Statement**

**1. INTRODUCTION**

**1.1. Purpose**

1.1.1. This Planning Application is prepared and submitted on behalf of Tin Shui Wai Greenfield Garden Company Limited ("The Applicant") to seek approval from the Town Planning Board ("TPB") for the proposed place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities) at various lots in DD129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan ("The Site") for a temporary period of 5 years. The Site falls primarily within an area zoned "Green Belt" with a minor portion of it falling within the "Village Type Development" zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan ("Approved OZP") No. S/YL-LFS/11.

1.1.2. The Site is the subject of previous planning application no. A/YL-LFS/39 approved by the Rural and New Town Planning Committee ("RNTPC") of TPB on a permanent basis for recreational uses in 1999. A subsequent planning application for the similar use (i.e. A/YL-LFS/424) had also been approved by the RNTPC of the TPB in 2021 on a temporary basis. This Supporting Planning Statement is to provide TPB members with the necessary information to facilitate the consideration of this Planning Application.

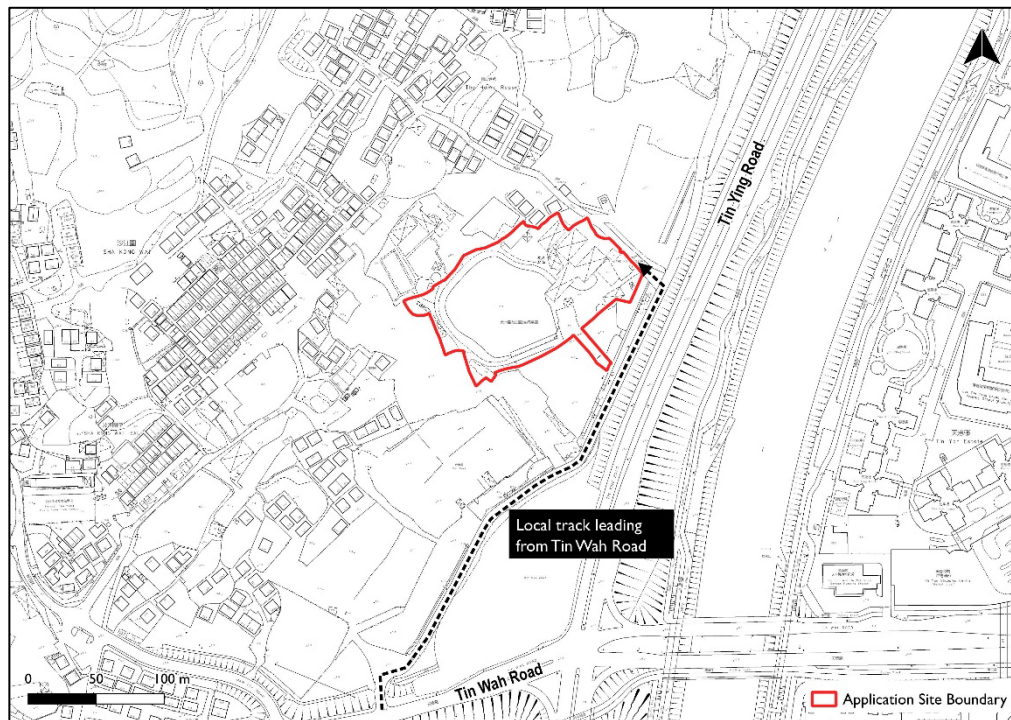
**1.2 Report Structure**

1.2.1 Following this introductory section, the site and planning context will be briefly set out in Section 2. The development proposal is presented in Section 3. The planning justifications for the Proposed Development are provided in Sections 4 while Section 5 concludes and summarizes this Supporting Planning Statement.

## 2. SITE AND PLANNING CONTEXT

### 2.1 Site Location and Context

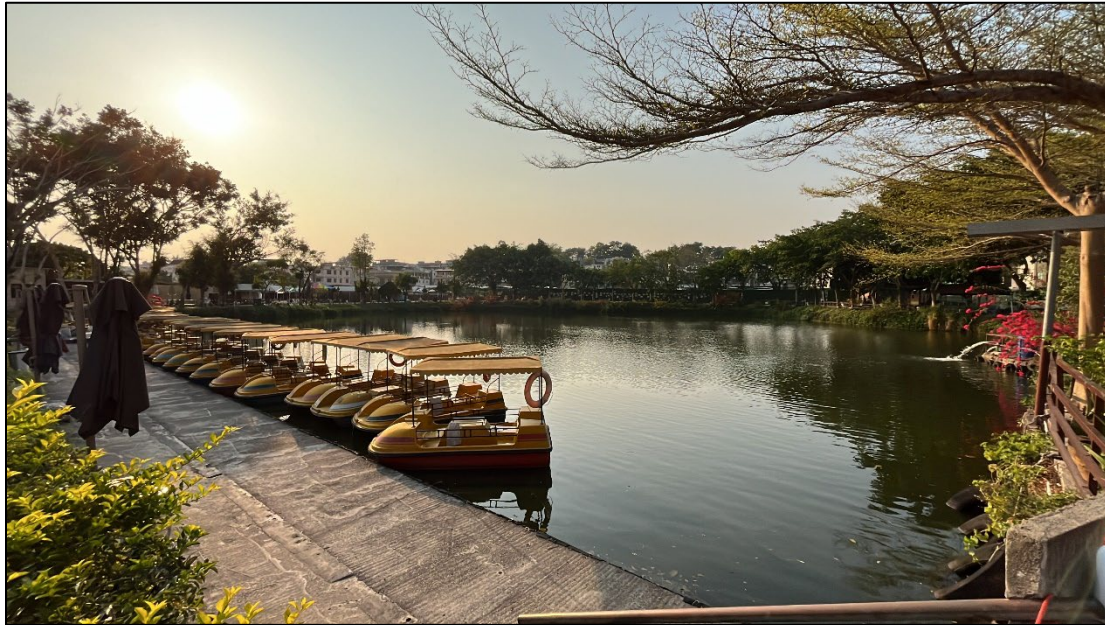
- 2.1.1 The Site is located at various lots in DD129, Sha Kong Wai, Lau Fau Shan. It is accessible from Tin Wah Road to its south via a local track (**Figure 2.1** refers). The Site has an area of about 11,930.2m<sup>2</sup>.



**Figure 2.1 Site Location Plan**

- 2.1.2 The Site consists of a recreation facility which comprised of big pond for water leisure activities with some open area for recreational purposes including barbecue site, playground, game booths, visitor centres and ancillary facilities. It was under the previously approved planning applications nos. A/YL-LFS/39 and A/YL-LFS/424 for the use of place of recreation, sports or culture (comprising Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities). The Site has lush landscaping which serves as a buffer to the surrounding uses and provided shades to the visitors. **Photos 2.1 to 2.4** show the existing conditions of the Site.





**Photo 2.1** Existing Condition of the Site (towards northwest)



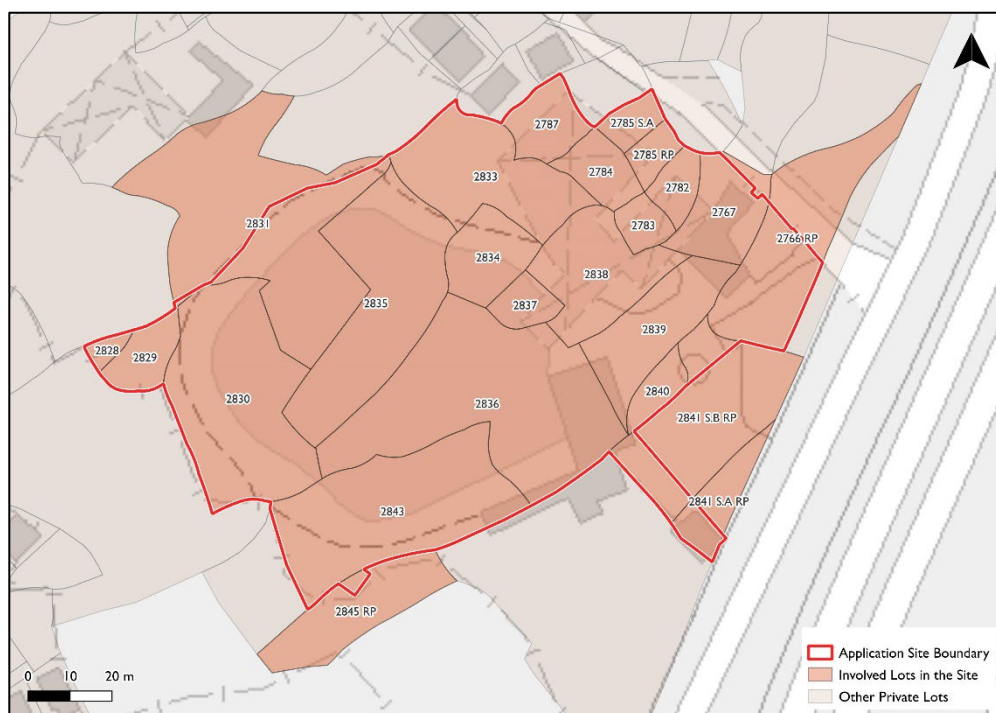
**Photo 2.2** Existing Condition of the Site (towards southeast)

## **2.2 Land Status**

2.2.1 According to the land status plan (**Figure 2.2** refers), there are a total of 24 nos. of private lots in DD129 partly / wholly falling within the Site (**Table 2.1** refers). The Applicant has already notified the current land owners on this Planning Application.

**Table 2.1 List of Involved Lots within the Site**

Lot number	Wholly / Partly within Site	Lot number	Wholly / Partly within Site
2766 RP	Partly	2833	Wholly
2767	Partly	2834	Wholly
2782	Wholly	2835	Wholly
2783	Wholly	2836	Wholly
2784	Wholly	2837	Wholly
2785 S.A	Wholly	2838	Wholly
2785 RP	Wholly	2839	Wholly
2787	Wholly	2840	Wholly
2828	Wholly	2841 S.A RP	Partly
2829	Wholly	2841 S.B RP	Partly
2830	Wholly	2843	Wholly
2831	Partly	2845 RP	Partly



**Figure 2.2 Land Status Plan**

## 2.3 Surrounding Land Use Pattern

2.3.1 The Site is situated in the rural area surrounded by low-rise village settlements with a mix of domestic structures and vehicle parks. Some vacant sites are identified in the vicinity. The surrounding areas have the following characteristics:

- To the immediate north are shrubland, a vehicle park under approved planning application no. A/YL-LFS/533, village houses, a temple and a shrine. To the further northeast is a vehicle park under approved planning application no. A/YL-LFS/501.



- To the immediate east of the Site is a vehicle park under approved planning application no. A/YL-LFS/520 and a local track namely New Sha Kok Wai Road. To the east across Tin Ying Road and the Tin Shui Wai Nullah is the public housing development of Tin Yan Estate of the Tin Shui Wai New Town.
- To the immediate south are vacant land and vehicle parks. To the further south is a Government Land under the zoning of “Residential (Group A)” for planned public housing development.
- To the immediate northwest are vehicle parks. To the further west is the village settlement of Sha Kong Wai.

2.3.2 **Figure 2.3** shows the surrounding land use pattern of the area.



**Figure 2.3 Surrounding Land Use Context**

## 2.4 Statutory Planning Context

2.4.1 The Site mainly falls within an area zoned “Green Belt” (“GB”) (about 87.3%) with a minor portion of it falling within an area zoned “Village Type Development” (“V”) (about 12.7%) on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (“Approved OZP”) No. S/YL-LFS/11 (**Figure 2.4** refers).

2.4.2 According to the Statutory Notes of the Approved OZP, the planning intention of “GB” zone is “*primarily for defining the limits of urban and sub-urban*”

*development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* It is also stated that *"There is a general presumption against development within this zone."* 'Place of Recreation, Sports or Culture' is a column 2 use which requires permission from the TPB.

2.4.3 The planning intention of "V" zone as stated in the Statutory Note of Approved OZP is *"to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers."* Furthermore, it is intended to *"concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services."* It is also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."* 'Place of Recreation, Sports or Culture' is a column 2 use which requires permission from the TPB.

2.4.4 According to the Covering Notes attached to the Approved OZP, *"Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan"*. The proposed temporary development for a period of 5 year requires planning permission from the TPB.

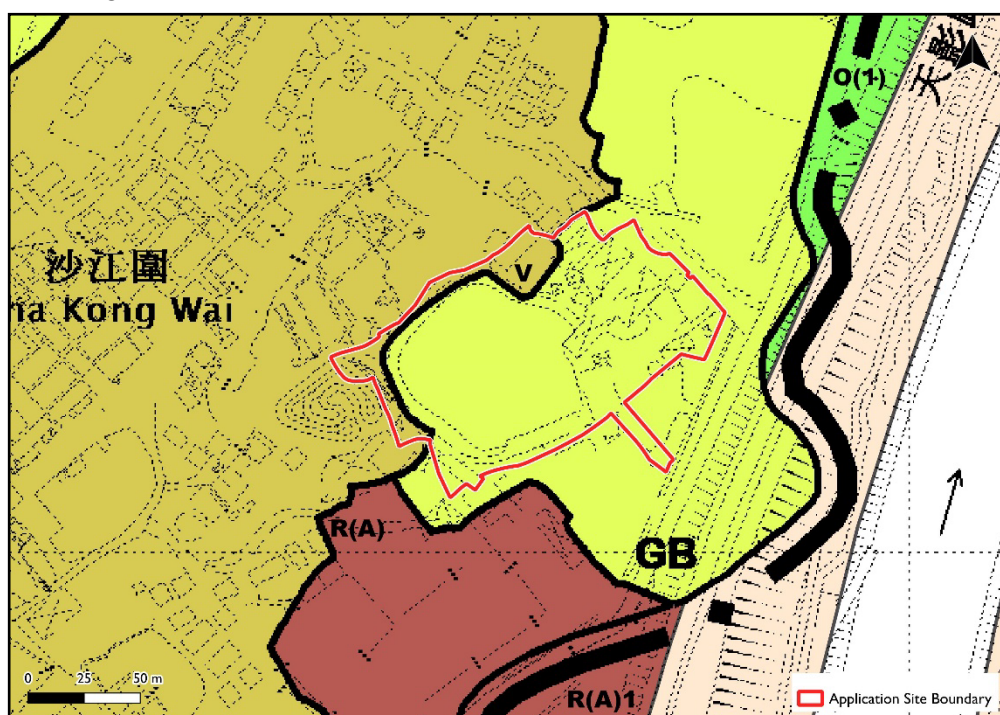


Figure 2.4 Zoning Context Plan

## 2.5 Planning History

2.5.1 The Site involves 3 nos. of previous Planning Applications which the earlier planning approval can be traced back to 1996 for fruit tree plantation use



(Table 2.2 refers). According to the record, the Applicant of the subject Planning Application submitted two applications (i.e. A/YL-LFS/39 and A/YL-LFS/424) for similar recreational uses in 1999 and 2021.

2.5.2 The planning application no. A/YL-LFS/39 was submitted in 1999 for recreational uses including barbecue spot, playground, refreshment kiosk, visitor centre, public car park and ancillary uses. It was approved by the Rural and New Town Planning Committee (“RNTPC”) of the TPB in 14 May 1999 on a permanent basis. Since then, the operation of recreational and ancillary facility has been commenced in the Site to provide recreational services and leisure activities for the visitors.

2.5.3 A subsequent planning application for the similar use (i.e. A/YL-LFS/424) was submitted by the Applicant in 2021 with the reasons of i) updating site layout considering the operation of recreational and ancillary facilities on-site; (ii) regularising the pond filling and land filling at the Site; and (iii) applying for a temporary operation of 3 years to allow flexibility in future planning. The planning application no. A/YL-LFS/424 was approved with condition on a temporary basis by the RNTPC of the TPB on 6 May 2022. All approval conditions imposed in the last Planning Application has been complied with.

**Table 2.2 Previous Planning Applications within the Site**

	Application No.	Proposed Use(s)	Decision (Decision Date)
1	A/YL-LFS/9	Pond Filling for Agricultural Use (Fruit Tree Plantation)	Approved (23/08/1996)
2	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park & Ancillary Uses	Approved (14/05/1999)
3	A/YL-LFS/424	Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years with Filling of Land and Ponds	Approved (06/05/2022)

## 2.6 Similar Planning Applications

2.6.1 As shown in Table 2.3, there are 8 nos. of approved Planning Applications involving the use of ‘Place of Recreation, Sports or Culture’ within “GB” zone in Lau Fau Shan and Tsim Bei Tsui area since 2020.

**Table 2.3 Approved Planning Applications with Similar Uses within “GB” use in Lau Fau Shan and Tsim Bei Tsui area**

	Application Number	Proposed Use	Decision (Date)
1.	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground,	Approved (4.9.2020)

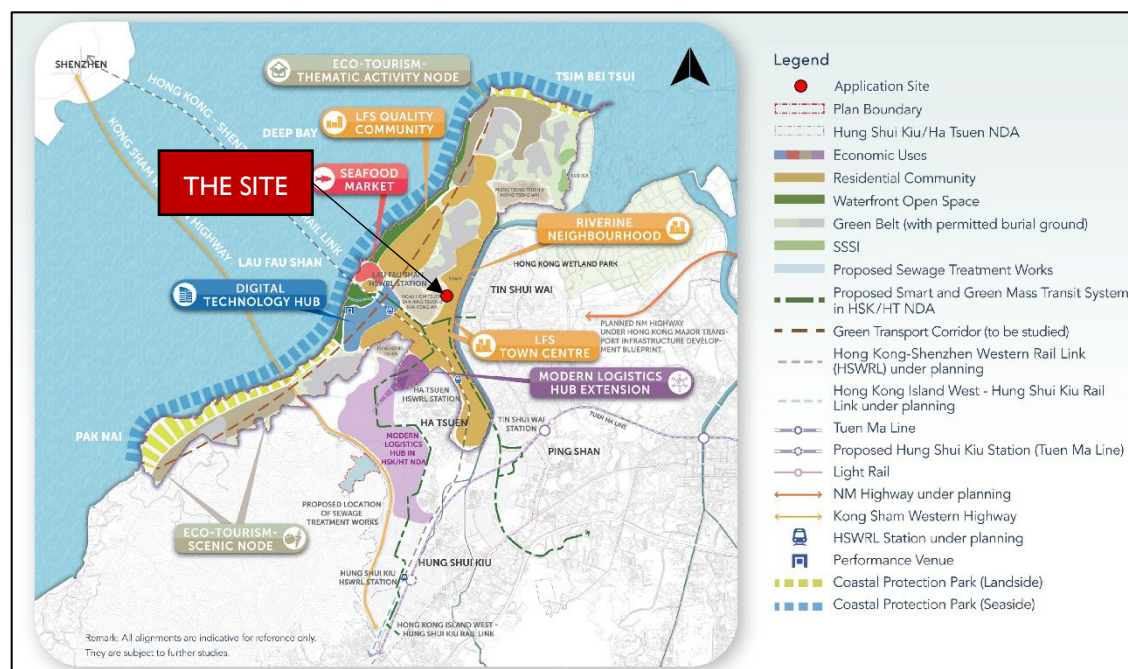
		Refreshment Kiosk, Handicraft Making and Ancillary Public Car Park)	
2.	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (6.11.2020)
3.	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (8.1.2021)
4.	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (24.9.2021)
5.	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (24.12.2021)
6.	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (9.9.2022)
7.	A/YL-LFS/475	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (28.7.2023)
8.	A/YL-LFS/547	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (28.2.2025)

## 2.7 Non-Statutory Planning Context

### ***Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas***

- 2.7.1 The Government endeavours to develop high-end economy with professional services and logistics hub in the western part of the Northern Metropolis ("NM"). Announced in the 2021 Policy Address together with Northern Metropolis Development Strategy, the Government starts to explore the development potential of Lau Fau Shan, Tsim Bei Tsui ("TBT") and Pak Nai ("PN") (i.e. collectively referred as LFS) so as to serve as the extension of Hung Shui Kiu/Ha Tsuen New Development Area ("HSK/HT NDA").
- 2.7.2 In August 2022, Civil Engineering and Development Department ("CEDD") and Planning Department ("PlanD") jointly commissioned a Land Use Review Study to review the feasibility of broad planning and infrastructure proposals for LFS. Under the study, LFS is positioned as a digital technology hub to complement the HSK/HT development, promoting integration of new and traditional economies and serving as an incubation base for young talents and start-ups. With the natural beauty of Tsim Bei Tsui and Pak Nai in mind, those areas will be developed into eco-tourism destinations for locals and tourists. By extending the HSK/HT NDA, LFS will be a major source of new economic and housing land in the westernmost area of the NM.
- 2.7.3 As refer to the Broad Land Use Concept of the LFS Development Area, the Site is situated in the "Riverine Neighbourhood" area (**Figure 2.5** refers). According to the study, the "Riverine Neighbourhood" area will be capable to accommodate about 48,000 to 53,000 flats. Recreational and community facilities will be provided in the neighbourhood. Furthermore, a blue-and-green network is planned along Tin Shui Wai Nullah through upgrading existing open spaces and revitalising the nullah. New footbridges and upgraded cycle

tracks are planned to enhance the connectivity of Tin Shui Wai and Lau Fau Shan. With the above measures, it is anticipated that the neighbourhood will have a better access to recreational and community facilities, and will enjoy a more vibrant and dynamic living environment.



**Figure 2.5 Location of the Site in LFS Development Area**

2.7.4 According to the study programme, the Government commenced the Investigation Study on July 2024 to further develop the land use of individual land parcels for formulation of Recommended Outline Development Plan (“RODP”). The Investigation Study is anticipated to complete in 2026 and the Government-initiated works is anticipated to be commenced in around 2030.

