

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KLH/663

- Applicant** : Wealth Generation International Limited represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 86, 90, 91 (Part), 92 (Part), 103 (Part), 147 (Part), 148 S.A (Part), 148 S.B (Part), 149 (Part), 150 S.A, 151 S.A (Part), 153 (Part), 572 S.A (Part), 572 S.B (Part), 572 RP (Part) and 576 (Part) in D.D. 16, Lam Tsuen, Tai Po
- Site Area** : About 3,873m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of Five Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and associated filling of land for a period of five years at the application site (the Site) falling within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “AGR” zone, ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ which is a Column 2 use, and filling of land require planning permission from the Town Planning Board (the Board). The Site is currently largely vacant, mostly covered with vegetation and partly paved (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading to Tai Wo Service Road West (**Plan A-1**). According to the applicant, the Site comprises a lower portion (about 23.8 mPD to 24.5 mPD) and an upper portion (about 34.2 mPD to 34.6 mPD), which are connected by an existing hard-paved area with footpath/staircase within the Site (**Drawing A-1**). The open-air farming areas in both portions account for about 2,357m² in size (i.e. about 61% of the Site). The remaining area of about 1,516m² (i.e. about 39% of the Site) involves filling of land and hard paving by concrete of not more than 0.2m in depth, which includes an existing hard-paved area of about 491m² for vehicular access and footpath/staircase, and the proposed platforms of about 1,025m² for erection of proposed three ancillary structures and car parking spaces (**Drawing A-2**).

Three single-storey structures (about 4m to 5m in height) with a total floor area of about 636m² for multi-function rooms and meter room are proposed.

- 1.3 There is a vehicular access along the northern fringe of the lower portion, which will connect to seven parking spaces on site, of which six are for private car (5m (L) x 2.5m (W) each) equipped with electric vehicle (EV) charging facilities, and the remaining one is for light goods vehicle (7m (L) x 3.5m (W)). The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. daily. The layout plan, land filling plan, proposed tree retention/felling plan and proposed tree compensation plan submitted by the applicant are shown in **Drawings A-1** to **A-4** respectively.
- 1.4 According to the applicant, prior reservation of visitors and parking spaces is required. The Site will accommodate a maximum of 12 visitors per day. Sufficient manoeuvring space will be provided at the Site to avoid queuing of vehicles outside the Site. No public announcement system, whistle blowing or portable loudspeaker will be used on site. To avoid pollution and contamination to the Water Gathering Grounds (WGG), toilets will not be provided and no fertilisers will be used on site. According to the applicant's tree survey and tree preservation proposal (TPP), 45 trees are found within the Site. Among them, 35 trees will be retained and 10 trees which are identified as common species will be felled (**Drawing A-3**). To compensate the 10 trees to be felled, the applicant has proposed to plant five *Bauhinia blakeana* (洋紫荊) trees and five *Elaeocarpus chinensis* (中華杜英) trees in standard size within the Site (**Drawing A-4**).
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on (Appendix I) 11.2.2026
 - (b) Further Information (FI) received on 9.3.2026* (Appendix Ia)
 - (c) FI received on 18.3.2026* (Appendix Ib)
 - (d) FI received on 20.3.2026* (Appendix Ic)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I** to **Ic**, as summarised below:

- (a) the proposed use aims to promote agricultural activities and green lifestyle, as well as benefits to the local community. Crops such as seasonal vegetable, herbs and perennials will be grown in the hobby farm and visitors may take the produce home. Its temporary nature will not frustrate the long-term planning intention of the "AGR" zone;
- (b) the additional traffic flow generated by the proposed use is considered insignificant. In addition, the geotechnical planning review report (GPRR), tree

survey and TPP, and risk assessment report (RAR) for WGG are submitted in support of the application. Significant adverse traffic, geotechnical, environmental, water quality, landscape and visual impacts on the surrounding areas are not anticipated; and

- (c) the applicant is committed to comply with the relevant codes of practice(s), practice note(s) and requirements/preventive or mitigation measures required by the various government departments and those as stated in the GPRR, TPP and RAR.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent / Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG No. 31B) publishing notices in local newspaper and sending notices to Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is not subject to any active planning enforcement action.

5. Previous Application

There is no previous application at the Site.

6. Similar Application

There is no similar application for place of recreation, sports or culture (hobby farm) use within the same “AGR” zone in the vicinity of the Site in the past five years.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) currently largely vacant, mostly covered with vegetation and partly paved (**Plans A-1 and A-4**); and
- (b) accessible from Tai Wo Service Road West via a local track (**Plans A-1 and A-2**).

