

Your Ref.: A/NE-KLH/663

Our Ref.: P25001/TL26110

20 March 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
Various Lots in D.D. 16, Lam Tsuen, Tai Po, New Territories
(Application No.: A/NE-KLH/663)**

We write to submit FI in response to departmental comment(s) for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.
DPO/STN, PlanD
WSD

Further Information for Planning Application No. A/NE-KLH/663**Response-to-Comments****Comments from Water Supplies Department**

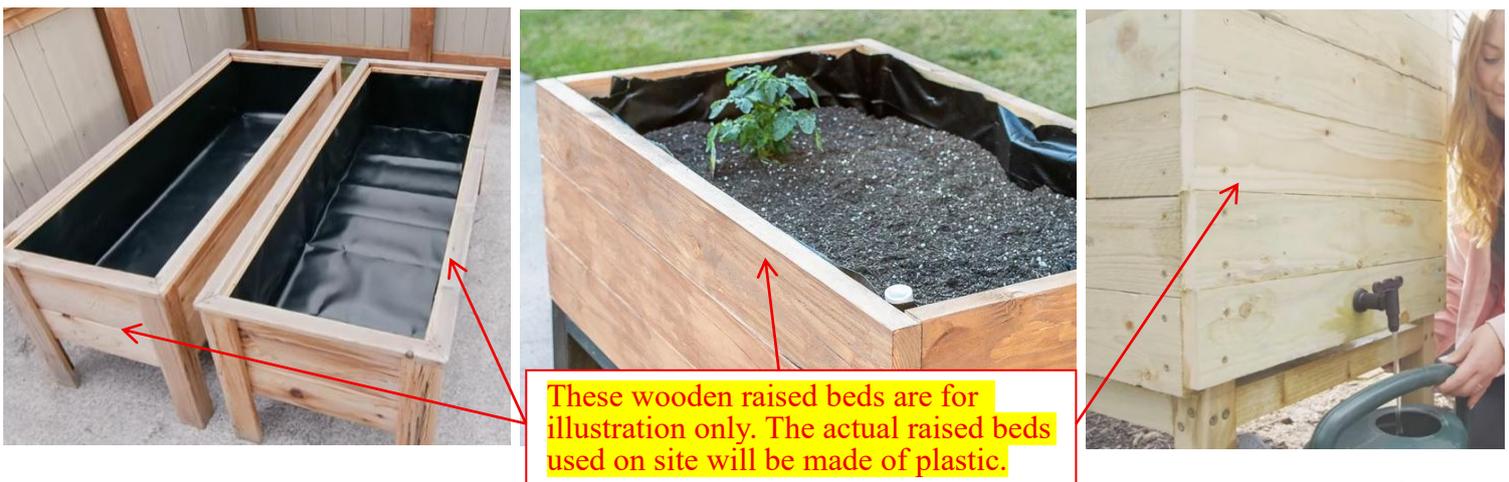
Contact Person: Ms. Kathy WONG, Tel.: 2152 5752)

I.	Comments	Responses
1.	<p>After reviewing the information, it is considered insufficient to prove and demonstrate that there would be no material increase in pollution effect to WGG resulting from the proposed development. In particular, the Applicant shall provide evidences and/or control measures to ensure that the following conditions are met:</p> <p>(1) It is noted that the Applicant undertakes the installation of drainage traps such as grease traps and petrol interceptors, but the associated drainage proposal has not been mentioned in the submission.</p>	Noted. The Applicant undertakes the installation of drainage traps such as grease traps and petrol interceptors.
	<p>(2) You may wish to note that the acceptance of the drainage proposal and its implementation should be subject to the jurisdiction of the DSD.</p>	Noted.
	<p>(3) The Applicant's justification regarding the use of raised bed for growing crop is insufficient to prove that there is no material increase in pollution effect to WGG. This includes the design of the raised bed including but not limited to the mechanism, scale, durability and waterproof ability of the material and structure against any leakage, seepage and overflow due to improper handling or mismanagement. No proposals for mitigation measures and contingency plan have been submitted.</p>	Please refer to the updated Supplementary Information for Risk Assessment Report (Annex I) for details.
	<p>(4) It is noted that water produced from the raised bed during crop growing will be collected and transported out of the Site, such as the public toilet at Wai Tau Tsuen. You may wish to note that any foul water or effluent shall be collected and disposed of outside WGG.</p>	Noted. The water or effluent will be collected and transported out of the WGG.

- END -

Supplementary Information for Risk Assessment Report

- The proposed hobby farm promotes natural farming principles to ensure minimal environmental impact.
- Natural farming is an ecological method that mimics natural ecosystems, emphasizing no tillage, no external fertilizers (organic or inorganic), no pesticides, and no weeding. It relies on biodiversity, soil microbes, and natural cycles to maintain fertility.
- No fertilizers are used on site because healthy soil self-regulates through microbial activity and plant roots. Straw mulch protects the soil, suppresses weeds, and recycles nutrients naturally. This avoids nutrient overload and runoff, unlike conventional methods where added fertilizers can leach into water bodies.
- The applicant is aware that the application site is located in close proximity to the Lam Tsuen River. The main farming activities are to preserve the existing trees such as *Artocarpus heterophyllus*, *Clausena lansium*, *Dimocarpus longan* etc. in the lower portion of the Site. Only water will be applied when necessary. No fertilizer will be used. No-tillage preserves soil structure, allowing roots, worms, and microbes to maintain stability. Tree treatment such as pruning by the experts will be carried out annually to maintain the shape and health of the existing trees.
- For the upper portion of the Site, planting area will be physically isolated from the ground. Raised beds will be used to contain soil and water. No farm water, soil, or materials will be allowed to flow into the water gathering grounds (WGG), ensuring complete separation.
- Crops include resilient, locally adapted varieties such as seasonal vegetables, herbs, and perennials that thrive without input, ensuring low-risk operations near sensitive areas, will be grown in raised beds (made of impermeable plastic) with waterproof plastic liners placed inside to prevent water and soil leakage. Water will be stored in the bottom of the raised beds. There are taps equipped on each raised bed for draining water (please see the pictures below for illustration). A large impermeable plastic container will be placed underneath the raised beds to collect any water that may leak from the raised beds. The water will then be collected and transported out of the WGG. No fertilizer will be used for growing these crops.



- Regular monitoring will ensure soil remains compacted, preventing loose soil from being washed away.
- On rainy days, the raised beds will be covered with waterproof covers to prevent water and soil leakage from the raised beds (see pictures below). As such, no pollution or contamination of the WGG is expected.



Raised beds will be placed inside the waterproof cover.

- END -