#### **TPB PG-No. 10**

2.7.5 The Town Planning Board Guidelines for Application for Development Within Green Belt Zone under Section 16 of the Town Planning Ordinance (“TPB PG-No. 10”) (dated in July 1991) is of relevance. As presented in the Section 2.3, majority of the Site falls within an area zoned “GB” in the Approved OZP. According to the Guidelines, it is stated that “*Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.*” It is also stated that “*The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.*”

### 3. PROPOSED DEVELOPMENT SCHEME

#### 3.1 The Development Scheme

3.1.1 Similar to the previous planning approvals (i.e. planning application no. A/YL-LFS/424 and A/YL-LFS/39), the Proposed Development has provided various recreational uses and comprises of a petting zoo for educational purpose. While the proposed use of the subject planning application remains unchanged, the reduction of site area from about 17,740m<sup>2</sup> to about 11,930.2m<sup>2</sup> leads to the finetune of site layout. The site boundary is refined to reflect the operation of recreational and ancillary facility on-site. A comparison of the major development parameters between previous planning application No. A/YL-LFS/424 and the subject planning application is provided in **Table 3.1** below:

**Table 3.1 Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application**

	Previous Planning Application No. A/YL-LFS/424 (a)	Subject Planning Application (b)	Difference (b) – (a)
Site Area	About 17,740m <sup>2</sup>	About 11,930.2m <sup>2</sup>	-5,809.8m <sup>2</sup>
Applied Uses	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)	No change
Total GFA	About 2,969m <sup>2</sup>	About 628m <sup>2</sup>	-2,341m <sup>2</sup>
No of Structures	25 <ul style="list-style-type: none"> <li>5 game booths</li> <li>4 pavilion / shelters</li> <li>3 shelters for BBQ</li> <li>2 mushroom farms</li> <li>2 petting zoos</li> <li>2 game / activity areas</li> <li>2 visitor centres / tearoom / education room</li> <li>1 lawn slide</li> <li>1 refreshment kiosk</li> <li>1 office</li> <li>1 toilet</li> <li>1 storage</li> </ul>	6 <ul style="list-style-type: none"> <li>1 game booth / education room with storage</li> <li>1 visitor centre with kiosks</li> <li>1 visitor centre with tea room</li> <li>1 toilet</li> <li>1 ancillary office</li> <li>1 pavilion</li> </ul>	-19
Height of Structures	Maximum 6m (1 storey)	Maximum 4.5m (1 storey)	-1.5m
Site Coverage	About 16.7%	About 5.3%	-11.4%
Area and Depth of Pond Filling	About 694m <sup>2</sup> (0.52m in depth)	Nil	-694m <sup>2</sup>
Area and Thickness of Land Filling	About 3,572m <sup>2</sup> (0.02m in thickness)	Nil	-3,572m <sup>2</sup>



- 3.1.2 The proposal comprises six structures (1 storey and 3m to 4.5m in height) with a total floor area of about 628m<sup>2</sup> for recreational facilities, education, storage, office and other ancillary uses. An education room (with game booth and storage), two visitor centres and a petting zoo with animals such as cows and goats are provided for teaching visitors about nature and animals. Among six nos. of structures, structure nos. 1 to 4 were proposed in the previous planning application and the parameters including area and height will remain unchanged. In order to facilitate the operation of proposed place of recreation, sports or culture, structure nos. 5 and 6 are added in the Proposed Development.
- 3.1.3 Other recreational-related areas (including game booths, playgrounds and an activity/picnic area) are located at various parts of the Site. Barbecue area is designated at the area along southern site boundary which is far away to the existing residential settlements. The location and the small scale of barbecue area will limit the number of the visitors. This will minimise the nuisance of noise and smoke by the operation. A recreational pond is situated at the centre of the Application Site for water leisure activities. There will be no alteration, excavation or filling activity for the pond.
- 3.1.4 The proposal will maintain all plantings within the Site boundary provided in the previous planning application. It is intended to allow visitors to enjoy the greenery and tranquil environment, and engage in different leisure activities such as rowing, pedalling and mini games etc. A visitor centre on organic farming and nature has been in operation on-site.
- 3.1.5 The Proposed Development will be opened from Monday to Sunday including Public Holidays, from 10:00am to 10:00pm. Similar with previously approved planning application, the Proposed Development is anticipated to accommodate about 34 to 54 people during weekday and about 136 to 204 people at the weekends. The number of visitors will be controlled as advance booking will be required.
- 3.1.6 No public announcement systems, whistle blowing or portable loudspeaker will be used within the Site. The Applicant will carry out proper clean up on-site to ensure the hygiene of the area. No excavation, filling of land and ponds will be carried out in the Site.
- 3.1.7 The layout of the proposed place of recreation, sports or culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) at the Site is annexed at **Appendix 1** of this Supporting Planning Statement. **Table 3.2** below summarizes the key development parameters of the Site.

**Table 3.2 Summary of Development Proposal**

Table 3.2 Summary of Development Proposal				
Uses	Description	Covered Area (m <sup>2</sup> )	Uncovered Area (m <sup>2</sup> )	Floor Area Area (m <sup>2</sup> )
Covered Areas				
Structure 1 (Game Booth / Education Room with Storage)	1 storey (approx. 3m)	About 150	/	About 150
Structure 2 (Visitor Centre / Kiosk)	1 storey (approx. 3.2m)	About 145		About 145
Structure 3 (Tea Room / Visitor Centre)	1 storey (approx. 3.2m)	About 195		About 195
Structure 4 (Toilets)	1 storey (approx. 3m)	About 80		About 80
Structure 5 (Ancillary Office)	1 storey (approx. 3.2m)	About 44		About 44
Structure 6 (Pavilion)	1 storey (approx. 4.5m)	About 14		About 14
<b>Sub-total</b>	/	<b>About 628</b>		<b>About 628</b>
Uncovered Area				
Outdoor Playground / Game Area	/	/	About 1,118.6	/
Activity Area / Picnic Area			About 1,050.1	
Petting Zoo			About 175.5	
Recreational Pond			About 4161.1	
Barbecue Area			About 206.7	
Circulation, loading and unloading space, car parking spaces, drainage facilities and landscape amenity area			About 4,590.2	
<b>Total</b>			<b>About 628 (about 5.3%)</b>	

3.1.2 Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") in accordance with the FSIs proposal submitted by the Applicant under the previous approved Planning Application (i.e. No. A/YL-LFS/424). Regular inspection and maintenance of the FSIs have been carried out. The approved FSIs proposal submitted under the previous approved Planning Application is included at **Appendix 3**.

## 3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Tin Wah Road. Vehicles to and from the Site can reach major arteries including Tin Ying Road and Tin Tsz Road via Tin Wah Road. Public transportation including bus and minibus services can be found along Tin Wah Road. LRT Chung Fu Station is situated in the vicinity of the Site.

3.2.2 A total of 18 nos. parking spaces for private vehicles (i.e. 5m x 2.5m each) and 2 nos. of loading and unloading spaces for light buses (i.e. 8m x 3m each) will be provided in the Site. Sufficient internal manoeuvring space will be provided within the Site. No vehicle will be allowed to queue back to or

reverse onto/from public roads at any time.

### **3.3 Existing Landscaping on Site**

3.3.1 The Application Site is planted with lush landscaping to enhance the visual amenity and to provide shades to the visitors. It also serves as buffer to the surrounding developments. In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant had implemented sufficient planting including the peripheral planting along the recreational lake (**Photos 3.1 and 3.2** refer) since the previous approved planning application back in 1999. Furthermore, some trees and vegetations are scattered within the Site (**Photo 3.3 and 3.4** refer). All existing vegetations within the Site will be preserved and maintained so as to minimize possible visual impact.



**Photo 3.1 Existing Peripheral Planting along Recreational Lake**





**Photo 3.2 Existing Peripheral Planting along Recreational Lake**



**Photo 3.3 Existing Vegetations within the Site**





**Photo 3.4 Existing Vegetations within the Site**

### **3.4 Existing Drainage Facilities on Site**

3.4.1 The approval conditions under previous approved Application No. A/YL-LFS/424 in relation to the maintenance and record submission of existing drainage facilities had been complied (**Appendix 4** refers). The existing drainage facilities including peripheral surface channel and catch pits will be maintained to ensure no adverse drainage impact on the surrounding areas. Regular clearance of debris and maintenance has been carried out. No flooding in the surrounding area has been recorded.

## **4. PLANNING MERITS AND JUSTIFICATIONS**

### **4.1 Previous Planning Approval has been Granted**

4.1.1 Planning approval for "Recreational Use including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses" was approved by the TPB under the planning application no. A/YL-LFS/39 on 14 May 1999 on a permanent basis. Due to the reasons of updating site layout for the operations, regularising pond and land filling at the Site, and allowing flexibility in future planning, a planning application (i.e. A/YL-LFS/424) on the proposed use of 'Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)' for a temporary period of 3 years had been submitted by the same Applicant and was approved by the TPB in 6 May 2022. While the subject planning application is submitted by the same Applicant for the same proposed use, the Applicant wish to i) refine the site boundary and site area; ii) finetune site layout to reflect the actual operation of recreational and ancillary facility on-site; and iii) allow the continue operation in the Site due to the expiry of the planning permission. Although the Proposal reduced the site area with finetuning the site boundary and site layout, there is no changes on the proposed use as compared with previous planning application. Thus, the current application shall warrant the same favourable consideration.

### **4.2 All Approved Conditions of the Previous Approved Planning Applications Have Been Executed and Fulfilled**

4.2.1 The proposed use of the subject planning application is exactly the same as the approved use in the previous planning application no. A/YL-LFS/424. Most of the approval conditions had been complied with and the planning permission of the previous planning application will be expired on 6 May 2025 (**Appendix 2** refers). The approval conditions and their status are listed in **Table 4.1**.

4.2.2 As shown in **Table 4.1**, the approval conditions (a) to (i) of the previous planning application had been complied with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal. Besides, the Applicant has maintained drainage facilities, as well as executed the agreed traffic arrangement and mitigation measures to minimise the noise nuisance to the surrounding area. For the approval condition (j), the Applicant is willing to continue to operate the recreation facility on-site, which has been reflected in the subject planning application.

4.2.3 In view of the persistent commitments from the Applicant, it is anticipated that the Applicant will continue to execute and fulfil the existing approval conditions in the future.

**Table 4.1 Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424**

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 10:00 p.m. and 10:00 a.m., as proposed by the Applicant, is allowed on the Site during the planning approval period;	✓	During the approval period
(b)	No public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the Site at any time during the planning approval period;	✓	During the approval period
(c)	No vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period;	✓	During the approval period
(d)	The rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities within 6 months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.11.2022;	✓	Complied ( <b>Appendix 4</b> letter from Planning Department dated 18.10.2022 refers)
(e)	The implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;	✓	During the approval period
(f)	The submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.11.2022;	✓	Complied ( <b>Appendix 3</b> letter from Planning Department dated 30.11.2022 refers)
(g)	The implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.2.2023;	✓	Complied ( <b>Appendix 3</b> letter from Planning Department dated 27.1.2023 refers)
(h)	If any of the above planning conditions (a), (b), (c) or (e) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;	✓	During the approval period
(i)	If any of the above planning conditions (d), (f) or (g) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and	✓	During the approval period
(j)	Upon expiry of the planning permission, the reinstatement of the portion of the Site zoned "GB" to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.	N/A	Expiry of Planning Permission

**4.3 The Proposal does not Contravene with Planning Intention of the Area**

4.3.1 As mentioned in **Section 2.3**, the Application Site is mainly zoned "GB" with a minor portion of the area falling within "V" zone on the Approved OZP No. S/YL-LFS/11.

4.3.2 The nature of service provided within the Site will be mostly recreation and leisure use for public. It also served as the area with an aim to maintain natural landscape for public enjoyment and educational purpose. The nature of service is totally in line with the planning intention of "GB" zone of *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* There is no conflict with the planning intention of the area in view of the compatible nature of the proposed use.

4.3.3 While the planning intention of "V" zone is to *"designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers."* It is also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."* Since the subject planning application is temporary in nature, the Proposed Development, with proper management and continuous upgrading of the environment, will not affect the long-term planning intention of the area.

**4.4 Proposed Use is Compatible with the Surrounding Area**

4.4.1 As highlighted in **Section 2.5**, the Site is situated in a rural area surrounded by low-rise village settlements with a mix of domestic structures and public vehicle parks. The proposed use will continue to provide recreational facilities to the visitors and offer an area for the public to enjoy outdoor recreation and appreciate the natural environment. The existing vegetations and recreational lake will contribute positively on the natural landscape of the area. It also provides visual relief and openness to the surrounding context. As such, the proposed temporary development is anticipated to be in harmony with the surrounding land use context.

**4.5 Approval of the Planning Application will not Set an Undesirable Precedent**

4.5.1 According to the planning history of the Site (**Section 2.4** refers), the Site involved 3 nos. of previous planning applications with the latest two applications submitted by the same Applicant with similar use since 1999. The recreation facility has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout 26 years of operation. Therefore, the Proposed Development will not set an undesirable precedent for similar applications.



#### **4.6 The Proposal is In-line with Town Planning Board Guidelines No. 10**

4.6.1 It is noted that the Site is primarily falling within the "GB" zone. According to the Town Planning Board Guidelines No. 10, sympathetic consideration may be given to the passive recreational uses which are compatible with the character of surrounding areas. The proposed use will continue to provide recreational facilities to the visitors and offer an area for the public to enjoy outdoor recreation and appreciate the natural environment. Furthermore, the Guidelines also stated the design and layout of any development should be compatible with the surrounding areas and should not affect the existing landscape. The Proposed Development is considered compatible with the surrounding area as there will be no changes in terms of use and the nature of operation, which is previously approved. Therefore, the proposal is considered in-line with the Guideline and the Applicant is endeavoured to maintain the existing condition of the Site.

#### **4.7 The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Lau Fau Shan New Development Area**

4.7.1 As mentioned in the **Section 2.6**, the Government commenced the Investigation Study on July 2024 to further develop the land use of individual land parcels for formulation of Recommended Outline Development Plan ("RODP"). The Investigation Study is anticipated to complete in 2026 and the Government-initiated works is anticipated to be commenced in around 2030. It is noted that there is no exact programme for land resumption and clearance as yet. Hence, the proposed use with a temporary timeframe will not jeopardize the long-term planned development and implementation of the LFS Development Area. The proposed temporary development also represents an efficient utilisation of land in this interim period.

#### **4.8 Approval of the Planning Application will not Result in Degradation of the Natural Environment**

4.8.1 The proposed use will provide recreational facilities to the visitors and the development proposal will continue to enhance the natural landscape to provide an area for the public to enjoy outdoor living, as well as to appreciate the natural environment. All existing lush greening and vegetations within the Site will be preserved and well-maintained. The Applicant will undertake proper management of the Site to ensure the environment will not be degraded. There will be no excavation or filling activity within the Site. The recreational pond will be maintained and no alteration will be made for the pond. Therefore, the approval of planning application will not lead to degradation of natural environment.

#### **4.9 No Adverse Traffic Impact**

4.9.1 The estimated traffic generation and attraction of the Proposed Development throughout the operation hour from 10:00am to 10:00pm will be insignificant in

the peak hours and in average. Same as previous approve planning application, advance booking will be required for effective control on the number of visitors. Moreover, sufficient maneuvering space will be provided to facilitate smooth operation within the Site. There will be no vehicles to be allowed to queue back to or reverse onto/from public roads at any time. In view of the restricted number of visitors, it is anticipated that no adverse impact on the traffic network will be resulted.

#### **4.10 No Adverse Drainage Impact**

- 4.10.1 The Applicant will maintain the same drainage facilities which was submitted and implemented under the previously approved Planning Application no. A/YL-LFS/424 (**Appendix 4** refers). Therefore, it is concluded that no adverse drainage impact will be anticipated due to the Proposed Development.

## **5. SUMMARY AND CONCLUSION**

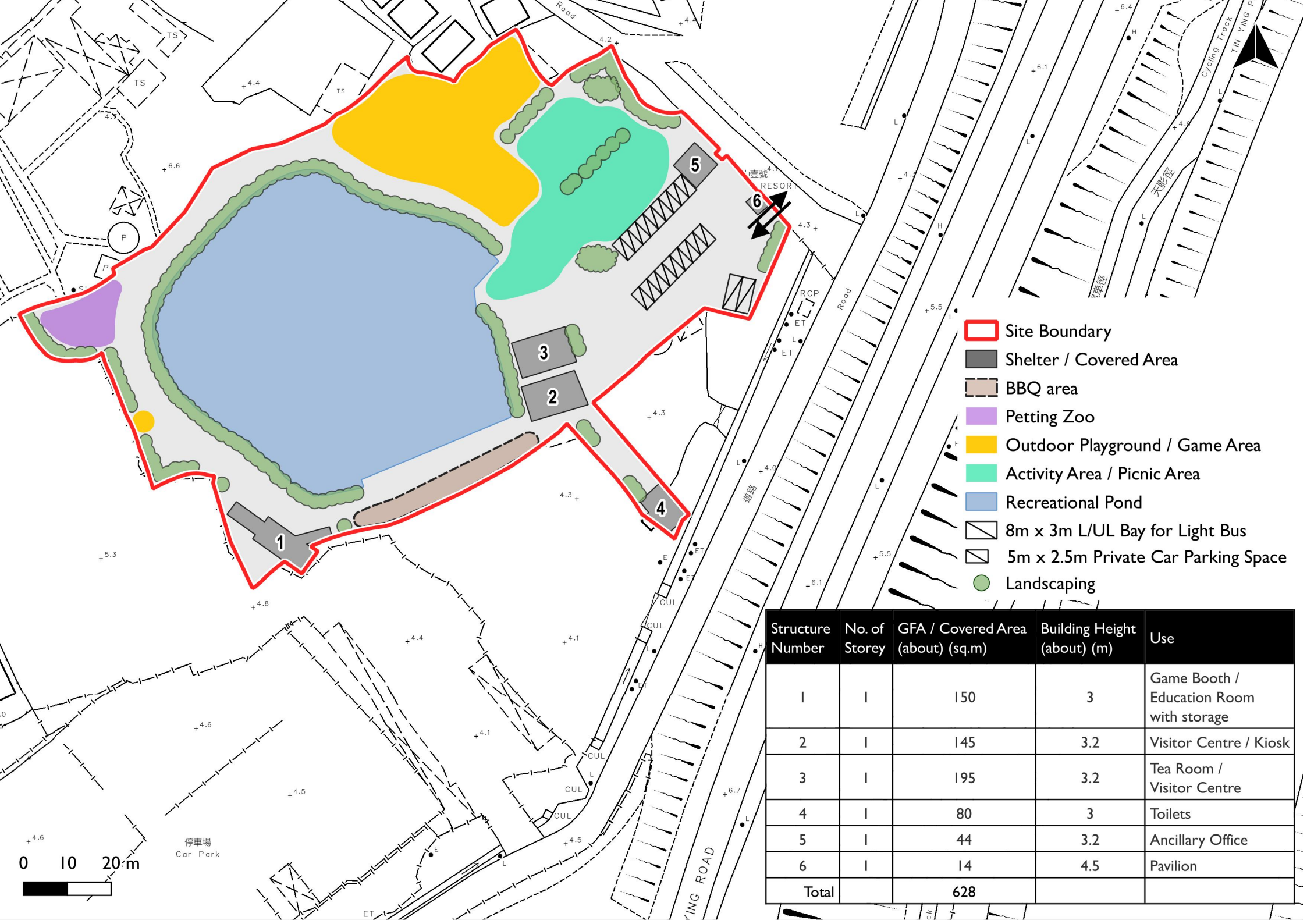
- 5.1 The Applicant is seeking permission from the TPB for the continue use of the Site for the proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a temporary period of 5 years at Various Lots in DD129, Sha Kong Wai, Lau Fau Shan. The Site falls within the areas zoned "Green Belt" and "Village Type Development" on the Approved Lau Fau Shan and Tsim Bei Tsui OZP no. S/YL-LFS/11.
- 5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the Proposed Development based on the followings:
- (a) Previous planning approval has been granted for recreational uses.
  - (b) Majority of approval conditions under the previous approved application have been executed and fulfilled.
  - (c) The Proposal does not contravene with the planning intention of the area.
  - (d) The Proposal is compatible to the surrounding land use context.
  - (e) The Proposal will not set an undesirable precedent for similar applications.
  - (f) The Proposed Development is in-line with TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10) on providing passive recreational uses in the Green Belt.
  - (g) The Proposal will not jeopardize the long-term planned development and implementation of Lau Fau Shan Development Area.
  - (h) The approval of the Planning Application will continue to allow a well-managed recreational and ancillary facility to be operated in the Site, which will prevent the degradation of natural environment in the area.
  - (i) prevent the degradation of natural environment in the area.
  - (j) There will not be any adverse impacts on drainage and traffic aspects.

## ***Appendix 1***

---

### **Schematic Site Layout**





## ***Appendix 2***

---

**Approval Letter of  
Planning Application No. A/YL-LFS/424**

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-LFS/424

By Post & Fax (2620 6022)

20 May 2022

PlanArch Consultants Ltd.  
Suite 1710, Concordia Plaza  
1 Science Museum Road  
Tsim Sha Tsui East, Kowloon  
(Attn.: Betty S.F. Ho)

Dear Sir/Madam,

**Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds in "Green Belt" and "Village Type Development" Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long**

I refer to my letter to you dated 29.4.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 6.5.2025 and is subject to the following conditions :

- (a) no operation from 10:00 p.m. to 10:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (c) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (d) the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site within 6 months to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;

- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (g) in relation to condition (f) above, the implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (j) upon expiry of the planning permission, the reinstatement of the portion of the site zoned "Green Belt" to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 7.5.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.



For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link ([https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/694\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/694_rnt_agenda.html)) and the relevant extract of minutes of the TPB meeting held on 6.5.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 10.6.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

## List of Government Department Contacts

(Application No. A/YL-LFS/424)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

Extracted from Confirmed Minutes of 694<sup>th</sup> Meeting of RNTPC held on 6.5.2022

Agenda Item 34

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/424      Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds in “Green Belt” and “Village Type Development” Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long

(RNTPC Paper No. A/YL-LFS/424)

---

Presentation and Question Sessions

142.      With the aid of some plans, Ms Bonnie K.C. Lee, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

143.      Members had no question on the application.

Deliberation Session

144.      After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 6.5.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a)    no operation from 10:00 p.m. to 10:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;

- (b) no public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the site at any time during the planning approval period;
- (c) no vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the site at any time during the planning approval period;
- (d) the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site within 6 months to the satisfaction of the Director of Drainage Services or of the TPB by 6.11.2022;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.11.2022;
- (g) in relation to condition (f) above, the implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.2.2023;
- (h) if any of the above planning condition (a), (b), (c) or (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (i) if any of the above planning condition (d), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and



- (j) upon expiry of the planning permission, the reinstatement of the portion of the site zoned "Green Belt" to an amenity area to the satisfaction of the Director of Planning or of the TPB."

145. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

## ***Appendix 3***

---

**Approval Letter of Planning Department on  
Revised Fire Services Installations Proposal  
in the Previous Approved Planning Application  
No. A/YL-LFS/424**

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓



**By Fax (2620 6022) and Post**

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

30 November 2022

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/YL-LFS/424
電話號碼	Tel. No. : 2158 6290
傳真機號碼	Fax No. : 2489 9711

PlanArch Consultants Ltd.  
Suite 1710, Concordia Plaza  
1 Science Museum Road  
Tsim Sha Tsui East, Kowloon  
(Attn: Betty S.F. Ho)

Dear Sir/Madam,

### **Compliance with Approval Condition (f)** **Planning Application No. A/YL-LFS/424**

I refer to your submission dated 24.10.2022 regarding the submission of a revised fire service installations proposal for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the departmental comments at **Appendix I**.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Keith WONG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

## Appendix I

A/YL-LFS/424 -- Compliance with approval condition (f)

### Comments from the Director of Fire Services (D of FS):

1. You are advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.



## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓



By Fax (2620 6022) and Post

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

27 January 2023

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-LFS/424  
電話號碼 Tel. No.: 2158 6290  
傳真機號碼 Fax No.: 2489 9711

PlanArch Consultants Ltd.  
Suite 1710, Concordia Plaza  
1 Science Museum Road  
Tsim Sha Tsui East, Kowloon  
(Attn: Betty S.F. Ho)

Dear Sir/Madam,

**Compliance with Approval Condition (g)**  
**Planning Application No. A/YL-LFS/424**

I refer to your submission dated 15.12.2022 regarding the implementation of the revised fire service installations proposal for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Keith WONG)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C.

D of FS (Attn: Mr. WONG Ho-yin)

Internal

CTP/TPB

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."





消防處消防設備專責隊伍  
Fire Service Installations Task Force (FSITF)

消防裝置檢查及測試 \* 初檢 / 覆檢 報告

Initial / Re-inspection Report on Fire Service Installation Inspection and Testing

檔案編號 File No. FP/19/31065(I)

Part I 第一部

1. 地址 Address : Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years and Filling of Land and Ponds, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 (Part) in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, Yuen Long, New Territories (Planning Application No.: A/YL-LFS/424)

2. 檢查及測試結果 Inspection and Test Result : (由檢查官員發現不妥的項目 Defects noted by Inspection Officer) :

At the time of inspection, FSIs in the attached FS251 were checked and the inspection result was satisfactory / ~~not satisfactory~~.

- 續下頁 To be continued (共 Total 1 頁包括本頁 sheets including this one)

3. \* 信件 / 便箋確認以上不妥項目 \* 將會 / 不會發出。

A letter / memo confirming the above defects will / will not be sent.

檢查官員 Inspection Officer (HUI Ka-shing) BSI/FSITF3

簽署 Signature

日期 Date

ST-g  
16/1/2023

Part II 第二部

4. 本人確認以上不妥項目經已向本人陳明。

I confirm that the defects as stated above have been brought to my attention.

註冊消防裝置承辦商 Registered Fire Service Installation Contractor  
(或代表 or representative) Century Fire Service Engineering Co. Ltd.

簽署 Signature

日期 Date

16 Kwak Chung Yin  
16-01-2023

註  
Note:

(1) 當以上不妥項目修妥後，請以電話向消防設備專責隊伍助理消防區長(電話:3961 5014)預約覆檢。除有書面要求外，沒有須要重新申請約檢。Appointment for re-inspection should be made by telephone to Assistant Divisional Officer (telephone no. 3961 5014) after the above defects have been remedied. Fresh application for inspection is not necessary unless it is so required in a refusal letter / memo.  
(2) 如果閣下發覺本報告不值或希望對任何項目提出上訴，請聯絡消防設備專責隊伍消防區長(電話:3961 5002)。If you found this inspection report to be unjustified or wish to appeal any points made in this report, please contact Divisional Officer of Fire Service Installations Task Force at telephone no. 3961 5002.

\* 刪去不適用 Delete not applicable

## ***Appendix 4***

---

**Approval Letter of Planning Department on  
Existing Drainage Records  
in the Previous Approved Planning Application  
No. A/YL-LFS/424**



**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓

**By Fax (2620 6022) and Post****Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

18 October 2022

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-LFS/424  
電話號碼 Tel. No.: 2158 6290  
傳真機號碼 Fax No.: 2489 9711

PlanArch Consultants Ltd.  
Suite 1710, Concordia Plaza  
1 Science Museum Road  
Tsim Sha Tsui East, Kowloon  
(Attn: Ms. Betty S. F. HO)

Dear Sir/Madam,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/YL-LFS/424**

I refer to your submission dated 3.8.2022 regarding the rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities on the site for compliance with the subject approval condition. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Partially acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

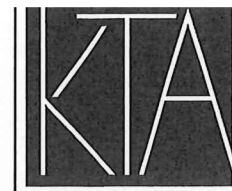
Should you have any queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Keith WONG)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department





PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG  
九龍觀塘海濱道133號  
萬兆豐中心16樓K室  
電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3162/GREENFIELD/25/004Lg

9 June 2025

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

Dear Sir/Madam,

**Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Pond and Land for a Temporary Period of 5 Years in "Green Belt" and "Village Type Development" Zones, Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories (Planning Application No. A/YL-LFS/561)**

This letter supersedes our previous letter (Ref. S3162/GREENFIELD/25/003Lg) dated 6 June 2025.

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board ("TPB") on 9 May 2025 and the comments received from Tuen Mun & Yuen Long West District Planning Office, Planning Department ("PlanD") via email on 4 June and 6 June 2025.

### **Estimated Trip Generation and Attraction of the Proposed Use**

In response to PlanD's comments, we hereby provide below the estimated trip generation and attraction of the proposed use at the Application Site in terms of private cars and light buses in the Table below for consideration. Please note that the proposed car parking spaces and light bus loading / unloading bays are the same as those under the previously approved planning application (i.e. no. A/YL-LFS/424).

Type of Vehicles	Private Cars		Light Buses	
	Generation	Attraction	Generation	Attraction
Traffic trip per hour (average)	4.92	4.67	0.33	0.33
Traffic trip at peak hour per hour (15:00 to 17:00)	10.5	11.5	1.33	0.67

### **Filling of Pond and Land (Approved and Completed upon Previous Planning Approval)**

Under the planning application (i.e. no. A/YL-LFS/424) approved by the TPB on 6 May 2022, the applied area for filling of land and pond fall within the "Village Type Development" and "Green Belt" zone, respectively.





As the Applicant intends to continue with the operation of the proposed temporary use (but with a reduced site area), filling of pond and land (that had been previously approved) will still be required in this current Planning Application. Please refer to the following Table for comparison on the filling of land and pond between the approved and current scheme for information.

	<b>Approved Planning Application (No. A/YL-LFS/424)</b>		<b>Current Application</b>	
Application Site Area	about 17,740m <sup>2</sup>		about 11,930.2m <sup>2</sup>	
	<b>Filling of Land</b>	<b>Filling of Pond</b>	<b>Filling of Land</b>	<b>Filling of Pond</b>
Area of filling	about 3,572m <sup>2</sup>	about 694m <sup>2</sup>	about 159m <sup>2</sup>	about 268m <sup>2</sup>
Depth of filling	about 0.02m	about 0.52m	about 0.02m	about 0.52m
Volume of filling	about 71.5m <sup>3</sup>	about 360.9m <sup>3</sup>	about 3.18m <sup>3</sup>	about 139m <sup>3</sup>
Materials	Concrete	Soil and Concrete <ul style="list-style-type: none"> <li>▪ Volume of soil used for filling: 694 x 0.5 = about 347m<sup>3</sup></li> <li>▪ Volume of concrete used for filling: 694 x 0.02 = about 13.9m<sup>3</sup></li> </ul>	Concrete	Soil and Concrete <ul style="list-style-type: none"> <li>▪ Volume of soil used for filling: 268 x 0.5 = about 134m<sup>3</sup></li> <li>▪ Volume of concrete used for filling: 268 x 0.02 = about 5m<sup>3</sup></li> </ul>

Updated pages of Form No. S.16-I and the Supporting Planning Statement are attached for onward replacement. A plan illustrating the area of land and pond filling is also attached for your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at \_\_\_\_\_ and Mr Faith Lai at \_\_\_\_\_

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

Pauline Lam

Encl. Plan on Filling of Land and Pond, Updated Pages of Form No. S.16-I and Supporting Planning Statement

cc. Applicant

PL/FL/vy

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" and "Village Type Development"
(f) Current use(s) 現時用途	Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Pond and Land  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)

**(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

Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Pond and Land for a Temporary Period of 5 Years

(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 ..... 628 ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... 0.053 ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... 5.3 ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... 6 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 ..... 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  
..... 3 - 4.5 ..... m 米 ☒ About 約

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。																																	
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?	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																															
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。)	Yes 是           No 否	<input checked="" 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)  <input type="checkbox"/> Diversion of stream 河道改道  <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 .....268..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 .....0.52..... m 米 <input checked="" type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 .....159..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .....0.02..... 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																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tbody> <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 checked="" type="checkbox"/></td> </tr> </tbody> </table> 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) Please refer to the attached Supporting Planning Statement ..... ..... ..... ..... .....			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 checked="" type="checkbox"/>
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 checked="" type="checkbox"/>																															



Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories		
Site area 地盤面積	11,930.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11		
Zoning 地帶	"Green Belt" and "Village Type Development"		
Applied use/ development 申請用途／發展	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Pond and Land for a Temporary Period of 5 Years		
(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	628 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.053 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
	Composite 綜合用途	N/A	

**S16 PLANNING APPLICATION  
APPROVED LAU FAU SHAN AND TSIM BEI TSUI OUTLINE ZONING PLAN  
NO. S/YL-LFS/11**

**Proposed Place of Recreation, Sports or Culture  
(Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure  
Activity Area and Ancillary Facilities) and Filling of Pond and Land  
for a Temporary Period of 5 Years  
in “Green Belt” and “Village Type Development” Zones,  
Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP,  
2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838,  
2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP  
(Part) in D.D. 129 & Adjoining Government Land,  
Sha Kong Wai, Lau Fau Shan, New Territories**

## **SUPPORTING PLANNING STATEMENT**

---


**May 2025**

**Applicant:**

**Tin Shui Wai Greenfield Garden Company Limited**

**Consultancy Team:**

**KTA Planning Limited**

 S3162\_PS\_V01



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## **Executive Summary**

The Applicant, Tin Shui Wai Greenfield Garden Company Limited, is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Pond and Land at Various Lots in DD129 & Adjoining Government Land, Sha Kong Wai, Lau Fau Shan ("the Site") for a temporary period of 5 years. The Site falls within an area primarily zoned "Green Belt" with a minor portion of it falling within "Village Type Development" zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan ("Approved OZP") no. S/YL-LFS/11.

The Applicant has been operated the recreational facility in the Site for over 25 years. The Site is the subject of previous planning application no. A/YL-LFS/39 approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB on a permanent basis for recreational uses in 1999. A subsequent planning application for the similar use (i.e. A/YL-LFS/424) had also been approved by the RNTPC of the TPB in 2021 on a temporary basis. While the subject planning application is submitted by the same Applicant for the same propose use, the Applicant intends to i) refine the site boundary and site area; ii) finetune site layout to reflect the actual operation of recreational and ancillary facility on-site; and iii) allow the continue operation in the Site due to the expiry of the planning permission. Thus, a planning permission from the TPB is required.

Similar with previous approved planning application, a recreational lake is maintained in the Site for the enjoyment of the visitor. The Proposal comprises 6 nos. of structures with a building height of 1 storey (not more than 4.5m). The gross floor area is 628m<sup>2</sup>. There will be no excavation or filling activity in the Site.

The Proposed Development is fully justified due to the following reasons:

- Previous planning approval has been granted for recreational uses.
- Majority of approval conditions under the previous approved application have been executed and fulfilled.
- The Proposal does not contravene with the planning intention of the area.
- The Proposal is compatible to the surrounding land use context.
- The Proposal will not set an undesirable precedent for similar applications.
- The Proposed Development is in-line with TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10) on providing passive recreational uses in the Green Belt.

- The Proposal will not jeopardize the long-term planned development and implementation of Lau Fau Shan Development Area.
- The approval of the Planning Application will continue to allow a well-managed recreational and ancillary facility to be operated in the Site, which will prevent the degradation of natural environment in the area.
- prevent the degradation of natural environment in the area.
- There will not be any adverse impacts on drainage and traffic aspects.

In view of the above, we sincerely request that the TPB to approve this planning application for another 5 years from planning and technical points of view.

## 行政摘要

(內文如有差異，應以英文版本為準)

申請人天水圍綠田園有限公司擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請於流浮山沙江圍丈量約份第 129 約地段內多幅地段及毗連政府土地（下稱「申請地點」）擬議作臨時康體文娛場所（有機農場、燒烤場、教育及遊客中心、休閒活動場地及附屬設施）及填塘和填土工程（下稱「擬議發展」），為期五年。申請地點位於流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11 中「鄉村式發展」及「綠化地帶」的地帶內。

申請人於申請地點經營康樂及附屬設施逾 25 年。申請地點曾於 1999 年獲城規會轄下鄉郊及新市鎮規劃小組委員會批准作康樂用途（規劃申請編號 A/YL-LFS/39）。其後，類似用途的規劃申請（編號 A/YL-LFS/424）亦於 2021 年獲城規會批准，為期三年。雖然是次規劃申請的用途與先前批准的規劃申請相同，但是次申請地點的面積縮減。申請人希望透過規劃申請調整申請地點邊界及佈局，以反映現時康樂用途與附屬設施的實際運作。此外，因先前臨時規劃許可即將到期，申請人希望透過規劃申請以允許申請地點內的康樂設施繼續運作。

與之前批准的申請類似，申請地點內將繼續保留人工湖作康樂用途。擬議發展包括 6 個 1 層高（不高於 4.5 米）的構築物。總樓面面積為 628 平方米。地盤內不會進行任何挖掘或填土活動。

申請人提出是次規劃申請是基於以下理據：

- 先前的規劃申請已獲得批准。
- 以往所有的規劃許可附帶條件均已履行並滿足。
- 擬議發展不違反該區的規劃意向。
- 擬議發展與周遭土地用途相容。
- 擬議發展不會為同類申請設下不良先例。
- 擬議發展符合城規會規劃指引擬在綠化地帶進行發展而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 10）關於提供靜態康樂用途的指引。
- 擬議發展不會影響流浮山發展區的長遠規劃及落實。
- 擬議發展將繼續允許申請地點作康樂及附屬設施，配以良好的運作及長期管理，擬議發展避免周遭的自然環境受破壞。
- 擬議發展不會在渠務及交通方面帶來不良影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上繼續獲城規會支持。



## **Table of Contents**

<b>1</b>	<b>INTRODUCTION</b>
1.1	Purpose
1.2	Report Structure
<b>2</b>	<b>SITE AND PLANNING CONTEXT</b>
2.1	Site Location and Context
2.2	Land Status
2.3	Surrounding Land Use Pattern
2.4	Statutory Planning Context
2.5	Planning History
2.6	Similar Planning Applications
2.7	Non-Statutory Planning Context
<b>3</b>	<b>PROPOSED DEVELOPMENT SCHEME</b>
3.1	The Development Scheme
3.2	Vehicular Access Arrangement
3.3	Existing Landscaping on Site
3.4	Existing Drainage Facilities on Site
<b>4</b>	<b>PLANNING MERITS AND JUSTIFICATIONS</b>
4.1	Previous Planning Approval has been Granted
4.2	All Approved Conditions of the Previous Approved Planning Applications Have Been Executed and Fulfilled
4.3	The Proposal does not Contravene with Planning Intention of the Area
4.4	Proposed Use is Compatible with the Surrounding Area
4.5	Approval of the Planning Application will not Set an Undesirable Precedent
4.6	The Proposal is In-line with Town Planning Board Guidelines No. 10
4.7	The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Lau Fau Shan Development Area
4.8	Approval of the Planning Application Will Not Result in Degradation of the Natural Environment
4.9	No Adverse Traffic Impact
4.10	No Adverse Drainage Impact
<b>5.</b>	<b>SUMMARY AND CONCLUSION</b>

### **List of Figures**

Figure 2.1	Site Location Plan
Figure 2.2	Land Status Plan
Figure 2.3	Zoning Context Plan
Figure 2.4	Surrounding Land Use Context
Figure 2.5	Location of the Site in LFS Development Area
Figure 3.1	Location of Filling of Land and Pond Carried Out in Previous Planning Approval (i.e. A/YL-LFS/424)

### **List of Photos**

Photo 2.1	Existing Condition of the Site (towards northwest)
Photo 2.2	Existing Condition of the Site (towards southeast)
Photo 3.1	Existing Peripheral Planting along Recreational Lake
Photo 3.2	Existing Peripheral Planting along Recreational Lake
Photo 3.3	Existing Vegetations within the Site
Photo 3.4	Existing Vegetations within the Site

### **List of Tables**

Table 2.1	List of Involved Lots within the Site
Table 2.2	Previous Planning Applications within the Site
Table 2.3	Approved Planning Applications with Similar Uses within "GB" use in Lau Fau Shan and Tsim Bei Tsui area
Table 3.1	Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application.
Table 3.2	Summary of Development Proposal
Table 4.1	Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424

### **List of Appendices**

Appendix 1	Schematic Site Layout
Appendix 2	Approval Letter of Planning Application No. A/YL-LFS/424
Appendix 3	Approval Letter of PlanD on Revised Fire Service Installation Proposal in the Previous Approved Planning Application No. A/YL-LFS/424
Appendix 4	Approval Letter of PlanD on Existing Drainage Records in the Previous Approved Planning Application No. A/YL-LFS/424

**S16 Planning Application**  
**Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan**  
**No. S/YL-LFS/11**

**Proposed Place of Recreation, Sports or Culture**  
**(Organic Farm, Barbecue Site, Education and Visitor Centre,**  
**Leisure Activity Area and Ancillary Facilities)**  
**and Filling of Pond and Land for a Temporary Period of 5 Years**  
**in “Green Belt” and “Village Type Development” Zones,**  
**at Various Lots in D.D. 129 & Adjoining Government Land,**  
**Sha Kong Wai, Lau Fau Shan, New Territories**

---

**Supporting Planning Statement**

---

**1. INTRODUCTION**

**1.1. Purpose**

1.1.1. This Planning Application is prepared and submitted on behalf of Tin Shui Wai Greenfield Garden Company Limited (“The Applicant”) to seek approval from the Town Planning Board (“TPB”) for the proposed place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities) and filling of pond and Land for a temporary period of 5 years at various lots in DD129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan (“The Site”). The Site falls primarily within an area zoned “Green Belt” with a minor portion of it falling within the “Village Type Development” zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (“Approved OZP”) No. S/YL-LFS/11.

1.1.2. The Site is the subject of previous planning application no. A/YL-LFS/39 approved by the Rural and New Town Planning Committee (“RNTPC”) of TPB on a permanent basis for recreational uses in 1999. A subsequent planning application for the similar use (i.e. A/YL-LFS/424) had also been approved by the RNTPC of the TPB in 2021 on a temporary basis. This Supporting Planning Statement is to provide TPB members with the necessary information to facilitate the consideration of this Planning Application.

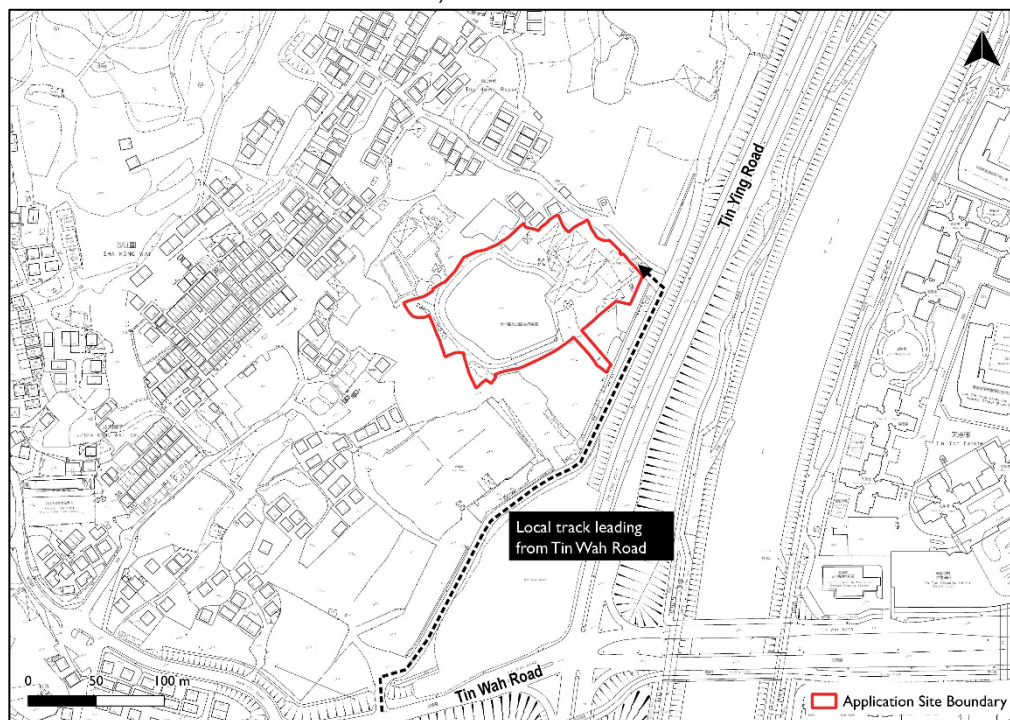
**1.2 Report Structure**

1.2.1 Following this introductory section, the site and planning context will be briefly set out in Section 2. The development proposal is presented in Section 3. The planning justifications for the Proposed Development are provided in Sections 4 while Section 5 concludes and summarizes this Supporting Planning Statement.

