

**Similar Applications within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/564	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	9.9.2022 (revoked on 9.6.2024)
2	A/YL-TT/736	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years	7.11.2025

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the applications (*for Applications No. A/YL-TT/778 and 780 only*)¹.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

- No in-principle objection to the applications from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the applications be approved, conditions should be stipulated in the approval letter requiring the applicants to submit a revised drainage proposal and to implement and maintain the drainage proposal for the developments to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the applications subject to the fire service installations being provided to the application sites (the Sites).

¹ For the comments of the District Lands Officer/Yuen Long, Lands Department on Application No. A/YL-TT/779, please refer to Section 9.2 of the RNTPC paper.

- Advisory comments as detailed in **Appendix IV**.

5. **Environment**

Comments of the Director of Environmental Protection:

- No objection to the applications.
- No environmental complaint concerning the Sites have been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the applications.
- Advisory comments as detailed in **Appendix IV**.

7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

- No objection to the applications.
- Advisory comments as detailed in **Appendix IV (for Application No. A/YL-TT/779 only)**.

8. **Agricultural and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Sites fall within the “Agriculture” zone and possess potential for agricultural rehabilitation. He has no strong view against the applications from agricultural perspective for the proposed use on the understanding that agricultural activities are involved in the proposed use and the Sites will be reinstated upon the expiry of the planning permission.
- No objection to the applications from the nature conservation perspective.
- Advisory comments as detailed in **Appendix IV**.

9. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the applications.

- Advisory comments as detailed in **Appendix IV**.

10. Landscape

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

According to the aerial photo taken in 2024, the Sites were situated in an area of settled valley landscape characterised by temporary structures and scattered tree clusters. With reference to the site photos taken in April 2026, the Sites under applications No. A/YL-TT/778 and 780 were formed with overgrown vegetation while the Site under application No. A/YL-TT/779 was formed with some temporary structures. As no distinctive landscape resources are observed within the Sites and no tree felling is involved, no significant adverse landscape impact arising from the proposed use is anticipated.

11. District Officer's Comments

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

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

12. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) should apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site is not under Transport Department (TD)'s purview. The applicant should obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road East; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - (i) there is a watercourse to the north of the Site. The applicant is advised to take appropriate measures to minimise potential disturbances and pollution on the watercourse;

- (g) to note the comments of the Director of Environmental Protection that:
 - (i) 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” issued by Environmental Protection Department (EPD) to minimise the potential environmental nuisances on the surrounding areas;
 - (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ to minimise any potential environmental impacts on nearby water bodies during the construction of the project; and
 - (iii) to avoid the use of public announcement system, portable louder or any form of audio amplification system on the Site;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (*for Application No. A/YL-TT/779 only*):
 - (i) existing water mains will be affected (as shown in **Plan A-2**). The cost of any necessary diversion shall be borne by the proposed development; and
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the Site is in the vicinity of an existing streamcourse and the applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction; and
 - (ii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. As natural watercourses in village areas are within the jurisdiction of Home Affairs Department (HAD) under ETWB TCW NO. 14/2004, comments from HAD should be sought;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department (FEHD)’s facilities should be affected by the proposed use;
 - (ii) proper license/permit issued by FEHD is required if there is any food business /catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;

- (1) under the Food Business Regulation, Cap. 132X (the Regulation), 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. Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) inside the premises is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Building Department, 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;
- (2) when choosing a premises for food business licences, 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. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority (BA);
- (3) depending on the mode of operation, generally there are three types of food business licence that the operator may apply for under the Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry (including live poultry)(including wholesale and retail) is sold, a fresh provision shop licence should be obtained;
- (4) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DEFH before commencement. They are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the

application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as BD, TD, FSD, PlanD, HAD, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA application will be approved upon full compliance of all the requirements. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;

- (5) in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place are exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
 - (6) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (iii) proper licence issued by FEHD is required if related place of entertainment is involved:
- (1) 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, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party 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.; and
 - (2) 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 his/her own expenses;

- (k) to note the comments of the Director of Fire Services that:
 - (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure are required to comply with the Buildings Ordinance (BO) (Cap 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (iv) 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

A/YL-TT/778

1

寄件者: [REDACTED]
寄件日期: 2026年04月27日星期一 0:54
收件者: tpbpd/PLAND
主旨: A/YL-TT/779 / 780 / 778 DD 118 nr Sung Shan New Village, Tai Tong
類別: Internet Email

Dear TPB Members,

763 / 764 / 765 withdrawn and replaced with 779 / 780 / 778 respectively.