7.2 The surrounding areas are predominately rural in character with active/fallow farmland, plant nursery, tree groups and domestic structures (**Plans A-2 and A-3**).

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land within the “AGR” zone may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices II** and **III** respectively.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 24.2.2026, the application was published for public inspection. During the statutory public inspection period, 43 public comments were received (**Appendix IV**). 42 comments from local villagers/residents/individuals (including two joint letters with total of seven signatures) and various societies/associations/companies support the application, mainly on the grounds that the proposed use can promote organic farming and align with Government’s green policies; better utilise land resources; improve the local environment and create job opportunities, therefore enhancing the quality of life and community development; and the applicant is willing to cooperate with the local villages and address their concerns. The remaining comment from an individual objects to the application mainly for the reasons that hobby farm applicants often fail to comply with all approval conditions; this application may be a front for brownfield operations; and the proposed hard-paved area is excessive.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and associated filling of land for a period of five years at the Site falling within an area zoned “AGR” on the OZP (**Plan A-1**). While the proposed use is not entirely in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view against the application from agricultural perspective, on the understanding that agriculture activities are involved in the proposed use at the Site. According to the applicant, the proposed use comprises farming areas at the lower and upper portions, accounting for a total farming area of about 61% of the Site (i.e. about 2,357m²). Taking into account the above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of five years.

- 11.2 The application also involves associated filling of land for about 1,516m² (i.e. about 39% of the Site) with concrete of about 0.2m in depth for proposed three ancillary structures, parking and circulation purposes. Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from public drainage and environmental planning points of view respectively. As the Site is zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 11.3 The Site is situated in an area of predominantly rural in character with active/fallow farmland, plant nursery, tree groups and domestic structures (**Plans A-2 and A-3**). The applicant has submitted a TPP that 35 trees will be retained and 10 trees of common species will be felled (**Drawing A-3**), and 10 compensatory trees will be planted within the Site (**Drawing A-4**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and considers that the proposed use is not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from the application is not anticipated.
- 11.4 While the Site falls within the upper indirect WGG, the Chief Engineer/Construction of Water Supplies Department has no objection to the application on the condition that the applicant shall implement preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the WGG, and the proposed use should not cause any water pollution to the upper indirect WGG. For the concern of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department on the slope safety, approval conditions requiring the applicant to submit a geotechnical investigation report and the implementation of the necessary geotechnical remedial works identified therein are recommended. Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services have no objection to or no adverse comment on the application. To address the technical requirements of the concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 12.2 below and **Appendix III** respectively. The applicant will also be advised to follow the relevant requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and to meet the statutory requirements under relevant pollution control ordinances.
- 11.5 Regarding the public comments as detailed in paragraph 11 above, the government departments’ comments and planning assessment above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of five years until 27.3.2031. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Board by 27.9.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 27.12.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.9.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.12.2026;
- (f) the implementation of preventive, control and mitigation measures on pollution or contamination to the Water Gathering Grounds (WGG) as identified in the accepted risk assessment report within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board by 27.12.2026;
- (g) in relation to (f) above, the proposed use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period;
- (h) the submission of a geotechnical investigation report within 6 months from the date of planning approval to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board by 27.9.2026;
- (i) in relation to (h) above, the implementation of necessary geotechnical remedial works identified within 9 months from the date of planning approval to the satisfaction of to the satisfaction of the Head of

Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board by 27.12.2026;

- (j) if any of the above planning condition (c) or (g) 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;
- (k) if any of the above planning condition (a), (b), (d), (e), (f), (h) or (i) 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
- (l) upon expiry of the planning permission, the reinstatement of the Site, including the removal of fill material and hard paving, and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use with associated filling of land is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I
Appendix Ia

Application Form with attachments received on 11.2.2026
FI received on 9.3.2026

Appendix Ib	FI received on 18.3.2026
Appendix Ic	FI received on 20.3.2026
Appendix II	Government departments' general comments
Appendix III	Recommended advisory clauses
Appendix IV	Public comments
Drawing A-1	Layout plan submitted by the applicant
Drawing A-2	Land filling plan submitted by the applicant
Drawing A-3	Proposed tree retention/felling plan
Drawing A-4	Proposed tree compensation plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photo

**PLANNING DEPARTMENT
MARCH 2026**