## 2. SITE AND PLANNING CONTEXT

### 2.1 Site Location and Context

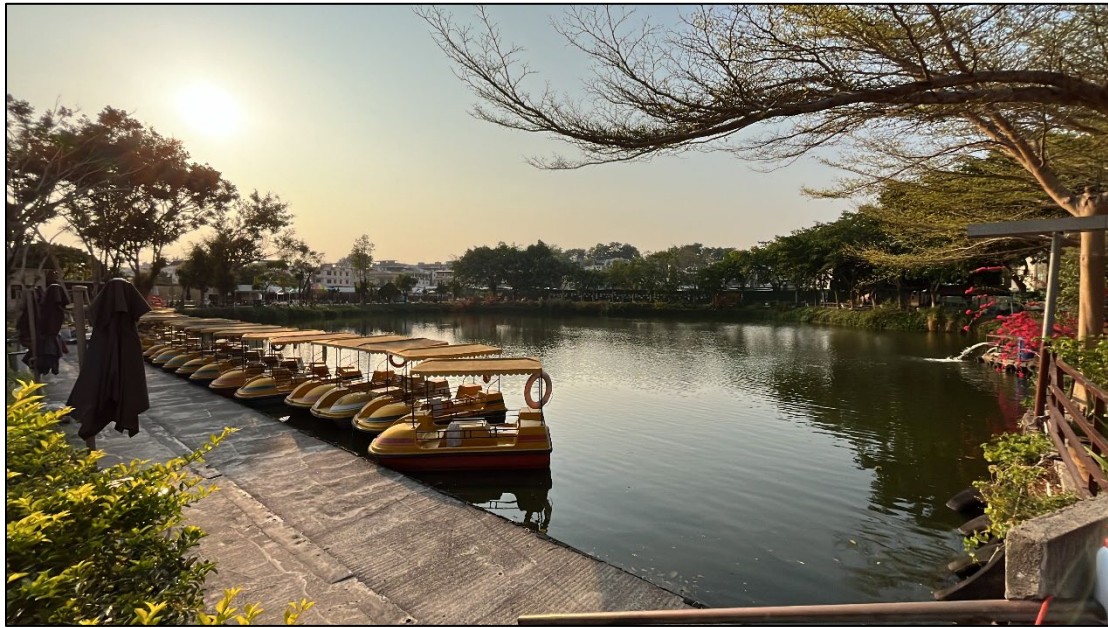
- 2.1.1 The Site is located at various lots in DD129, Sha Kong Wai, Lau Fau Shan. It is accessible from Tin Wah Road to its south via a local track (**Figure 2.1** refers). The Site has an area of about 11,930.2m<sup>2</sup>.



**Figure 2.1 Site Location Plan**

- 2.1.2 The Site consists of a recreation facility which comprised of big pond for water leisure activities with some open area for recreational purposes including barbecue site, playground, game booths, visitor centres and ancillary facilities. It was under the previously approved planning applications nos. A/YL-LFS/39 and A/YL-LFS/424 for the use of place of recreation, sports or culture (comprising Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities). The Site has lush landscaping which serves as a buffer to the surrounding uses and provided shades to the visitors. **Photos 2.1 to 2.4** show the existing conditions of the Site.





**Photo 2.1** Existing Condition of the Site (towards northwest)



**Photo 2.2** Existing Condition of the Site (towards southeast)

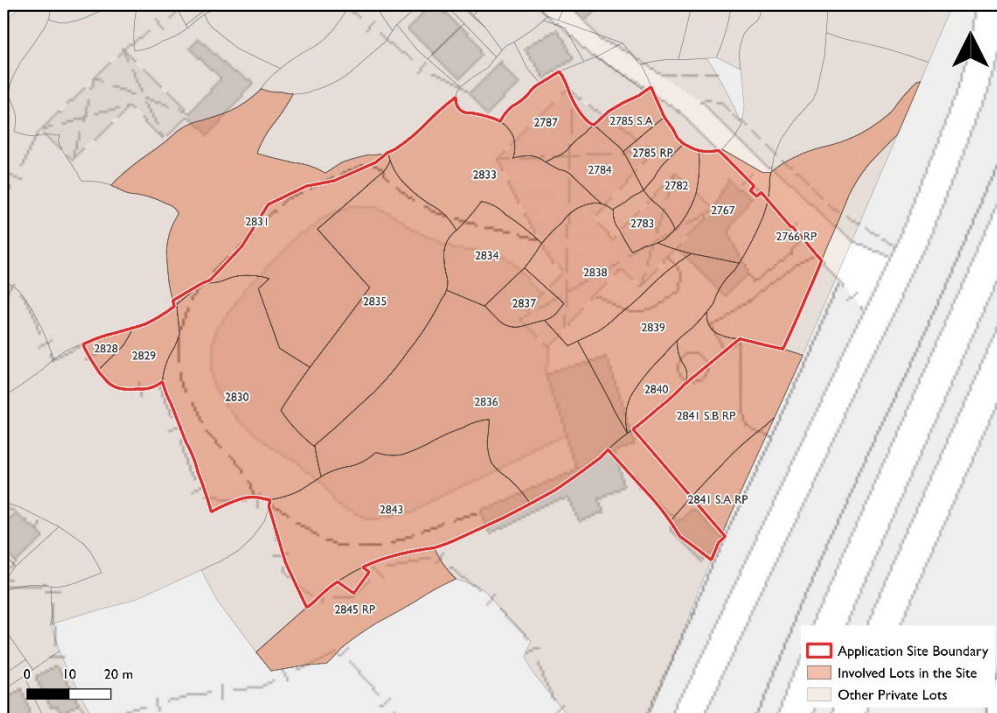
## **2.2 Land Status**

2.2.1 According to the land status plan (**Figure 2.2** refers), there are a total of 24 nos. of private lots in DD129 partly / wholly falling within the Site (**Table 2.1** refers). The Applicant has already notified the current land owners on this Planning Application.



**Table 2.1 List of Involved Lots within the Site**

Lot number	Wholly / Partly within Site	Lot number	Wholly / Partly within Site
2766 RP	Partly	2833	Wholly
2767	Partly	2834	Wholly
2782	Wholly	2835	Wholly
2783	Wholly	2836	Wholly
2784	Wholly	2837	Wholly
2785 S.A	Wholly	2838	Wholly
2785 RP	Wholly	2839	Wholly
2787	Wholly	2840	Wholly
2828	Wholly	2841 S.A RP	Partly
2829	Wholly	2841 S.B RP	Partly
2830	Wholly	2843	Wholly
2831	Partly	2845 RP	Partly



**Figure 2.2 Land Status Plan**

## 2.3 Surrounding Land Use Pattern

2.3.1 The Site is situated in the rural area surrounded by low-rise village settlements with a mix of domestic structures and vehicle parks. Some vacant sites are identified in the vicinity. The surrounding areas have the following characteristics:

- To the immediate north are shrubland, a vehicle park under approved planning application no. A/YL-LFS/533, village houses, a temple and a shrine. To the further northeast is a vehicle park under approved

planning application no. A/YL-LFS/501.

- To the immediate east of the Site is a vehicle park under approved planning application no. A/YL-LFS/520 and a local track namely New Sha Kok Wai Road. To the east across Tin Ying Road and the Tin Shui Wai Nullah is the public housing development of Tin Yan Estate of the Tin Shui Wai New Town.
- To the immediate south are vacant land and vehicle parks. To the further south is a Government Land under the zoning of “Residential (Group A)” for planned public housing development.
- To the immediate northwest are vehicle parks. To the further west is the village settlement of Sha Kong Wai.

2.3.2 **Figure 2.3** shows the surrounding land use pattern of the area.



**Figure 2.3 Surrounding Land Use Context**

## 2.4 Statutory Planning Context

- 2.4.1 The Site mainly falls within an area zoned “Green Belt” (“GB”) (about 87.3%) with a minor portion of it falling within an area zoned “Village Type Development” (“V”) (about 12.7%) on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (“Approved OZP”) No. S/YL-LFS/11 (**Figure 2.4** refers).

- 2.4.2 According to the Statutory Notes of the Approved OZP, the planning intention of "GB" zone is *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* It is also stated that *"There is a general presumption against development within this zone."* 'Place of Recreation, Sports or Culture' is a column 2 use which requires permission from the TPB.
- 2.4.3 The planning intention of "V" zone as stated in the Statutory Note of Approved OZP is *"to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers."* Furthermore, it is intended to *"concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services."* It is also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."* 'Place of Recreation, Sports or Culture' is a column 2 use which requires permission from the TPB.
- 2.4.4 According to the Covering Notes attached to the Approved OZP, *"Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan"*. The proposed temporary development for a period of 5 year requires planning permission from the TPB.

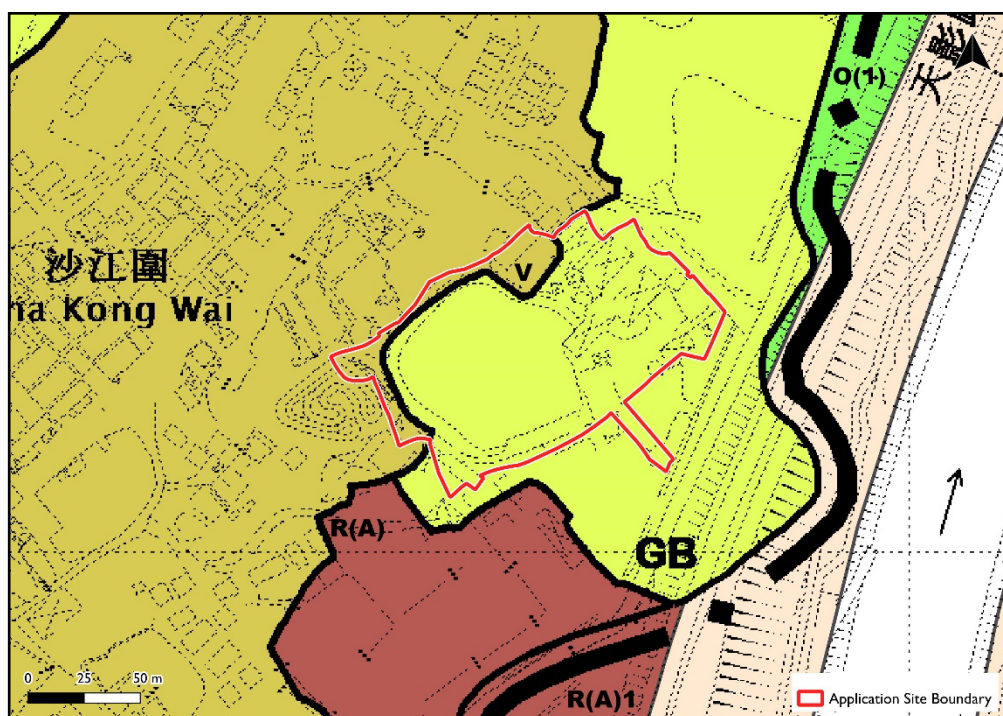


Figure 2.4 Zoning Context Plan

## 2.5 Planning History

- 2.5.1 The Site involves 3 nos. of previous Planning Applications which the earlier planning approval can be traced back to 1996 for fruit tree plantation use (**Table 2.2** refers). According to the record, the Applicant of the subject Planning Application submitted two applications (i.e. A/YL-LFS/39 and A/YL-LFS/424) for similar recreational uses in 1999 and 2021.
- 2.5.2 The planning application no. A/YL-LFS/39 was submitted in 1999 for recreational uses including barbecue spot, playground, refreshment kiosk, visitor centre, public car park and ancillary uses. It was approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB in 14 May 1999 on a permanent basis. Since then, the operation of recreational and ancillary facility has been commenced in the Site to provide recreational services and leisure activities for the visitors.
- 2.5.3 A subsequent planning application for the similar use (i.e. A/YL-LFS/424) was submitted by the Applicant in 2021 with the reasons of i) updating site layout considering the operation of recreational and ancillary facilities on-site; (ii) regularising the pond filling and land filling at the Site; and (iii) applying for a temporary operation of 3 years to allow flexibility in future planning. The planning application no. A/YL-LFS/424 was approved with condition on a temporary basis by the RNTPC of the TPB on 6 May 2022. All approval conditions imposed in the last Planning Application has been complied with.

**Table 2.2 Previous Planning Applications within the Site**

	Application No.	Proposed Use(s)	Decision (Decision Date)
1	A/YL-LFS/9	Pond Filling for Agricultural Use (Fruit Tree Plantation)	Approved (23/08/1996)
2	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park & Ancillary Uses	Approved (14/05/1999)
3	A/YL-LFS/424	Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a Period of 3 Years with Filling of Land and Ponds	Approved (06/05/2022)

## 2.6 Similar Planning Applications

- 2.6.1 As shown in **Table 2.3**, there are 8 nos. of approved Planning Applications involving the use of 'Place of Recreation, Sports or Culture' within "GB" zone in Lau Fau Shan and Tsim Bei Tsui area since 2020.

**Table 2.3 Approved Planning Applications with Similar Uses within "GB" use in Lau Fau Shan and Tsim Bei Tsui area**

	Application Number	Proposed Use	Decision (Date)
1.	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground, Refreshment Kiosk, Handicraft Making and Ancillary Public Car Park)	Approved (4.9.2020)
2.	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (6.11.2020)
3.	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (8.1.2021)
4.	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (24.9.2021)
5.	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	Approved (24.12.2021)
6.	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (9.9.2022)
7.	A/YL-LFS/475	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (28.7.2023)
8.	A/YL-LFS/547	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	Approved (28.2.2025)

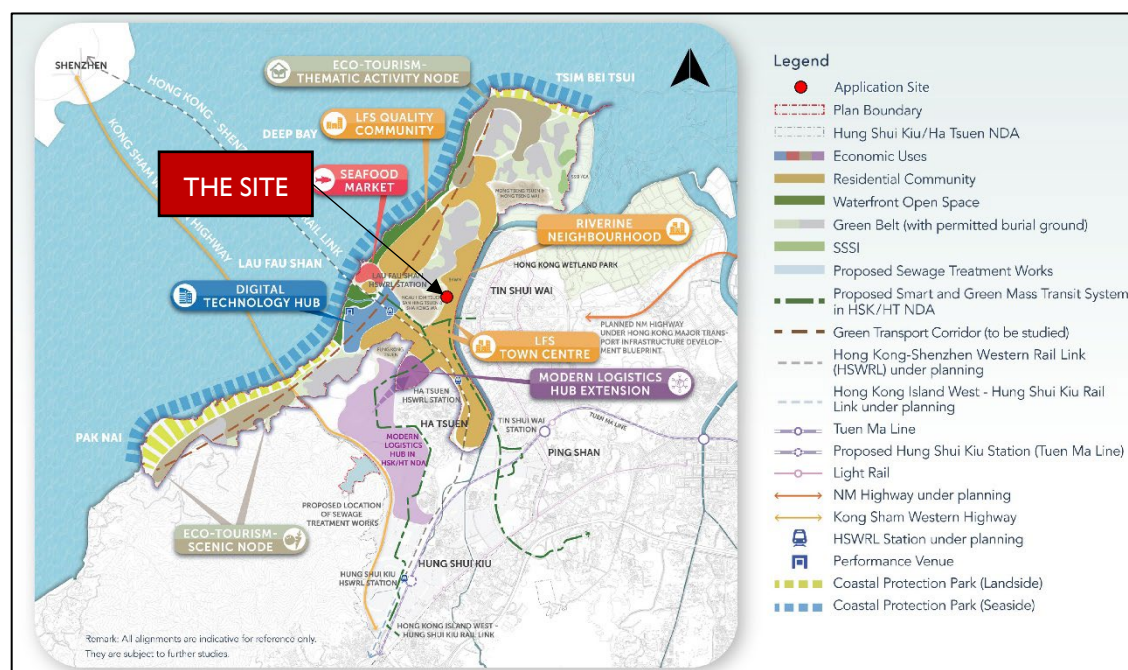
## 2.7 Non-Statutory Planning Context

### *Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas*

- 2.7.1 The Government endeavours to develop high-end economy with professional services and logistics hub in the western part of the Northern Metropolis ("NM"). Announced in the 2021 Policy Address together with Northern Metropolis Development Strategy, the Government starts to explore the development potential of Lau Fau Shan, Tsim Bei Tsui ("TBT") and Pak Nai ("PN") (i.e. collectively referred as LFS) so as to serve as the extension of Hung Shui Kiu/Ha Tsuen New Development Area ("HSK/HT NDA").
- 2.7.2 In August 2022, Civil Engineering and Development Department ("CEDD") and Planning Department ("PlanD") jointly commissioned a Land Use Review Study to review the feasibility of broad planning and infrastructure proposals for LFS. Under the study, LFS is positioned as a digital technology hub to complement the HSK/HT development, promoting integration of new and traditional economies and serving as an incubation base for young talents and start-ups. With the natural beauty of Tsim Bei Tsui and Pak Nai in mind, those areas will be developed into eco-tourism destinations for locals and tourists. By extending the HSK/HT NDA, LFS will be a major source of new economic and housing land in the westernmost area of the NM.
- 2.7.3 As refer to the Broad Land Use Concept of the LFS Development Area, the Site is situated in the "Riverine Neighbourhood" area (**Figure 2.5** refers).



According to the study, the “Riverine Neighbourhood” area will be capable to accommodate about 48,000 to 53,000 flats. Recreational and community facilities will be provided in the neighbourhood. Furthermore, a blue-and-green network is planned along Tin Shui Wai Nullah through upgrading existing open spaces and revitalising the nullah. New footbridges and upgraded cycle tracks are planned to enhance the connectivity of Tin Shui Wai and Lau Fau Shan. With the above measures, it is anticipated that the neighbourhood will have a better access to recreational and community facilities, and will enjoy a more vibrant and dynamic living environment.



**Figure 2.5 Location of the Site in LFS Development Area**

2.7.4 According to the study programme, the Government commenced the Investigation Study on July 2024 to further develop the land use of individual land parcels for formulation of Recommended Outline Development Plan (“RODP”). The Investigation Study is anticipated to complete in 2026 and the Government-initiated works is anticipated to be commenced in around 2030.

#### **TPB PG-No. 10**

2.7.5 The Town Planning Board Guidelines for Application for Development Within Green Belt Zone under Section 16 of the Town Planning Ordinance (“TPB PG-No. 10”) (dated in July 1991) is of relevance. As presented in the Section 2.3, majority of the Site falls within an area zoned “GB” in the Approved OZP. According to the Guidelines, it is stated that *“Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.”* It is also stated that *“The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual*

*impact on the surrounding environment."*

### **3. PROPOSED DEVELOPMENT SCHEME**

#### **3.1 The Development Scheme**

- 3.1.1 Similar to the previous planning approvals (i.e. planning application no. A/YL-LFS/424 and A/YL-LFS/39), the Proposed Development has provided various recreational uses and comprises of a petting zoo for educational purpose. While the proposed use of the subject planning application remains unchanged, the reduction of site area from about 17,740m<sup>2</sup> to about 11,930.2m<sup>2</sup> leads to the finetune of site layout. The site boundary is refined to reflect the operation of recreational and ancillary facility on-site. A comparison of the major development parameters between previous planning application No. A/YL-LFS/424 and the subject planning application is provided in **Table 3.1** below:

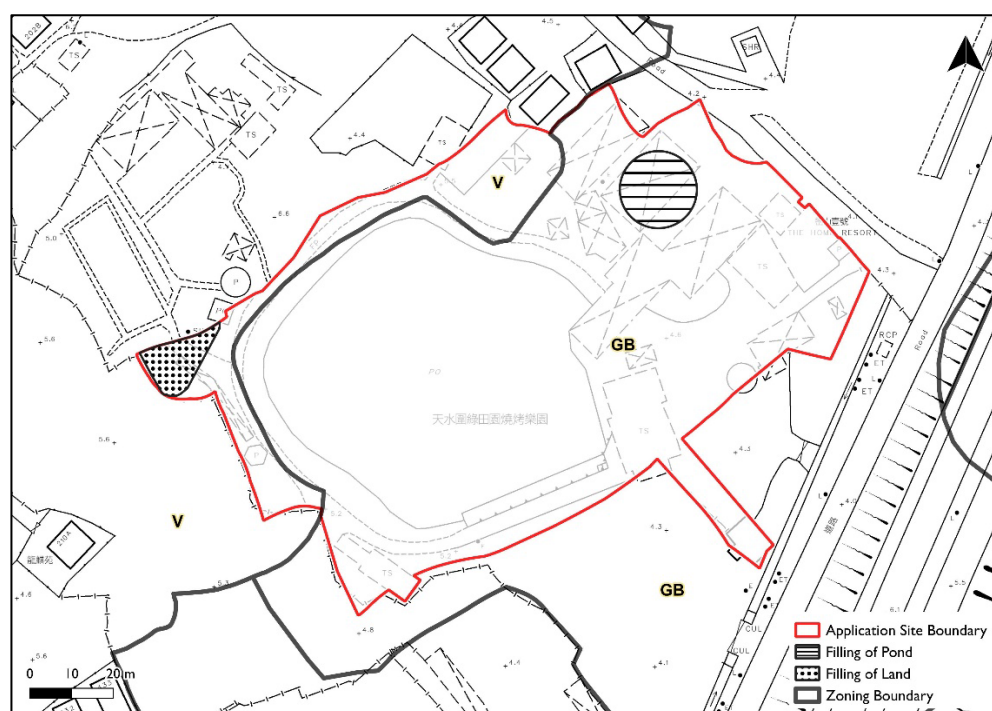
**Table 3.1 Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application**

	Previous Planning Application No. A/YL-LFS/424 (a)	Subject Planning Application (b)	Difference (b) – (a)
Site Area	About 17,740m <sup>2</sup>	About 11,930.2m <sup>2</sup>	-5,809.8m <sup>2</sup>
Applied Uses	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)	Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)	No change
Total GFA	About 2,969m <sup>2</sup>	About 628m <sup>2</sup>	-2,341m <sup>2</sup>
No of Structures	25 <ul style="list-style-type: none"> <li>▪ 5 game booths</li> <li>▪ 4 pavilion / shelters</li> <li>▪ 3 shelters for BBQ</li> <li>▪ 2 mushroom farms</li> <li>▪ 2 petting zoos</li> <li>▪ 2 game / activity areas</li> <li>▪ 2 visitor centres / tearoom / education room</li> <li>▪ 1 lawn slide</li> <li>▪ 1 refreshment kiosk</li> <li>▪ 1 office</li> <li>▪ 1 toilet</li> <li>▪ 1 storage</li> </ul>	6 <ul style="list-style-type: none"> <li>▪ 1 game booth / education room with storage</li> <li>▪ 1 visitor centre with kiosks</li> <li>▪ 1 visitor centre with tea room</li> <li>▪ 1 toilet</li> <li>▪ 1 ancillary office</li> <li>▪ 1 pavilion</li> </ul>	-19
Height of Structures	Maximum 6m (1 storey)	Maximum 4.5m (1 storey)	-1.5m
Site Coverage	About 16.7%	About 5.3%	-11.4%
Area and Depth of Pond Filling	About 694m <sup>2</sup> (0.52m in depth)	*About 268m <sup>2</sup> (0.52m in depth)	-426m <sup>2</sup>
Area and Thickness of Land Filling	About 3,572m <sup>2</sup> (0.02m in thickness)	*About 159m <sup>2</sup> (0.02m in thickness)	-3,413m <sup>2</sup>
*Filling of pond and land are already completed under the previous planning approval (i.e. no. A/YL-LFS/424) granted by TPB on 6 May 2022.			