Previous objections upheld. The intention is clearly to pave the way for eventual brownfield as any genuine farmer operation would combine the 3 lots with one set of facilities. Instead the operator intends to fill in 232sq.mt of the 723.5sq.m, over 30%.

Hopefully some of the new members from the business sector will question the rationale and therefore the true intention.

I WOULD RECOMMEND THAT NEW MEMBERS CHECK THE APPALLING RECORD OF FAILURE TO FULFILL CONDITIONS OF FAKE HOBBY FARMS AND ASK DPO HOW MANY ARE TRANSFORMED TO BAREHOUSE / OPEM STORAGE WITHIN MONTHS OF APPROVAL.

Time to have some adults in the TPB room.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 6 February 2026 3:27 AM HKT
Subject: A/YL-TT/763 / 764 / 765 DD 118 nr Sung Shan New Village, Tai Tong

A/YL-TT/763

Lot 2309 S.A (Part) in D.D. 118, nr Sung Shan New Village, Tai Tong

Site area: About 245sq.m (169sq,m cultivated)

Zoning: "Agriculture"

Applied use: Hobby Farm / 1 Vehicle Parking / **Filling of Land / 5 Years**

A/YL-TT/764

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A/YL-TT/765

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Strongest Objections to a blatant DESTROY TO BUILD application under the guise of FAKE HOBBY FARM applications.

The three sites are adjoining and the applicants are the same:

Lo Yuk Lam and Zeng Xuan

So why three separate applications when a genuine farming activity would have only one parking lot and supporting structures.

The location is not Cat 2 so this a ploy to fill in as much land as possible with a view to an application for brownfield some time later.

Total GFA of the three sites is 723.5sq.m Cultivated area 483.sq.m

In addition, all 3 sites would be fully filled in.

Members are professionals, they must recognize a scam. PlanD should provide aerial images to show the current status of the lots.

If there is any integrity left in the planning process, doubtful, the three applications should be rejected.

Mary Mulvihill

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tpbpd/PLAND

A/YL-TT/778 2

寄件者: [REDACTED]
寄件日期: 2026年04月29日星期三 17:00
收件者: tpbpd/PLAND
主旨: KFBG's comments on EIGHT planning applications
附件: 260429 s16 LYT 875.pdf; 260429 s16 KTS 1107c.pdf; 260429 s16 TT 778, 779 & 780.pdf;
260429 s12a TYST 9-10c.pdf; 260429 s16 PN 88c.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding EIGHT applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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2

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

29th April, 2026.

By email only

Dear Sir/ Madam,

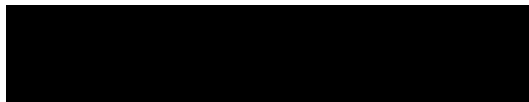
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with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-TT/778)**

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**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
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1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Sung Shan New Village¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.

3. The document¹ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

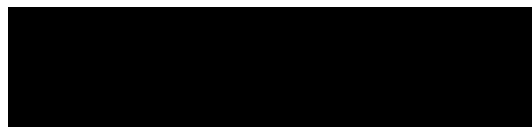
4. We urge the Board to investigate with relevant authorities as to whether the current application sites are largely/ partially located within one of the proposed APAs (e.g., Sung Shan New Village); if yes (even not entirely within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve these applications.

5. We urge the Board to seriously consult the relevant authorities as to whether the proposed use (‘Temporary Place of Recreation, Sports or Culture (Hobby Farm)’) is in line with the APA Policy – is facilitating the establishment of ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ the intention (or part of the intention) of the APA policy?

6. We also urge the Board to consider whether the proposed filling of land would be excessive. If any of these applications is to be approved eventually, we urge the Board to consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

A/YL-TT/779

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To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 6 February 2026 3:27 AM HKT
Subject: A/YL-TT/763 / 764 / 765 DD 118 nr Sung Shan New Village, Tai Tong

A/YL-TT/763

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Zoning: "Agriculture"

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A/YL-TT/764

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tpbpd/PLAND

A/YL-TT/779 2

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

2

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333, Java Road, North Point,
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29th April, 2026.

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- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

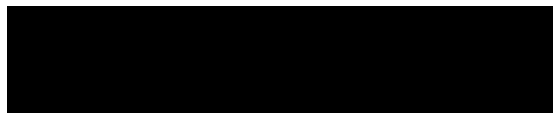
4. We urge the Board to investigate with relevant authorities as to whether the current application sites are largely/ partially located within one of the proposed APAs (e.g., Sung Shan New Village); if yes (even not entirely within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve these applications.