3.1.2 The proposal comprises six structures (1 storey and 3m to 4.5m in height) with a total floor area of about 628m<sup>2</sup> for recreational facilities, education, storage, office and other ancillary uses. An education room (with game booth and storage), two visitor centres and a petting zoo with animals such as cows and goats are provided for teaching visitors about nature and animals. Among six nos. of structures, structure nos. 1 to 4 were proposed in the previous planning application and the parameters including area and height will remain unchanged. In order to facilitate the operation of proposed place of recreation, sports or culture, structure nos. 5 and 6 are added in the Proposed Development.

- 3.1.3 Other recreational-related areas (including game booths, playgrounds and an activity/picnic area) are located at various parts of the Site. Barbecue area is designated at the area along southern site boundary which is far away to the existing residential settlements. The location and the small scale of barbecue area will limit the number of the visitors. This will minimise the nuisance of noise and smoke by the operation. A recreational pond is situated at the centre of the Application Site for water leisure activities.
- 3.1.4 In the planning approval (i.e. no. A/YL-LFS/424) granted by TPB on 6 May 2022, the applied area for filling of land falls entirely within the "Village Type Development" zone. As the site area subject of this planning application has been substantially reduced and is comparatively smaller, this application has only included a minor portion of the previously approved land filling (**Figure 3.1** refers). The area and thickness of the land filling is about 159m<sup>2</sup> and 0.02m. The applied area was filled by a layer of 2cm-thick concrete on top. The volume of the concrete used for land filling was about 3.18m<sup>3</sup>.
- 3.1.5 Furthermore, there was an ornamental small pond situated at the eastern portion of the Application Site within "Green Belt" zone under the previous planning approval no. A/YL-LFS/39 (**Figure 3.1** refers). With the area of about 268m<sup>2</sup> and the depth of about 0.5m, the pond was filled and turned into recreational uses under the previous planning approval no. A/YL-LFS/424. The ponds were filled by soil with a layer of 2cm-thick concrete on top. The volume of soil and concrete used for pond filling was about 134m<sup>3</sup> and 5m<sup>3</sup>.
- 3.1.6 Both the filling of pond and land are approved under the previous planning application and completed. As the Applicant intends to continue with the operation of the proposed use, the filling of pond within the GB zone and the filling of land in V zone (that were previously approved and completed in the previous planning application) will continue to apply and remain valid in this Planning Application. There will be no additional alteration, excavation or filling activity for the land and pond would be carried out under the subject planning application.





**Figure 3.1 Location of Filling of Land and Pond Carried Out in Previous Planning Approval (i.e. A/YL-LFS/424)**

- 3.1.7 The proposal will maintain all plantings within the Site boundary provided in the previous planning application. It is intended to allow visitors to enjoy the greenery and tranquil environment, and engage in different leisure activities such as rowing, pedalling and mini games etc. A visitor centre on organic farming and nature has been in operation on-site.
- 3.1.8 The Proposed Development will be opened from Monday to Sunday including Public Holidays, from 10:00am to 10:00pm. Similar with previously approved planning application, the Proposed Development is anticipated to accommodate about 34 to 54 people during weekday and about 136 to 204 people at the weekends. The number of visitors will be controlled as advance booking will be required.
- 3.1.9 No public announcement systems, whistle blowing or portable loudspeaker will be used within the Site. The Applicant will carry out proper clean up on-site to ensure the hygiene of the area. No excavation, filling of land and ponds will be carried out in the Site.
- 3.1.10 The layout of the proposed place of recreation, sports or culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) at the Site is annexed at **Appendix 1** of this Supporting Planning Statement. **Table 3.2** below summarizes the key development parameters of the Site.

**Table 3.2 Summary of Development Proposal**

Uses	Description	Covered Area (m <sup>2</sup> )	Uncovered Area (m <sup>2</sup> )	Floor Area Area (m <sup>2</sup> )
Covered Areas				
Structure 1 (Game Booth / Education Room with Storage)	1 storey (approx. 3m)	About 150	/	About 150
Structure 2 (Visitor Centre / Kiosk)	1 storey (approx. 3.2m)	About 145		About 145
Structure 3 (Tea Room / Visitor Centre)	1 storey (approx. 3.2m)	About 195		About 195
Structure 4 (Toilets)	1 storey (approx. 3m)	About 80		About 80
Structure 5 (Ancillary Office)	1 storey (approx. 3.2m)	About 44		About 44
Structure 6 (Pavilion)	1 storey (approx. 4.5m)	About 14		About 14
<b>Sub-total</b>	/	<b>About 628</b>		<b>About 628</b>
Uncovered Area				
Outdoor Playground / Game Area	/	/	About 1,118.6	/
Activity Area / Picnic Area			About 1,050.1	
Petting Zoo			About 175.5	
Recreational Pond			About 4161.1	
Barbecue Area			About 206.7	
Circulation, loading and unloading space, car parking spaces, drainage facilities and landscape amenity area			About 4,590.2	
<b>Total</b>			<b>About 628 (about 5.3%)</b>	

3.1.2 Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") in accordance with the FSIs proposal submitted by the Applicant under the previous approved Planning Application (i.e. No. A/YL-LFS/424). Regular inspection and maintenance of the FSIs have been carried out. The approved FSIs proposal submitted under the previous approved Planning Application is included at **Appendix 3**.

### 3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Tin Wah Road. Vehicles to and from the Site can reach major arteries including Tin Ying Road and Tin Tsz Road via Tin Wah Road. Public transportation including bus and minibus services can be found along Tin Wah Road. LRT Chung Fu Station is situated in the vicinity of the Site.

3.2.2 A total of 18 nos. parking spaces for private vehicles (i.e. 5m x 2.5m each) and 2 nos. of loading and unloading spaces for light buses (i.e. 8m x 3m each) will be provided in the Site. Sufficient internal manoeuvring space will be provided within the Site. No vehicle will be allowed to queue back to or

reverse onto/from public roads at any time.

### **3.3 Existing Landscaping on Site**

3.3.1 The Application Site is planted with lush landscaping to enhance the visual amenity and to provide shades to the visitors. It also serves as buffer to the surrounding developments. In order to alleviate the possible adverse landscape impact on the surrounding area, the Applicant had implemented sufficient planting including the peripheral planting along the recreational lake (**Photos 3.1 and 3.2** refer) since the previous approved planning application back in 1999. Furthermore, some trees and vegetations are scattered within the Site (**Photo 3.3 and 3.4** refer). All existing vegetations within the Site will be preserved and maintained so as to minimize possible visual impact.



**Photo 3.1 Existing Peripheral Planting along Recreational Lake**





**Photo 3.2 Existing Peripheral Planting along Recreational Lake**



**Photo 3.3 Existing Vegetations within the Site**



**Photo 3.4 Existing Vegetations within the Site**

### **3.4 Existing Drainage Facilities on Site**

3.4.1 The approval conditions under previous approved Application No. A/YL-LFS/424 in relation to the maintenance and record submission of existing drainage facilities had been complied (**Appendix 4** refers). The existing drainage facilities including peripheral surface channel and catch pits will be maintained to ensure no adverse drainage impact on the surrounding areas. Regular clearance of debris and maintenance has been carried out. No flooding in the surrounding area has been recorded.



## **4. PLANNING MERITS AND JUSTIFICATIONS**

### **4.1 Previous Planning Approval has been Granted**

4.1.1 Planning approval for "Recreational Use including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses" was approved by the TPB under the planning application no. A/YL-LFS/39 on 14 May 1999 on a permanent basis. Due to the reasons of updating site layout for the operations, regularising pond and land filling at the Site, and allowing flexibility in future planning, a planning application (i.e. A/YL-LFS/424) on the proposed use of 'Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities)' for a temporary period of 3 years had been submitted by the same Applicant and was approved by the TPB in 6 May 2022. While the subject planning application is submitted by the same Applicant for the same proposed use, the Applicant wish to i) refine the site boundary and site area; ii) finetune site layout to reflect the actual operation of recreational and ancillary facility on-site; and iii) allow the continue operation in the Site due to the expiry of the planning permission. Although the Proposal reduced the site area with finetuning the site boundary and site layout, there is no changes on the proposed use as compared with previous planning application. Thus, the current application shall warrant the same favourable consideration.

### **4.2 All Approved Conditions of the Previous Approved Planning Applications Have Been Executed and Fulfilled**

4.2.1 The proposed use of the subject planning application is exactly the same as the approved use in the previous planning application no. A/YL-LFS/424. Most of the approval conditions had been complied with and the planning permission of the previous planning application will be expired on 6 May 2025 (**Appendix 2** refers). The approval conditions and their status are listed in **Table 4.1**.

4.2.2 As shown in **Table 4.1**, the approval conditions (a) to (i) of the previous planning application had been complied with during the 3 years of planning permission period. The Applicant has submitted and implemented the previous accepted FSIs proposal. Besides, the Applicant has maintained drainage facilities, as well as executed the agreed traffic arrangement and mitigation measures to minimise the noise nuisance to the surrounding area. For the approval condition (j), the Applicant is willing to continue to operate the recreation facility on-site, which has been reflected in the subject planning application.

4.2.3 In view of the persistent commitments from the Applicant, it is anticipated that the Applicant will continue to execute and fulfil the existing approval conditions in the future.

**Table 4.1 Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424**

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 10:00 p.m. and 10:00 a.m., as proposed by the Applicant, is allowed on the Site during the planning approval period;	✓	During the approval period
(b)	No public announcement system, any form of audio amplifier and loudspeaker, and whistle blowing is allowed to be used on the Site at any time during the planning approval period;	✓	During the approval period
(c)	No vehicle exceeding 5.5 tonnes, including medium goods vehicle, heavy goods vehicle and container trailer/tractor, as defined in the Road Traffic Ordinance, is allowed to enter/exit or to be parked/stored on the Site at any time during the planning approval period;	✓	During the approval period
(d)	The rectification of the existing drainage facilities, and the submission of a revised condition record of existing drainage facilities within 6 months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.11.2022;	✓	Complied ( <b>Appendix 4</b> letter from Planning Department dated 18.10.2022 refers)
(e)	The implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;	✓	During the approval period
(f)	The submission of a revised fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.11.2022;	✓	Complied ( <b>Appendix 3</b> letter from Planning Department dated 30.11.2022 refers)
(g)	The implementation of the revised fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.2.2023;	✓	Complied ( <b>Appendix 3</b> letter from Planning Department dated 27.1.2023 refers)
(h)	If any of the above planning conditions (a), (b), (c) or (e) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;	✓	During the approval period
(i)	If any of the above planning conditions (d), (f) or (g) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and	✓	During the approval period
(j)	Upon expiry of the planning permission, the reinstatement of the portion of the Site zoned "GB" to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.	N/A	Expiry of Planning Permission

#### **4.3 The Proposal does not Contravene with Planning Intention of the Area**

4.3.1 As mentioned in **Section 2.3**, the Application Site is mainly zoned "GB" with a minor portion of the area falling within "V" zone on the Approved OZP No. S/YL-LFS/11.

4.3.2 The nature of service provided within the Site will be mostly recreation and leisure use for public. It also served as the area with an aim to maintain natural landscape for public enjoyment and educational purpose. The nature of service is totally in line with the planning intention of "GB" zone of *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* There is no conflict with the planning intention of the area in view of the compatible nature of the proposed use.

4.3.3 While the planning intention of "V" zone is to *"designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers."* It is also stated that *"Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."* Since the subject planning application is temporary in nature, the Proposed Development, with proper management and continuous upgrading of the environment, will not affect the long-term planning intention of the area.

#### **4.4 Proposed Use is Compatible with the Surrounding Area**

4.4.1 As highlighted in **Section 2.5**, the Site is situated in a rural area surrounded by low-rise village settlements with a mix of domestic structures and public vehicle parks. The proposed use will continue to provide recreational facilities to the visitors and offer an area for the public to enjoy outdoor recreation and appreciate the natural environment. The existing vegetations and recreational lake will contribute positively on the natural landscape of the area. It also provides visual relief and openness to the surrounding context. As such, the proposed temporary development is anticipated to be in harmony with the surrounding land use context.

#### **4.5 Approval of the Planning Application will not Set an Undesirable Precedent**

4.5.1 According to the planning history of the Site (**Section 2.4** refers), the Site involved 3 nos. of previous planning applications with the latest two applications submitted by the same Applicant with similar use since 1999. The recreation facility has been well-managed and has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout 26 years of operation. Therefore, the Proposed Development will not set an undesirable precedent for similar applications.

#### **4.6 The Proposal is In-line with Town Planning Board Guidelines No. 10**

4.6.1 It is noted that the Site is primarily falling within the "GB" zone. According to the Town Planning Board Guidelines No. 10, sympathetic consideration may be given to the passive recreational uses which are compatible with the character of surrounding areas. The proposed use will continue to provide recreational facilities to the visitors and offer an area for the public to enjoy outdoor recreation and appreciate the natural environment. Furthermore, the Guidelines also stated the design and layout of any development should be compatible with the surrounding areas and should not affect the existing landscape. The Proposed Development is considered compatible with the surrounding area as there will be no changes in terms of use and the nature of operation, which is previously approved. Therefore, the proposal is considered in-line with the Guideline and the Applicant is endeavoured to maintain the existing condition of the Site.

#### **4.7 The Proposal will not Jeopardize the Long-term Planned Development and Implementation of Lau Fau Shan New Development Area**

4.7.1 As mentioned in the **Section 2.6**, the Government commenced the Investigation Study on July 2024 to further develop the land use of individual land parcels for formulation of Recommended Outline Development Plan ("RODP"). The Investigation Study is anticipated to complete in 2026 and the Government-initiated works is anticipated to be commenced in around 2030. It is noted that there is no exact programme for land resumption and clearance as yet. Hence, the proposed use with a temporary timeframe will not jeopardize the long-term planned development and implementation of the LFS Development Area. The proposed temporary development also represents an efficient utilisation of land in this interim period.

#### **4.8 Approval of the Planning Application will not Result in Degradation of the Natural Environment**

4.8.1 The proposed use will provide recreational facilities to the visitors and the development proposal will continue to enhance the natural landscape to provide an area for the public to enjoy outdoor living, as well as to appreciate the natural environment. All existing lush greening and vegetations within the Site will be preserved and well-maintained. The Applicant will undertake proper management of the Site to ensure the environment will not be degraded. There will be no additional excavation or filling activity within the Site. The recreational pond will be maintained and no alteration will be made for the pond. Therefore, the approval of planning application will not lead to degradation of natural environment.

#### **4.9 No Adverse Traffic Impact**

4.9.1 The estimated traffic generation and attraction of the Proposed Development throughout the operation hour from 10:00am to 10:00pm will be insignificant in

the peak hours and in average. Same as previous approve planning application, advance booking will be required for effective control on the number of visitors. Moreover, sufficient maneuvering space will be provided to facilitate smooth operation within the Site. There will be no vehicles to be allowed to queue back to or reverse onto/from public roads at any time. In view of the restricted number of visitors, it is anticipated that no adverse impact on the traffic network will be resulted.

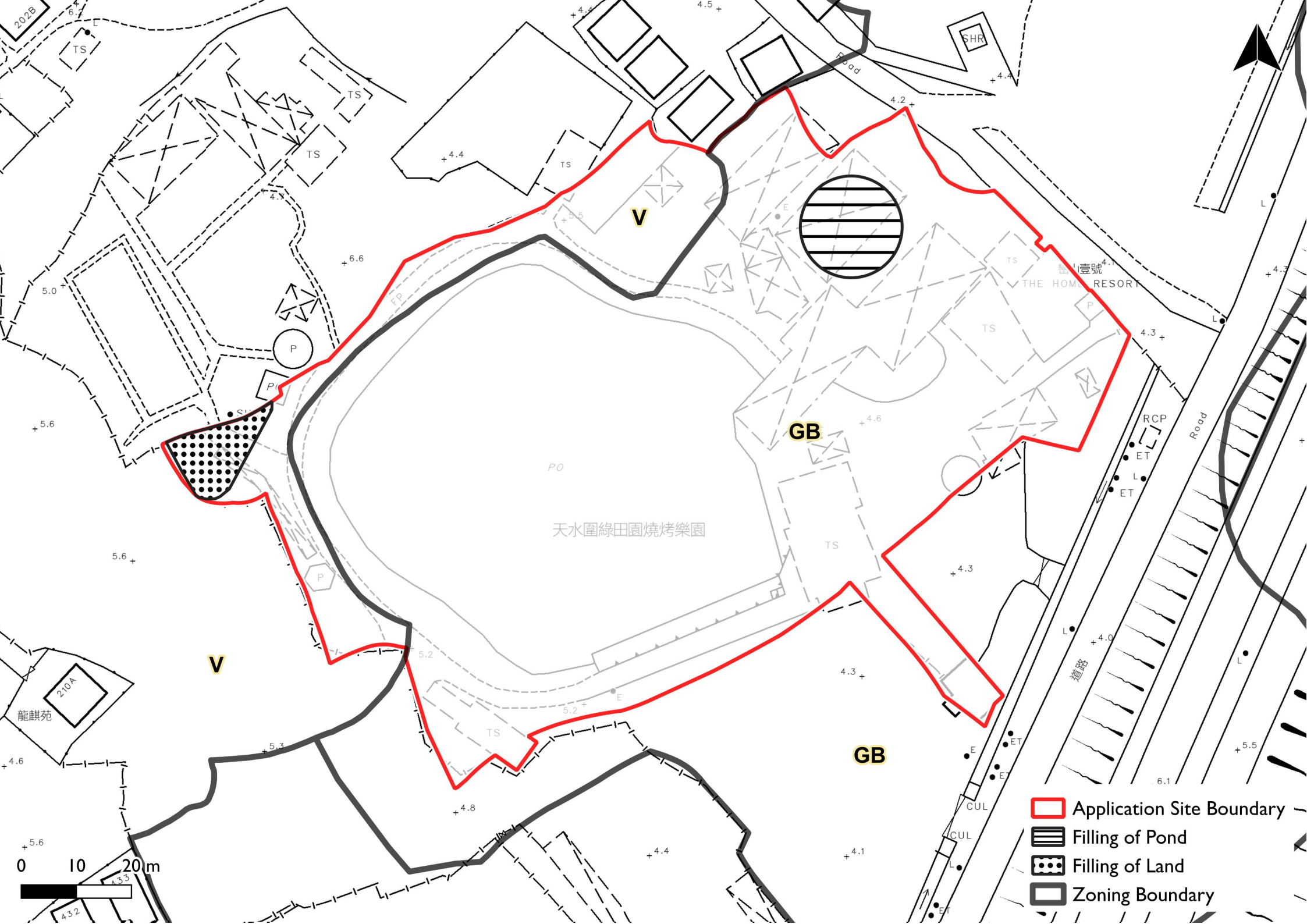
#### **4.10 No Adverse Drainage Impact**

- 4.10.1 The Applicant will maintain the same drainage facilities which was submitted and implemented under the previously approved Planning Application no. A/YL-LFS/424 (**Appendix 4** refers). Therefore, it is concluded that no adverse drainage impact will be anticipated due to the Proposed Development.

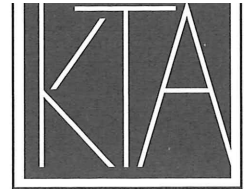


## **5. SUMMARY AND CONCLUSION**

- 5.1 The Applicant is seeking permission from the TPB for the continued use of the Site for the proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) and Filling of Pond and Land for a temporary period of 5 years at Various Lots in DD129, Sha Kong Wai, Lau Fau Shan. The Site falls within the areas zoned "Green Belt" and "Village Type Development" on the Approved Lau Fau Shan and Tsim Bei Tsui OZP no. S/YL-LFS/11.
- 5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the Proposed Development based on the followings:
- (a) Previous planning approval has been granted for recreational uses.
  - (b) Majority of approval conditions under the previous approved application have been executed and fulfilled.
  - (c) The Proposal does not contravene with the planning intention of the area.
  - (d) The Proposal is compatible to the surrounding land use context.
  - (e) The Proposal will not set an undesirable precedent for similar applications.
  - (f) The Proposed Development is in-line with TPB Guidelines for Application for Development within Green Belt zone (TPB PG-No.10) on providing passive recreational uses in the Green Belt.
  - (g) The Proposal will not jeopardize the long-term planned development and implementation of Lau Fau Shan Development Area.
  - (h) The approval of the Planning Application will continue to allow a well-managed recreational and ancillary facility to be operated in the Site, which will prevent the degradation of natural environment in the area.
  - (i) prevent the degradation of natural environment in the area.
  - (j) There will not be any adverse impacts on drainage and traffic aspects.



- Application Site Boundary
- Filling of Pond
- Filling of Land
- Zoning Boundary



PLANNING LIMITED

規劃顧問有限公司

UNIT K, 16/F, M6 TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
萬兆豐中心16樓K室

電話TEL (852) 3426 8451  
傳真FAX (852) 3426 9737  
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3162/GREENFIELD/25/005Lg

14 July 2025

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

Dear Sir/Madam,

**Proposed Place of Recreation, Sports or Culture (Organic Farm,  
Barbecue Site, Education and Visitor Centre, Leisure Activity Area and  
Ancillary Facilities) and Filling of Pond and Land for a Temporary Period of 5 Years  
in "Green Belt" and "Village Type Development" Zones,  
Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828,  
2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP  
(Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129  
& Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories  
(Planning Application No. A/YL-LFS/561)  
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 1 August 2025 and the comments from relevant Government Departments via emails from Tuen Mun and Yuen Long West District Planning Office ("DPO") on 2 and 3 July 2025.