5. We urge the Board to seriously consult the relevant authorities as to whether the proposed use (‘Temporary Place of Recreation, Sports or Culture (Hobby Farm)’) is in line with the APA Policy – is facilitating the establishment of ‘Temporary Place of Recreation, Sports or Culture (Hobby Farm)’ the intention (or part of the intention) of the APA policy?

6. We also urge the Board to consider whether the proposed filling of land would be excessive. If any of these applications is to be approved eventually, we urge the Board to consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

A/YL-TT/780

寄件者: [REDACTED] <[REDACTED]>
寄件日期: 2026年04月27日星期一 0:54
收件者: tpbpd/PLAND
主旨: A/YL-TT/779 / 780 /778 DD 118 nr Sung Shan New Village, Tai Tong
類別: Internet Email

Dear TPB Members,

763 / 764 / 765 withdrawn and replaced with 779 / 780 / 778 respectively.

Previous objections upheld. The intention is clearly to pave the way for eventual brownfield as any genuine farmer operation would combine the 3 lots with one set of facilities. Instead the operator intends to fill in 232sq.mt of the 723.5sq.m, over 30%.

Hopefully some of the new members from the business sector will question the rationale and therefore the true intention.

I WOULD RECOMMEND THAT NEW MEMBERS CHECK THE APPALLING RECORD OF FAILURE TO FULFILL CONDITIONS OF FAKE HOBBY FARMS AND ASK DPO HOW MANY ARE TRANSFORMED TO BAREHOUSE / OPEM STORAGE WITHIN MONTHS OF APPROVAL.

Time to have some adults in the TPB room.

Mary Mulvihill

From: [REDACTED] <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 6 February 2026 3:27 AM HKT
Subject: A/YL-TT/763 / 764 / 765 DD 118 nr Sung Shan New Village, Tai Tong

A/YL-TT/763

Lot 2309 S.A (Part) in D.D. 118, nr Sung Shan New Village, Tai Tong

Site area: About 245sq.m (169sq,m cultivated)

Zoning: "Agriculture"

Applied use: Hobby Farm / 1 Vehicle Parking / **Filling of Land / 5 Years**

A/YL-TT/764

Urgent Return receipt Expand Group Restricted Prevent Copy

Lots 2309 S.B (Part) and 2309 S.C in D.D. 118, Sung Shan New Village, Tai Tong

Site area: About 301.1sq.m (193.sq.m cultivated)

Zoning: "Agriculture"

Applied use: Hobby Farm / 1 Vehicle Parking / Filling of Land / 5 Years

A/YL-TT/765

Lots 2309 R.P. in D.D. 118, Sung Shan New Village, Tai Tong

Site area: About 177.4sq.m (120..4sq.m cultivated)

Zoning: "Agriculture"

Applied use: Hobby Farm / 1 Vehicle Parking / Filling of Land / 5 Years

Dear TPB Members,

Strongest Objections to a blatant DESTROY TO BUILD application under the guise of FAKE HOBBY FARM applications.

The three sites are adjoining and the applicants are the same:

Lo Yuk Lam and Zeng Xuan

So why three separate applications when a genuine farming activity would have only one parking lot and supporting structures.

The location is not Cat 2 so this a ploy to fill in as much land as possible with a view to an application for brownfield some time later.

Total GFA of the three sites is 723.5sq.m Cultivated area 483.sq.m

In addition, all 3 sites would be fully filled in.

Members are professionals, they must recognize a scam. PlanD should provide aerial images to show the current status of the lots.

If there is any integrity left in the planning process, doubtful, the three applications should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

A/YL-TT/780 2

寄件者: [REDACTED]
寄件日期: 2026年04月29日星期三 17:00
收件者: tpbpd/PLAND
主旨: KFBG's comments on EIGHT planning applications
附件: 260429 s16 LYT 875.pdf; 260429 s16 KTS 1107c.pdf; 260429 s16 TT 778, 779 & 780.pdf;
260429 s12a TYST 9-10c.pdf; 260429 s16 PN 88c.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding EIGHT applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

29th April, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-TT/778)**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-TT/779)**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land for a Period of 5 Years
(A/YL-TT/780)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Sung Shan New Village¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.

3. The document¹ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application sites are largely/ partially located within one of the proposed APAs (e.g., Sung Shan New Village); if yes (even not entirely within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve these applications.

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7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