With a view to address the comments received from the relevant Government Departments, please find below the Further Information ("FI") No. 1 consists of the followings:

Responses-to-Comments Table

Annex A – Information of the Existing Trees within the Site

Annex B – Replacement Pages of Supporting Planning Statement

Annex C – Updated Layout Plan

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Faith Lai at : . Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

Pauline Lam

Encl. Responses-to-Comments table with Annexes A to C

cc. DPO – Mr Wilfred Chu (by Email)

PL/FL/vy



**Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a temporary period of 5 Years and Filling of Pond in “GB” and “V” zones at Various Lots in DD129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories  
(Planning Application No. A/YL-LFS/561)**

**Comments forwarded from Tuen Mun and Yuen Long West District Planning Office**

Comments	Responses
<b>Comments from Urban Design and Landscape Section, Planning Department (received on 2 July 2025) (Contact Person: Ms. May CHAN; Tel: 3565 3949)</b>	
1. It is stated in section 3.1.4 of the planning statement that all plantings will be maintained within Site as in the previous planning application. However, no information on existing trees nos., location and species are provided. The applicant should include a broad brush tree survey for reference.	Noted. A table containing a list of the existing tree nos. and species is attached in the <b>Annex A</b> of this FI submission. A plan for the location of the existing trees is also attached for reference.
2. We would reserve our comment upon the receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131).	Noted.
<b>Comments from Tuen Mun and Yuen Long West District Planning Office, Planning Department (received on 2 July 2025) (Contact Person: Mr. Wilfred CHU; Tel: 2158 6290)</b>	
1. According to your submission, the applied use includes an organic farm. However, no farming area is indicated in the layout plan or other parts of the submission. Please clarify whether the applied use still involves an organic farm. If so, please provide the details of the farming operation and relevant parameters of the area used for farming with a revised layout plan and update the relevant parts of the planning statement if necessary.	Please note that the agricultural related uses in the Proposed Development include organic farm for the plantation of tomato, corn and okra. The total area of the agricultural related use is about 68.9m <sup>2</sup> . Information in relation to this farming operation has been supplemented in Section 3.1.3 of the planning statement ( <b>Annex B</b> refers). A revised layout plan is attached to demonstrate the location of the farming operation on Site ( <b>Annex C</b> refers).
<b>Comments of the Chief Engineer/Mainland North, Drainage Services Department (received on 3 July 2025) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)</b>	
1. According to the applicant's submission, the existing drainage facilities which was implemented under an approved application no. A/YL-LFS/424 will be maintained for the subject development. However, since the site boundary is revised under this application, the applicant should submit a drainage proposal which suits for the application site	Noted. The Applicant has confirmed that a revised drainage proposal will be submitted to DSD for compliance with the of approval conditions upon planning approval of the planning application.

Comments	Responses
<p>2. Despite the above, I have no objection in principle to the proposed development from a drainage point of view. Should the Town Planning Board consider that the application is acceptable from the planning point of view, I would suggest that a condition should be stipulated in the approval letter requiring the applicant (i) to submit a revised drainage proposal, (ii) to implement the proposed drainage facilities, (iii) to maintain the proposed drainage facilities and/or existing drainage facilities implemented under application no. A/YL-LFS/424 and (iv) to submit condition record of the existing drainage facilities on site to the satisfaction of this department.</p>	<p>No objection in principle noted. A revised drainage proposal and the condition record of existing drainage facilities will be submitted to DSD for compliance with the approval conditions after acquiring planning approval. The Applicant will also be responsible to maintain the proposed drainage facilities and/or existing drainage facilities implemented under application no. A/YL-LFS/424, as well as to implement the proposed drainage facilities in the drainage proposal.</p>
<p>3. Please remind the applicant that the required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application no. A/YL-LFS/424.</p>	<p>Noted. Relevant condition record of the existing drainage facilities will be submitted for complying with the approval condition after acquiring planning approval.</p>

Compiled by: KTA  
Date: 14 July 2025



## ***Annex A***

---

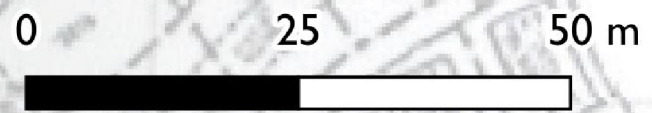
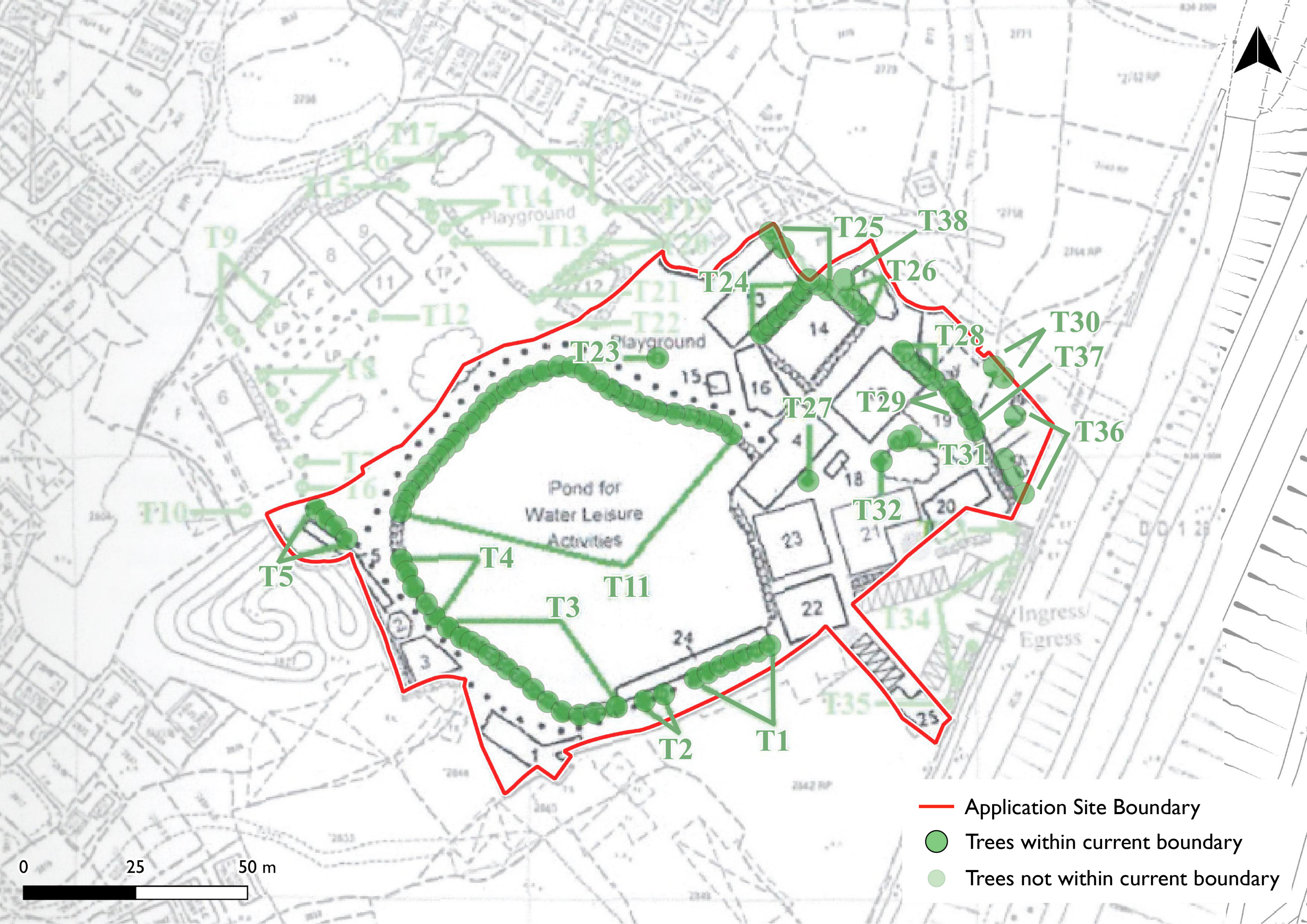
### **Information of the Existing Trees within the Site**

## Tree Schedule

Old item	Item	Species	Chinese Name	Quantity
T1	T1	<i>Terminalia mantaly</i>	細葉欖仁	7
T2	T2	<i>Litchi chinensis</i>	荔枝	2
T3	T3	<i>Ficus benjamina</i>	垂榕	14
T4	T4	<i>Heteropanax fragrans</i>	幌傘楓	5
T5	T5	<i>Juniperus chinensis</i>	龍柏	4
T6	(out of boundary)	<i>Ficus benjamina</i>	垂榕	1
T7	(out of boundary)	<i>Ficus microcarpa</i>	細葉榕	1
T8	(out of boundary)	<i>Ficus virens</i>	黃葛樹	4
T9	(out of boundary)	<i>Plumeria obtusa</i>	雞蛋花	6
T10	(out of boundary)	<i>Artocarpus heterophyllus</i>	菠籐蜜	4
T11	T6	<i>Ficus virens</i>	黃葛樹	33
T12	(out of boundary)	<i>Syzygium jambos</i>	蒲桃	1
T13	(out of boundary)	<i>Ficus virens</i>	黃葛樹	1
T14	(out of boundary)	<i>Ficus benjamina</i>	垂榕	3
T15	(out of boundary)	<i>Melia azedarach</i>	苦楝	1
T16	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	1
T17	(out of boundary)	<i>Litchi chinensis</i>	荔枝	1
T18	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	6
T19	(out of boundary)	<i>Melaleuca cajuputi</i>	白千層	1
T20	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	6
T21	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	2
T22	(out of boundary)	<i>Celtis sinensis</i>	朴樹	1
T23	T7	<i>Melaleuca cajuputi</i>	白千層	1
T24	T8	<i>Terminalia mantaly</i>	細葉欖仁	7
T25	T9	<i>Terminalia mantaly</i>	細葉欖仁	6; and 4 out of boundary
T26	T10	<i>Ficus virens</i>	黃葛樹	4
T27	T11	<i>Corymbia torelliana</i>	毛葉桉	1
T28	T12	<i>Archontophoenix alexandrae</i>	假檳榔	5
T29	T13	<i>Ficus microcarpa</i>	細葉榕	3
T30	T14	<i>Ficus benjamina</i>	垂榕	2
T31	T15	<i>Ficus microcarpa</i>	細葉榕	2
T32	T16	<i>Ficus virens</i>	黃葛樹	1
T33	(out of boundary)	<i>Livistona chinensis</i>	蒲葵	2
T34	(out of boundary)	<i>Roystonea regia</i>	王棕	6
T35	(out of boundary)	<i>Bombax ceiba</i>	木棉	1
T36	T17	<i>Ficus microcarpa</i>	細葉榕	4
T37	T18	<i>Terminalia mantaly</i>	細葉欖仁	2
T38	T19	<i>Ficus virens</i>	黃葛樹	1

樹木總數量：104 (43 out of boundary)





- Application Site Boundary
- Trees within current boundary
- Trees not within current boundary



**Proposed Place of Recreation, Sports or Culture  
(Organic Farm, Barbecue Site, Education and Visitor Centre,  
Leisure Activity Area and Ancillary Facilities)  
for a temporary period of 5 Years in “GB” and “V” zones  
at Various Lots in DD129 and adjoining Government Land,  
Sha Kong Wai, Lau Fau Shan, New Territories**



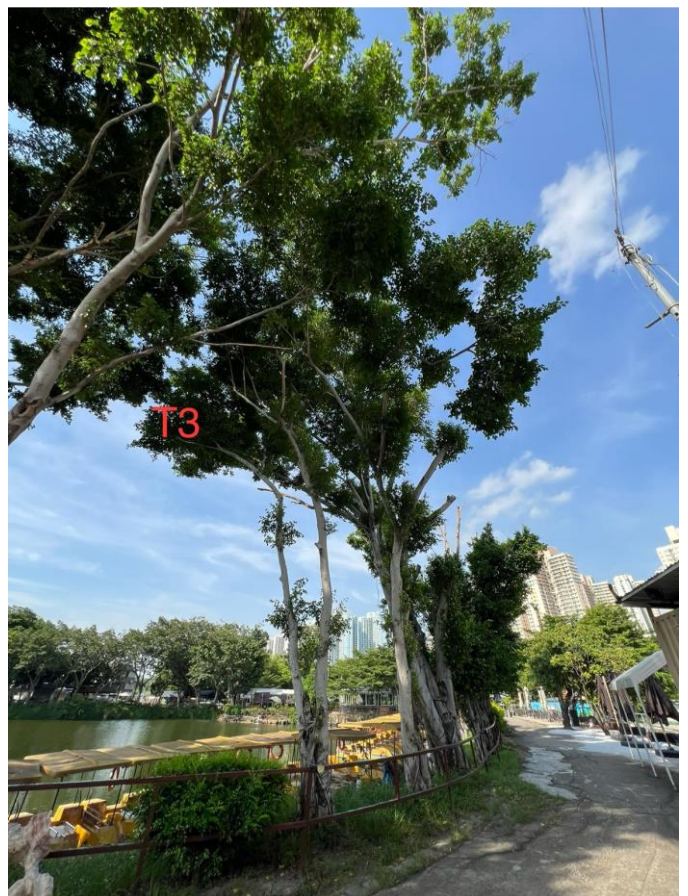
**T1**



**T2**



**T3**



**T3**





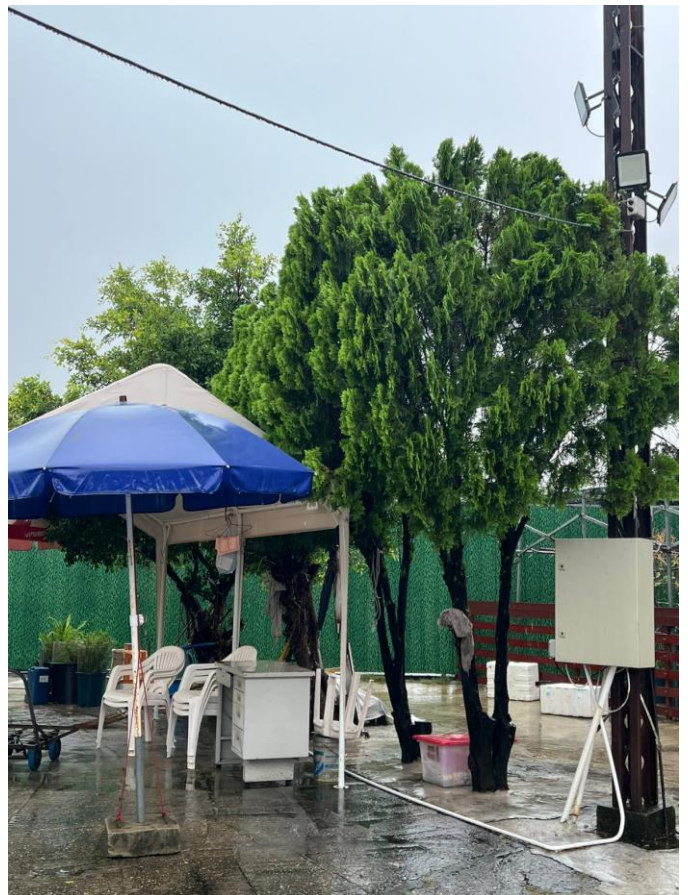
T4



T4



T5



T5

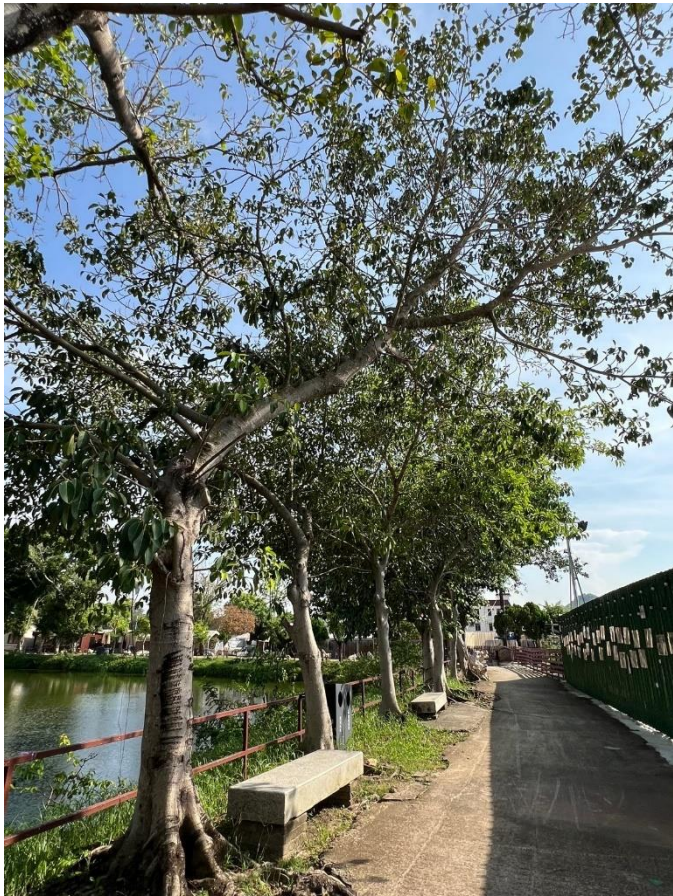




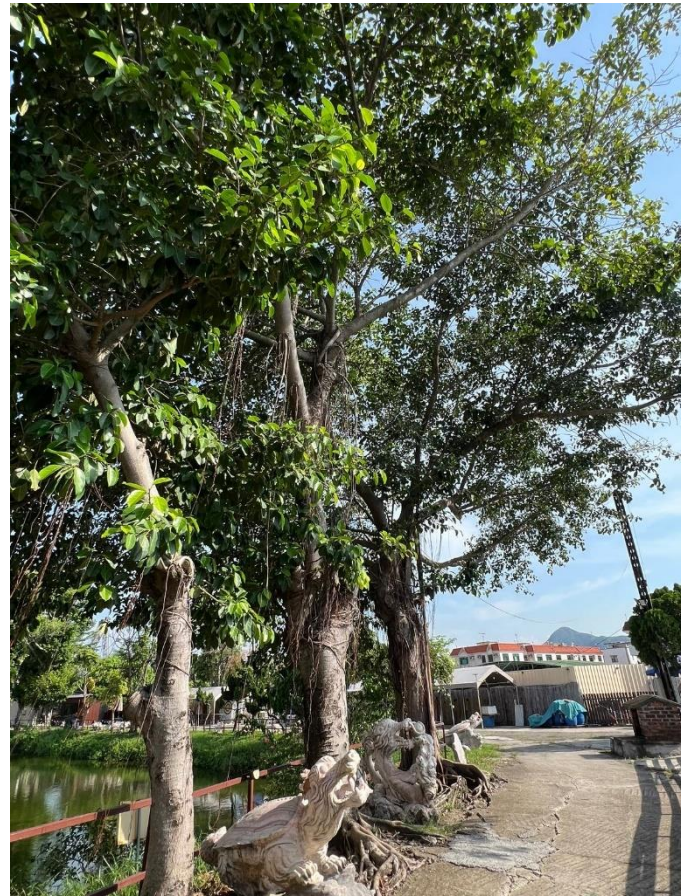
T11



T11



T11



T11





T11



T11



T23

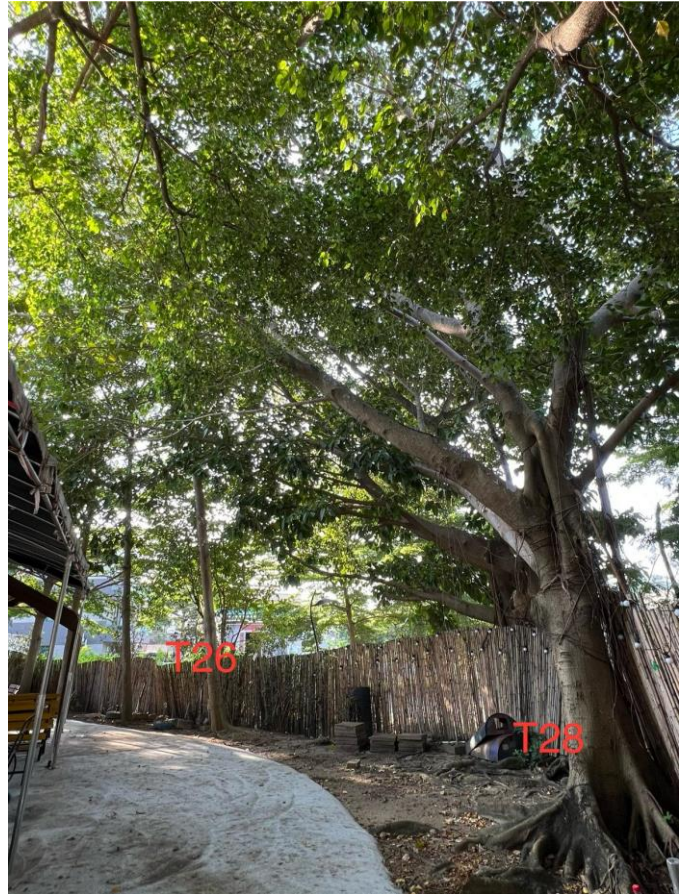


T24





**T25**



**T26 & T28**



**T27**



**T28**





**T29 & T30**



**T31 & T32**



**T36**



**T36**





**T37**



**T38**

## ***Annex B***

---

### **Replacement Pages of Supporting Planning Statement**

## List of Figures

Figure 2.1	Site Location Plan
Figure 2.2	Land Status Plan
Figure 2.3	Zoning Context Plan
Figure 2.4	Surrounding Land Use Context
Figure 2.5	Location of the Site in LFS Development Area
Figure 3.1	Location of Filling of Land and Pond Carried Out in Previous Planning Approval (i.e. A/YL-LFS/424)

## List of Photos

Photo 2.1	Existing Condition of the Site (towards northwest)
Photo 2.2	Existing Condition of the Site (towards southeast)
Photo 3.1	Existing farming activities within the Site
Photo 3.2	Existing farming activities within the Site
Photo 3.2	Existing Peripheral Planting along Recreational Lake
Photo 3.3	Existing Peripheral Planting along Recreational Lake
Photo 3.4	Existing Vegetations within the Site
Photo 3.5	Existing Vegetations within the Site

## List of Tables

Table 2.1	List of Involved Lots within the Site
Table 2.2	Previous Planning Applications within the Site
Table 2.3	Approved Planning Applications with Similar Uses within "GB" use in Lau Fau Shan and Tsim Bei Tsui area
Table 3.1	Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application.
Table 3.2	Summary of Development Proposal
Table 4.1	Status of the Approval Conditions in the Planning Application No. A/YL-LFS/424

## List of Appendices

Appendix 1	Schematic Site Layout
Appendix 2	Approval Letter of Planning Application No. A/YL-LFS/424
Appendix 3	Approval Letter of PlanD on Revised Fire Service Installation Proposal in the Previous Approved Planning Application No. A/YL-LFS/424
Appendix 4	Approval Letter of PlanD on Existing Drainage Records in the Previous Approved Planning Application No. A/YL-LFS/424



3.1.3 An organic farming area is situated to the northwestern portion of the Site with the intention to promote organic farming. With the area of about 68.9m<sup>2</sup>, the farming area includes the plantation of tomato, okra and corn. It aims to demonstrate the environmentally friendly farming techniques and provide education purpose on farming techniques. **Photos 3.1 and 3.2** illustrate the condition of farming area.



**Photo 3.1 Existing farming activities within the Site**





**Photo 3.2 Existing farming activities within the Site**

- 3.1.4 Other recreational-related areas (including game booths, playgrounds and an activity/picnic area) are located at various parts of the Site. Barbecue area is designated at the area along southern site boundary which is far away to the existing residential settlements. The location and the small scale of barbecue area will limit the number of the visitors. This will minimise the nuisance of noise and smoke by the operation. A recreational pond is situated at the centre of the Application Site for water leisure activities.
- 3.1.5 In the planning approval (i.e. no. A/YL-LFS/424) granted by TPB on 6 May 2022, the applied area for filling of land falls entirely within the "Village Type Development" zone. As the site area subject of this planning application has been substantially reduced and is comparatively smaller, this application has

**Table 3.2 Summary of Development Proposal**

Uses	Description	Covered Area (m <sup>2</sup> )	Uncovered Area (m <sup>2</sup> )	Floor Area Area (m <sup>2</sup> )
Covered Areas				
Structure 1 (Game Booth / Education Room with Storage)	1 storey (approx. 3m)	About 150	/	About 150
Structure 2 (Visitor Centre / Kiosk)	1 storey (approx. 3.2m)	About 145		About 145
Structure 3 (Tea Room / Visitor Centre)	1 storey (approx. 3.2m)	About 195		About 195
Structure 4 (Toilets)	1 storey (approx. 3m)	About 80		About 80
Structure 5 (Ancillary Office)	1 storey (approx. 3.2m)	About 44		About 44
Structure 6 (Pavilion)	1 storey (approx. 4.5m)	About 14		About 14
Sub-total	/	About 628		About 628
Uncovered Area				
Outdoor Playground / Game Area	/	/	About 1,118.6	/
Activity Area / Picnic Area			About 1,050.1	
Petting Zoo			About 121.9	
Farming Area			About 68.9	
Recreational Pond			About 4161.1	
Barbecue Area			About 206.7	
Circulation, loading and unloading space, car parking spaces, drainage facilities and landscape amenity area			About 4,574.9	
Total		About 628 (about 5.3%)	About 11,302.2 (about 94.7%)	About 628 (about 5.3%)

3.1.2 Adequate fire services installations ("FSIs") are provided within the Site to the satisfaction of Fire Services Department ("FSD") in accordance with the FSIs proposal submitted by the Applicant under the previous approved Planning Application (i.e. No. A/YL-LFS/424). Regular inspection and maintenance of the FSIs have been carried out. The approved FSIs proposal submitted under the previous approved Planning Application is included at **Appendix 3**.

## 3.2 Vehicular Access Arrangement

3.2.1 The Site is accessible from a local track connecting Tin Wah Road. Vehicles to and from the Site can reach major arteries including Tin Ying Road and Tin Tsz Road via Tin Wah Road. Public transportation including bus and minibus services can be found along Tin Wah Road. LRT Chung Fu Station is situated in the vicinity of the Site.

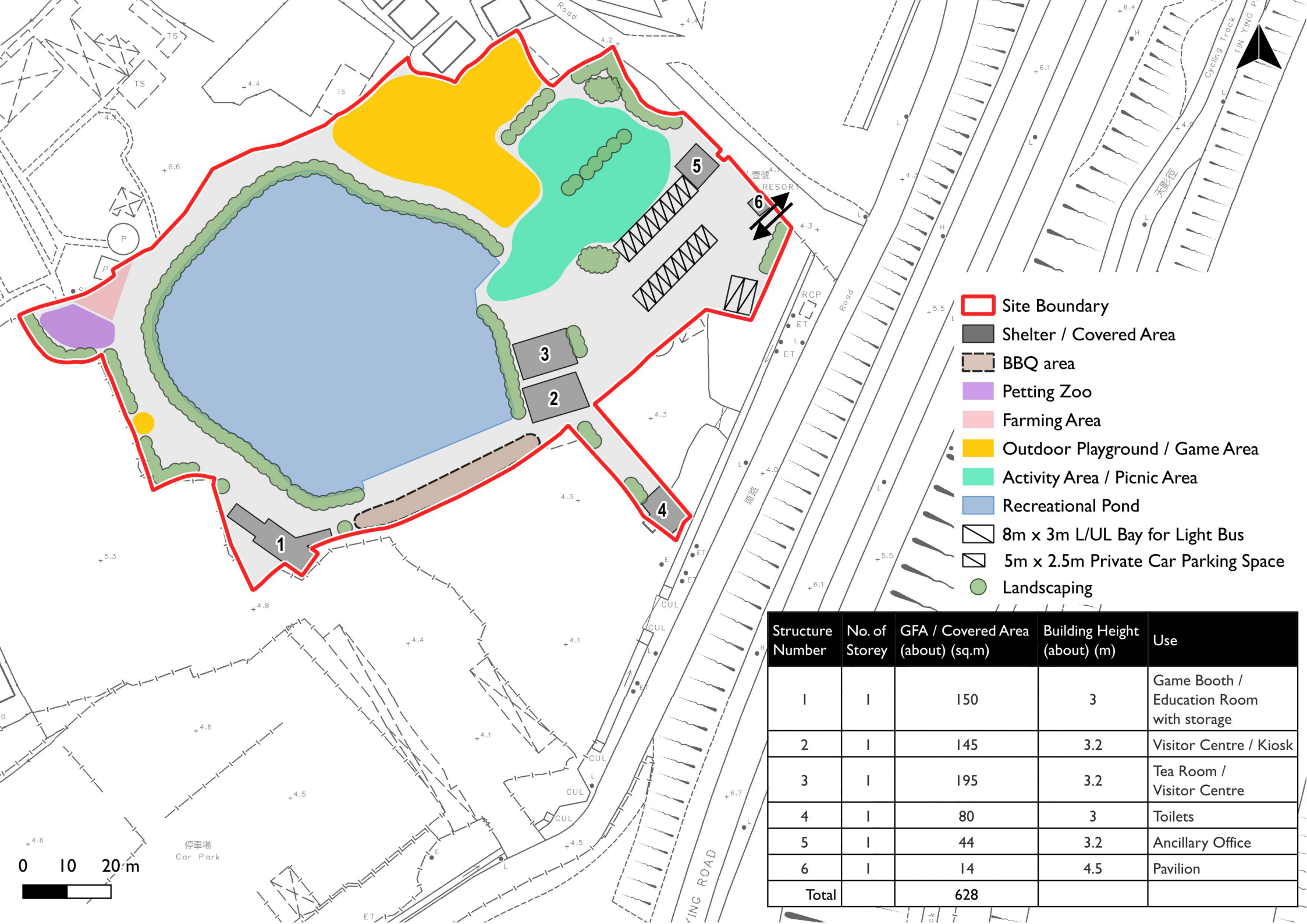
3.2.2 A total of 18 nos. parking spaces for private vehicles (i.e. 5m x 2.5m each) and 2 nos. of loading and unloading spaces for light buses (i.e. 8m x 3m each) will be provided in the Site. Sufficient internal manoeuvring space will be

## ***Annex C***

---

### **Updated Layout Plan**









PLANNING LIMITED  
規劃顧問有限公司

UNIT K, 16/F, MG TOWER  
133 HOI BUN ROAD, KWUN TONG  
KOWLOON, HONG KONG

九龍觀塘海濱道133號  
萬兆豐中心16樓K室

電話TEL (852) 3426 0451

傳真FAX (852) 3426 9737

電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3162/GREENFIELD/25/007Lg

1 August 2025

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

Dear Sir/Madam,

**Proposed Place of Recreation, Sports or Culture (Organic Farm,  
Barbecue Site, Education and Visitor Centre, Leisure Activity Area and  
Ancillary Facilities) and Filling of Pond and Land for a Temporary Period of 5 Years  
in "Green Belt" and "Village Type Development" Zones,  
Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828,  
2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP  
(Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part) in D.D. 129  
& Adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories  
(Planning Application No. A/YL-LFS/561)**

Reference is made to the captioned S16 Planning Application which comments from relevant Government Departments was received via emails from Tuen Mun and Yuen Long West District Planning Office ("DPO") on 18 July 2025.

With a view to address the comments received from the relevant Government Departments, please find below the Further Information ("FI") No. 2 consisting of the followings:

Responses-to-Comments Table

Annex A – Updated Information of the Existing Trees within the Site

Annex B – Updated Layout Plan

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Faith Lai at Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

Pauline Lam

Encl. Responses-to-Comments table with Annexes A to B

cc. DPO – Mr Wilfred Chu (by Email)  
Applicant & Team

PL/FL/vy



FS 579819



**Proposed Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) for a temporary period of 5 Years and Filling of Pond in “GB” and “V” zones at Various Lots in DD129 and adjoining Government Land, Sha Kong Wai, Lau Fau Shan, New Territories  
(Planning Application No. A/YL-LFS/561)**

**Comments forwarded from Tuen Mun and Yuen Long West District Planning Office**

Comments	Responses
<b>Comments from Urban Design and Landscape Section, Planning Department (received on 18 July 2025) (Contact Person: Ms. May CHAN; Tel: 3565 3949)</b>	
1. In the FI (1), it is observed that the information on the trees located at the southeast of the pond is missing in the broad-brush tree survey.	Noted. The information on the trees located at the southeast of the pond is supplemented in the updated tree survey ( <b>Annex A</b> refers).
2. We would reserve our comment upon the receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131).	Noted.
<b>Comments from Tuen Mun and Yuen Long West District Planning Office, Planning Department (received on 18 July 2025) (Contact Person: Mr. Wilfred CHU; Tel: 2158 6290)</b>	
1. It is noted that the tree survey in the FI does not tally with the landscaping area in the layout plan (e.g. the trees at the southeast of the recreational pond are not included in the tree survey). Please review the tree survey and layout plan accordingly	Noted. The layout plan has been updated accordingly ( <b>Annex B</b> refers).

Compiled by: KTA

Date: 01 August 2025

## ***Annex A***

---

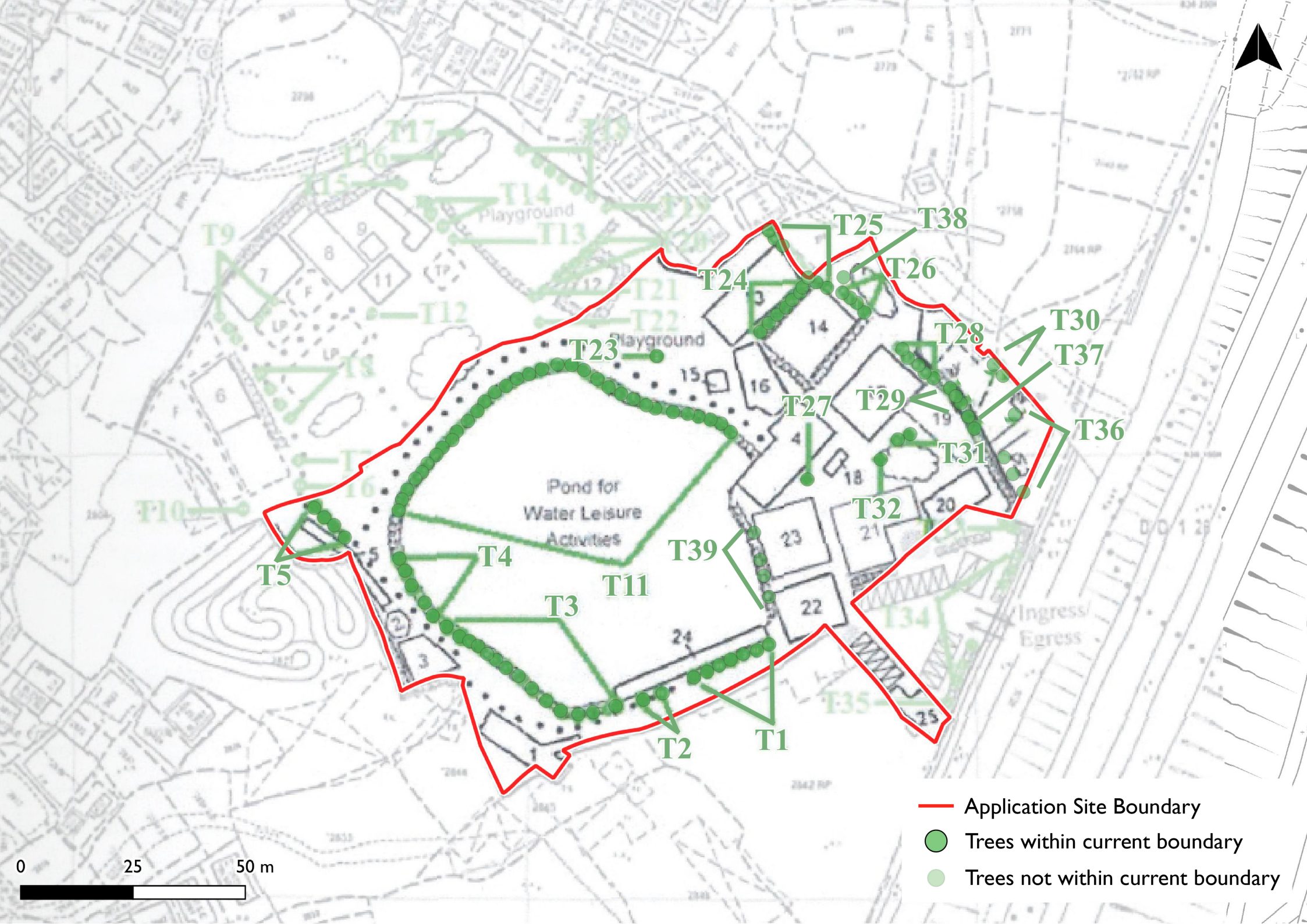
### **Updated Information of the Existing Trees within the Site**

## Tree Schedule

Old item	Item	Species	Chinese Name	Quantity
T1	T1	<i>Terminalia mantaly</i>	細葉欖仁	7
T2	T2	<i>Litchi chinensis</i>	荔枝	2
T3	T3	<i>Ficus benamina</i>	垂榕	14
T4	T4	<i>Heteropanax fragrans</i>	幌傘楓	5
T5	T5	<i>Juniperus chinensis</i>	龍柏	4
T6	(out of boundary)	<i>Ficus benamina</i>	垂榕	1
T7	(out of boundary)	<i>Ficus microcarpa</i>	細葉榕	1
T8	(out of boundary)	<i>Ficus virens</i>	黃葛樹	4
T9	(out of boundary)	<i>Plumeria obtusa</i>	雞蛋花	6
T10	(out of boundary)	<i>Artocarpus heterophyllus</i>	菠籐蜜	4
T11	T6	<i>Ficus virens</i>	黃葛樹	33
T12	(out of boundary)	<i>Syzygium jambos</i>	蒲桃	1
T13	(out of boundary)	<i>Ficus virens</i>	黃葛樹	1
T14	(out of boundary)	<i>Ficus benamina</i>	垂榕	3
T15	(out of boundary)	<i>Melia azedarach</i>	苦楝	1
T16	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	1
T17	(out of boundary)	<i>Litchi chinensis</i>	荔枝	1
T18	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	6
T19	(out of boundary)	<i>Melaleuca cajuputi</i>	白千層	1
T20	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	6
T21	(out of boundary)	<i>Terminalia mantaly</i>	細葉欖仁	2
T22	(out of boundary)	<i>Celtis sinensis</i>	朴樹	1
T23	T7	<i>Melaleuca cajuputi</i>	白千層	1
T24	T8	<i>Terminalia mantaly</i>	細葉欖仁	7
T25	T9	<i>Terminalia mantaly</i>	細葉欖仁	6; and 4 out of boundary
T26	T10	<i>Ficus virens</i>	黃葛樹	4
T27	T11	<i>Corymbia torelliana</i>	毛葉桉	1
T28	T12	<i>Archontophoenix alexandrae</i>	假檳榔	5
T29	T13	<i>Ficus microcarpa</i>	細葉榕	3
T30	T14	<i>Ficus benamina</i>	垂榕	2
T31	T15	<i>Ficus microcarpa</i>	細葉榕	2
T32	T16	<i>Ficus virens</i>	黃葛樹	1
T33	(out of boundary)	<i>Livistona chinensis</i>	蒲葵	2
T34	(out of boundary)	<i>Roystonea regia</i>	王棕	6
T35	(out of boundary)	<i>Bombax ceiba</i>	木棉	1
T36	T17	<i>Ficus microcarpa</i>	細葉榕	4
T37	T18	<i>Terminalia mantaly</i>	細葉欖仁	2
T38	T19	<i>Ficus virens</i>	黃葛樹	1
T39	T20	<i>Terminalia mantaly</i>	細葉欖仁	4

Total No. of Trees: 108 (excluding 43 out of boundary)







**Proposed Place of Recreation, Sports or Culture  
(Organic Farm, Barbecue Site, Education and Visitor Centre,  
Leisure Activity Area and Ancillary Facilities)  
for a temporary period of 5 Years in “GB” and “V” zones  
at Various Lots in DD129 and adjoining Government Land,  
Sha Kong Wai, Lau Fau Shan, New Territories**



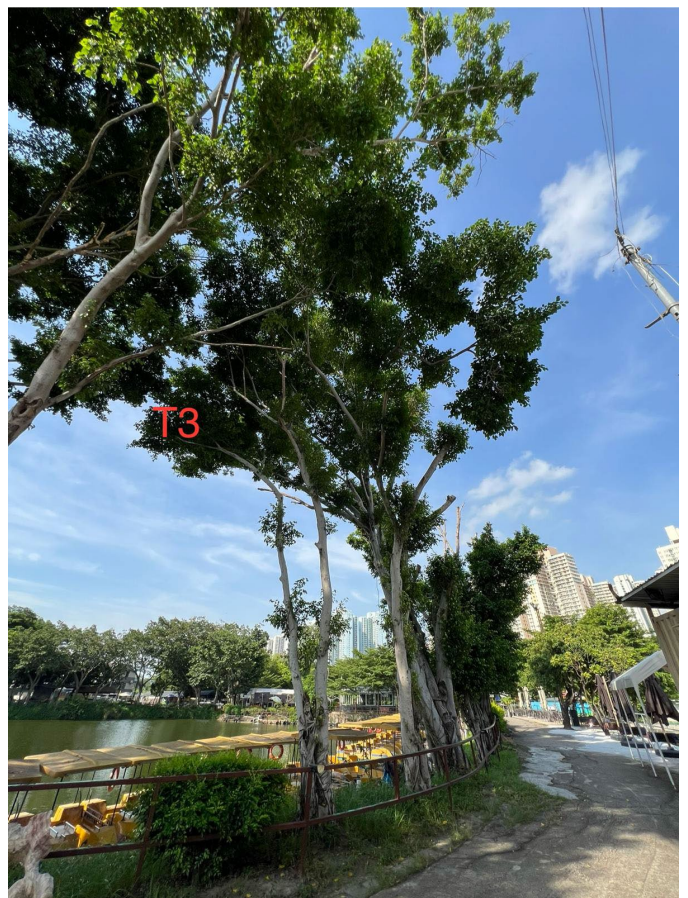
**T1**



**T2**



**T3**



**T3**





T4



T4



T5



T5

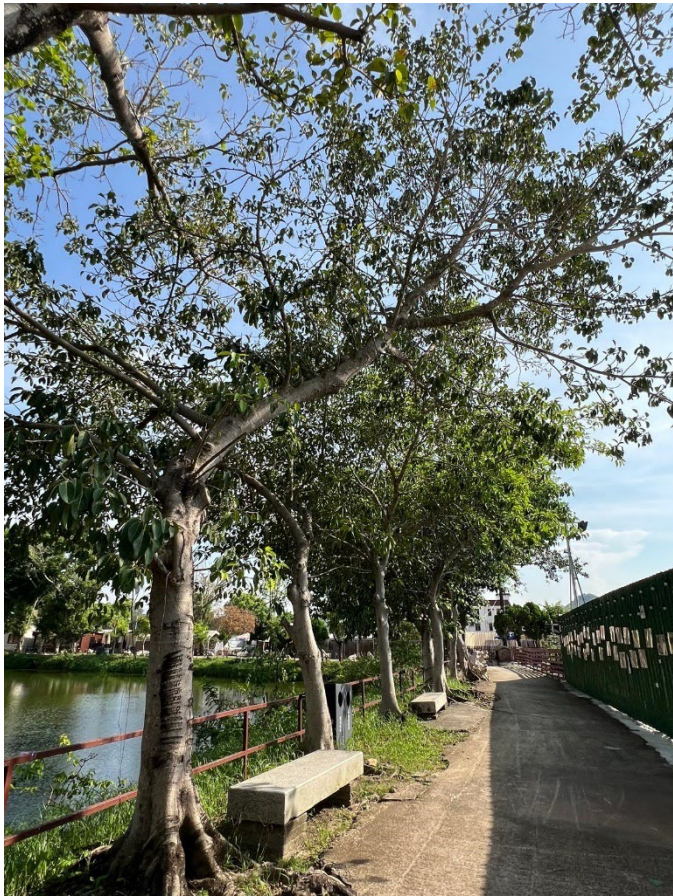




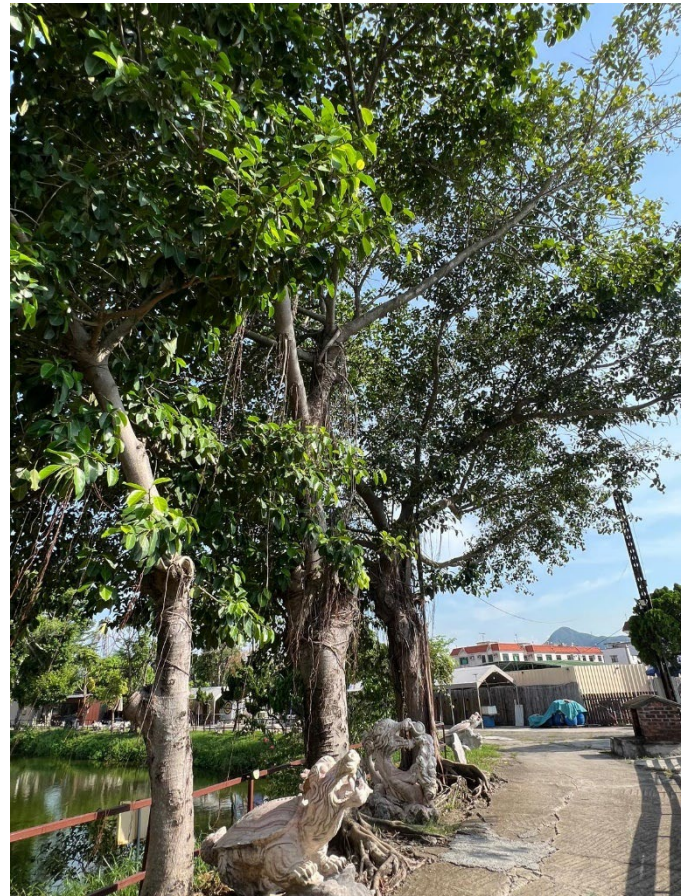
T11



T11

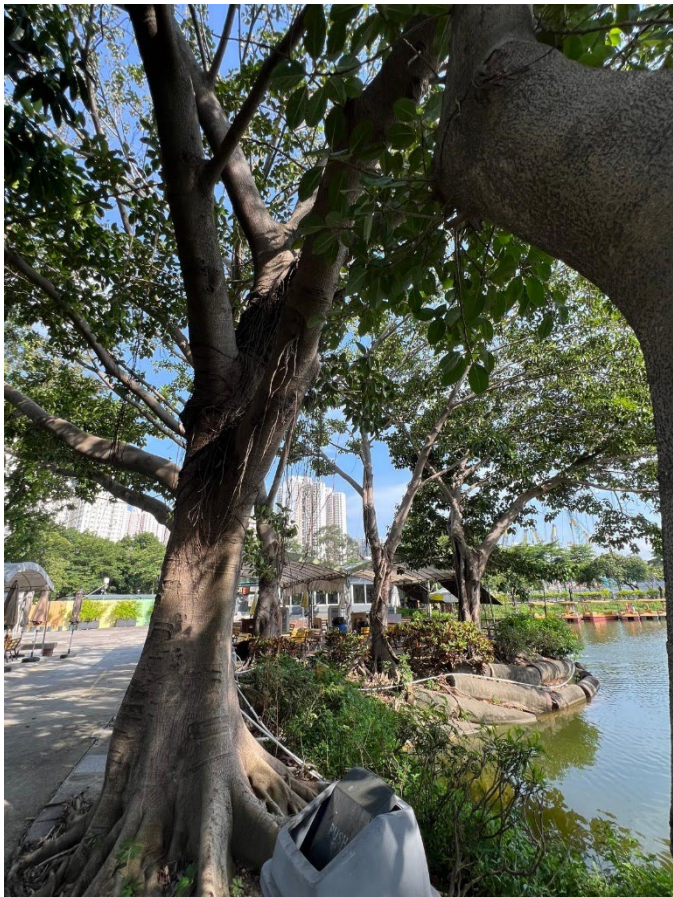


T11



T11





T11



T11



T23



T24





**T25**



**T26 & T28**



**T27**

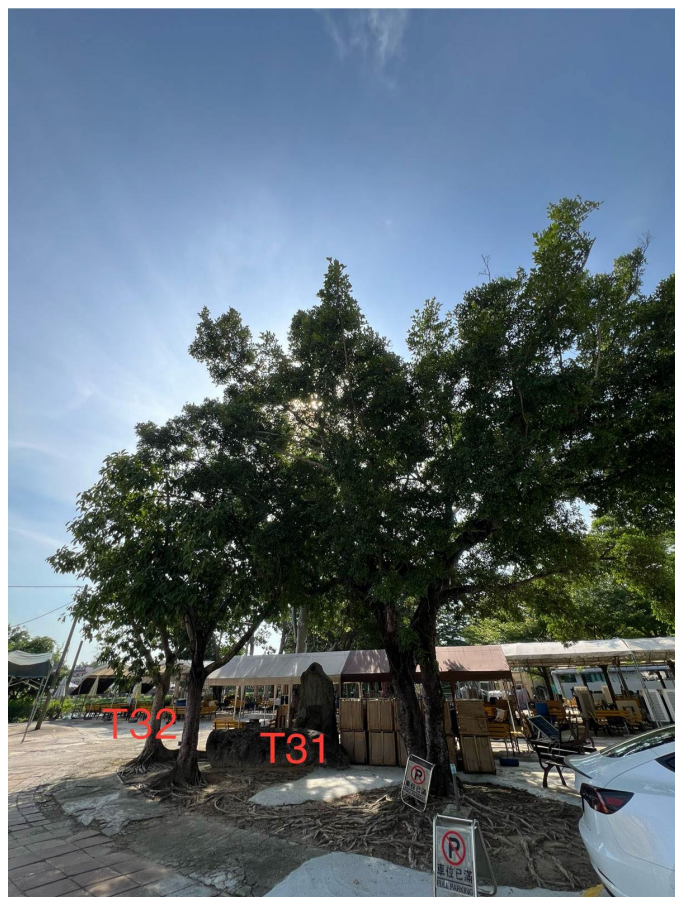


**T28**





**T29 & T30**



**T31 & T32**



**T36**



**T36**





**T37**



**T38**



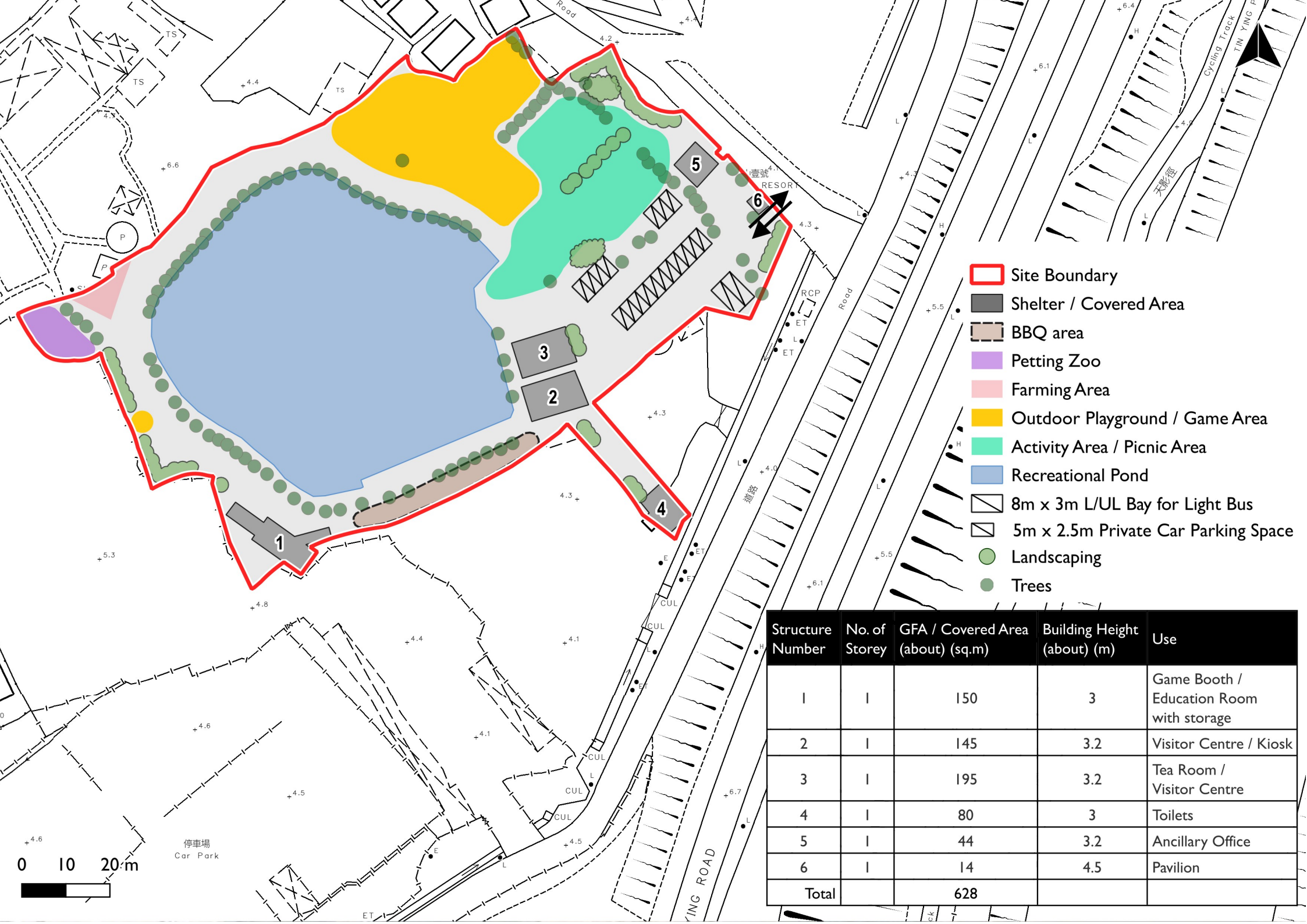
**T39**

## ***Annex B***

---

### **Updated Layout Plan**





Structure Number	No. of Storey	GFA / Covered Area (about) (sq.m)	Building Height (about) (m)	Use
1	1	150	3	Game Booth / Education Room with storage
2	1	145	3.2	Visitor Centre / Kiosk
3	1	195	3.2	Tea Room / Visitor Centre
4	1	80	3	Toilets
5	1	44	3.2	Ancillary Office
6	1	14	4.5	Pavilion
Total		628		



**Extract of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration</u></b>
1	A/YL-LFS/9	Pond Filling for Agricultural Use (Fruit Tree Plantation)	“GB” & “R(C)”	23.8.1996
2	A/YL-LFS/39	Recreational Uses including Barbecue Spot, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park and Ancillary Uses	“GB” & “V”	14.5.1999
3	A/YL-LFS/424	Temporary Place of Recreation, Sports or Culture (Organic Farm, Barbecue Site, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) (3 years) and Filling of Land and Ponds	“GB” & “V”	6.5.2022
4	A/YL-LFS/485	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years and Associated Filling of Land and Excavation of Land	“V”	13.10.2023
5	A/YL-LFS/520	Temporary Public Vehicle Park (Private Cars) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	“GB”	7.6.2024

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/444	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years and Filling of Land	“GB” & “V”	28.10.2022	(1) & (2)

**Rejection Reasons:**

1. No strong planning justification in the submission for a departure from the planning intention.
2. Not in line with TPB PG-No. 10.



**Similar s.16 Applications in the vicinity of the Site and  
within the same “Green Belt” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1	A/YL-LFS/363	Proposed Place of Recreation, Sports or Culture and Shop and Services (including Hobby Farming, Children Playground, Refreshment Kiosk, Handicraft Making and Ancillary Public Car Park)	GB & O(1)	4.9.2020 (3 years) (Revoked on 4.6.2021)
2	A/YL-LFS/366	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	6.11.2020 (3 years)
3	A/YL-LFS/380	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 years)	GB	8.1.2021 (3 years)
4	A/YL-LFS/408	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.9.2021 (3 years)
5	A/YL-LFS/414	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	24.12.2021 (3 years) (Revoked on 24.3.2023)
6	A/YL-LFS/435	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	9.9.2022 (3 years)
7	A/YL-LFS/475	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	28.7.2023 (3 years)
8	A/YL-LFS/547	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	28.2.2025 (3 years)

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/409	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 years) and Filling of Land	GB	15.10.2021	(1) & (2)
2	A/YL-LFS/419	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Office (3 years) and Filling of Land	GB	28.1.2022	(1) & (2)
3	A/YL-LFS/484	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 years) and Associated Filling and Excavation of Land	GB	13.10.2023	(1) & (2)

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
4	A/YL-LFS/494	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 years) and Filling of Land	GB	24.11.2023	(1) & (2)
5	A/YL-LFS/511	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	5.4.2024	(1) & (2)
6	A/YL-LFS/531	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	25.10.2024	(1) & (2)
7	A/YL-LFS/543	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) (3 Years)	GB	10.1.2025	(1) & (2)

**Rejection Reasons**

1. No strong planning justification in the submission for a departure from the planning intention.
2. Not in line with the TPB PG-No. 10.

**Government Bureau/Departments' General Comments**

**1. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the applied use would not generate traffic of heavy vehicles and would not involve dusty operation.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his detailed comments at **Appendix V**.

**2. Landscaping**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) The Site is situated to the west of Tin Ying Road in a rural area predominated by village houses, open car parks, vacant land, ponds, nullah and scattered tree groups. The Site is already partly hard paved with existing temporary structures in operation and partly occupied by an existing pond. With reference to the site photos taken on 10.6.2025, existing trees and vegetation are observed around the existing pond and at the northeast corner of the Site.
- (b) Having reviewed the submitted tree survey, since no significant adverse landscape impact arising from the applied use is anticipated, she has no comment on the application from the landscape planning perspective.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage point of view.
- (b) According to the applicant's submission, the existing drainage facilities which was implemented under an approved planning application no. A/YL-LFS/424 will be maintained for the applied use. However, since the site boundary is revised under the current application, the applicant should submit a drainage proposal which suits the Site.
- (c) Should the Board consider the application be acceptable from planning point of view, a condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities and/or existing drainage facilities implemented under application no. A/YL-LFS/424 to the satisfaction of his department.
- (d) The applicant should be reminded of his advisory comments at **Appendix V**.



#### **4. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should be reminded of the advisory comments at **Appendix V**.

#### **5. Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) It is noted that six structures and associated filling of land and pond are proposed in the application. Before any new building works (including containers / open sheds as temporary building, demolition and land filling etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed at the coordinator for the proposed building works in accordance with the BO
- (c) The applicant should note his advisory comments at **Appendix V**.

#### **6. Licensing**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) He has no adverse comments on the application.
- (b) The applicant should be reminded of the advisory comments at **Appendix V**.

#### **7. District Officer's Comments**

Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

#### **8. Other Departments' Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Project Manager (West) (PM(W)), CEDD;
- (d) Project Team Leader/Project Unit, CEDD;
- (e) Head of Geotechnical Engineering Office (H(GEO)), CEDD;

- (f) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (g) Commissioner of Police (C of P);
- (h) Commissioner for Transport (C for T); and
- (i) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an authorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of 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 Agriculture Lots (OSALs) and Government Land (GL). The OSALs are held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of the remaining GL (about 2m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed;
  - (ii) Lots 2843, 2836, 2839, 2841 S.A RP, 2841 S.B RP and 2845 RP in D.D.129 were covered by Short Term Waiver (STW) for the purpose of temporary place of recreation, sports or culture (organic farm, barbecue site, education and visitor centre, leisure activity area and ancillary facilities); and
  - (iii) the lot owner(s) shall apply to his office for STW(s) and/or STT(s) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the GL. The STW holder(s) will need to apply for modification of STT/STW conditions where appropriate. Application(s) for any of the above will be considered by the Government in its capacity as a landlord and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including the payment of waiver fee, rent and administrative fee as considered appropriate by the LandsD. Besides, given the proposed use is temporary in nature, only application erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD should not be responsible for the maintenance of any access connecting the Site from Tin Ying Road. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) to follow the



relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance. Also, the applicant is advised that:

- (i) the barbecue area shall be designated at the area along southern site boundary which is far away to the existing residential settlements;
  - (ii) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site during the planning approval period;
  - (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "*Drainage Plans subject to Comment by the Environmental Protection Department*" including completion of percolation test and certification by Authorized Person; and
  - (iv) to meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application No. A/YL-LFS/424;
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans. 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;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (iii) 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;
  - (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
- (i) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (ii) the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA. The applicant is advised to clarify the BA regulating the building safety of the existing structures and must ensure obtaining their approval and consent before applying for a food business licence;
  - (iii) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (the Regulation): (a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; (c) if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and

- (iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment. If the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

---

From:  
Sent: 2025-06-29 星期日 03:30:37  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-LFS/561 DD 129 Sha Kong Wai TSW Green Field Garden GB

A/YL-LFS/561

Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2828, 2829, 2830, 2831 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP (Part), 2841 S.B RP (Part), 2843 and 2845 RP (Part)

Site area: About 11,930.2sq.m (Includes Government Land of about 2sq.m)

Zoning: "Green Belt" and "VTD"

Applied use: Place for Recreation, Sports or Culture (Organic Farm, BBQ, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) / Filling of Land and Ponds / 20 Vehicle Parking / **5 Years**

Dear TPB Members,

424 approved 6 May 2022. Part of the site were subsequently transformed to parking facilities

A/YL-LFS/485 Approved 13 Oct 2023.

MEMBERS SHOULD QUESTION WHY A FURTHER EXTENSION OF TIME WAS APPROVED ON 9 APR 2025 **WHEN THIS APPLICATION WAS APPROVE AFTER OCT 2022** WHEN IT WAS AGREED THAT ONCE 50% OF THE APPROVAL TIME HAD LAPSED NO FURTHER EXTENSIONS WOULD BE PERMITTED

A/YL-LFS/520 Approved 7 June 2024. Further Extension approved 2 June 2025

While the planning statement indicates that the proposed pond and land filling have already been carried out, maintain previous objections. That application was obviously intended to literally pave the way for the subsequent parking lots.

Yet another example of abuse of process.

Mary Mulvihill

---

From:  
To: tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Date: Friday, 22 April 2022 1:56 AM HKT  
Subject: A/YL-LFS/424 DD 129 Sha Kong Wai TSW Green Field Garden GB

A/YL-LFS/424

Lots 2766 RP (Part), 2767 (Part), 2782, 2783, 2784, 2785 S.A, 2785 RP, 2787, 2794 (Part), 2795 (Part), 2796 (Part), 2800 (Part), 2828, 2829, 2830, 2831, 2832 (Part), 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841 S.A RP, 2841 S.B RP, 2843 and 2845 in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Site area : About 17,740sq.m (Includes Government Land of about 2sq.m)

Zoning : "Green Belt" and "VTD"

Applied use : Place for Recreation, Sports or Culture (Organic Farm, BBQ, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) / **Filling of Land and Ponds** / 20 Vehicle Parking

Dear TPB Members,

404 was withdrawn and now back with some reduction in size and in the parking facility.

Previous objections still relevant and upheld. No further filling of land and ponds should be tolerated.

Mary Mulvihill

---

**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Wednesday, 24 November 2021 2:26 AM CST

**Subject:** Re: A/YL-LFS/404 DD 129 Sha Kong Wai TSW Green Field Garden GB

Dear TPB Members,

As is the proposal was not dodgy enough, attractions No 9 and 10 are 'Petting Zoos'. These are usually areas where innocent animals are forced to endure touching and prodding and to pose for endless selfies. This version of cruelty to animals should not be allowed.

Previous objections upheld.

Mary Mulvihill

---

**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Wednesday, 18 August 2021 3:29 AM CST

**Subject:** A/YL-LFS/404 DD 129 Sha Kong Wai TSW Green Field Garden GB

A/YL-LFS/39 Tin Shui Wai Green Field Garden



Lots 2637-2641, 2643, 2737-2739, 2764, 2765(Part), 2766, 2768, 2777, 2782-2800, 2804, 2827-2840, 2841SA (Part), 2841SB, 2842(Part), 2843, 2845 and Government Land in DD 129, Sha Kong Wai, Lau Fau Shan

Site Area: 39,418.00sq.m

Zoning : "Green Belt" and "VTD"

Applied Use: Recreational Uses including BBQ, Playground, Refreshment Kiosk, Visitor Centre, Public Car Park & Ancillary Uses APPROVED 14 MAY 1999

A/YL-LFS/404

Lots 2766, 2767 (Part), 2783, 2784, 2785, , 2782-2800, 2828-2845 in D.D.129 and Adjoining Government Land, Sha Kong Wai, Lau Fau Shan

Site area : About 20,180sq.m (Includes Government Land of about 2sq.m)

Zoning : "Green Belt" and "VTD"

Applied use : Place for Recreation, Sports or Culture (Organic Farm, BBQ, Education and Visitor Centre, Leisure Activity Area and Ancillary Facilities) / **Filling of Land and Ponds** / 58 Vehicle Parking

Dear TPB Members,

Tin Shui Wai Green Field Garden "has a large BBQ pit area along with multiple activities for kids to enjoy for a fee. It's main attraction is the BBQ area and the pond where you can rent a paddle boat for 20 minutes at a time. Otherwise, the park itself does not have an entrance fees. Some additional activities include sledding on a green manmade hill, inflatable water walking rolling wheel, kiddy paddle boat, dinosaur electric ride, fishing for gold fish, and some arcade style shooting games." Other reviews mention how nice it is to sit in the shade of the trees.

So far so good but now operator intends to

Increase in covered area and shelter - object as this will further reduce the tree coverage. No mention of how many to be felled. Note that the facility is called Green Field Garden so the expectation is that there be abundant nature.

Partial conversion of Agricultural Garden and ponds into paved area – object to filling of ponds that was obviously achieved some time ago with the intention of moving the parking onto the grounds from the original location that is still a large parking lot. Application 394 for parking approved 14 May. PlanD must show what the original layout looked like as it is no longer available online

Proposed upgrading of the environment – how can the paving and filling of areas with natural vegetation be considered an upgrade?

As the Applicant is now seeking a 3-year term in place of the previous permanent arrangement it would indicate that there are further development plans afoot and this is a route to 'Destroy to Build'. But this district will in coming years take in thousands of additional residents living in small units in high rise blocks. There is clearly a need for recreational facilities for young families.

Members cannot look at plans like this in isolation. This should be evaluated with regard to other destructive moves in the district and the availability of open air recreation amenities in the district.



In addition questions should be raised as to how much land is devoted to AT GRADE parking in this district.

Mary Mulvihill