

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/YL-TT/778 to 780

<u>Applicants</u>	:	Mr LO Yuk Lam and Mr ZENG Xuan represented by Mr TANG Lok San
<u>Sites</u>	:	Lot 2309 RP (Application No. A/YL-TT/778) Lot 2309 S.A (Part) (Application No. A/YL-TT/779) Lots 2309 S.B (Part) and 2309 S.C (Application No. A/YL-TT/780) all in D.D.118, Tai Tong, Yuen Long
<u>Site Area</u>	:	177.4m ² (about) (Application No. A/YL-TT/778) 245m ² (about) (Application No. A/YL-TT/779) 301.1m ² (about) (Application No. A/YL-TT/780)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Applications</u>	:	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

1. The Proposal

- 1.1 The applicants seek planning permissions 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 each of the application sites (the Sites) falling within an area zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP for “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 Sites under applications No. A/YL-TT/778 and 780 are currently vacant and covered by vegetation while the Site under application No. A/YL-TT/779 is largely vacant and paved (**Plans A-2 to A-4**).
- 1.2 The Sites are accessible via a local track leading from Tai Shu Ha Road East with the respective ingress/egress points at the southeast of the site under application No. A/YL-TT/778 and at the south of the sites under applications No. A/YL-TT/779 and 780 (**Drawings A-2a to A-2c and Plan A-2**). According to the applicants, majority of each of the Sites (i.e. about 120.4m² or 68% under

application No. A/YL-TT/778, about 169m² or 69% under application No. A/YL-TT/779 and about 193.6m² or 64% under application No. A/YL-TT/780) are proposed as farming area of the proposed hobby farms (**Drawings A-3a to A-3c**). For applications No. A/YL-TT/778 and 779, a two-storey temporary structure (not exceeding 7m in height) with a floor area of not more than 38.4m² is proposed at each site for farm reception and ancillary storage use. For application No. A/YL-TT/780, two two-storey temporary structures (not exceeding 7m in height) with a total floor area of not more than 76.8m² are proposed at the Site for farm reception, farm lounge, learning centre and storage use. A parking space for private car (5m x 2.5m) will be provided at each site. Visitors will be required to make appointment in advance, and only those who have reserved car parking spaces will be allowed to park on site. A maximum of 10 visitors and one staff would be accommodated at each site. The operation hours of the three hobby farms will be from 8:00 a.m. to 6:00 p.m. daily, including public holidays. No public announcement system and any form of audio amplification system would be used at the Sites.

- 1.3 The three applications also propose filling of land (i.e. about 57m² or 32% of the Site under application No. A/YL-TT/778, about 8.7m² or 4% of the Site under application No. A/YL-TT/779 and about 107.5m² or 36% of the Site under application No. A/YL-TT/780, all with a depth of 0.2m with concrete) while application No. A/YL-TT/779 also involves regularisation of filling of land already undertaken (i.e. about 67.3m² or 27% of the Site with a depth of 0.2m with concrete) mainly for erection of structures, vehicle parking and circulation purposes (**Drawings A-3a to A-3c**). Plans showing the vehicular access, site layout and site paving area for applications No. A/YL-TT/778 to 780 submitted by the applicants are at **Drawings A-1a to A-3c** respectively.
- 1.4 In support of the applications, the applicants have submitted the following documents:
 - (a) Application Form (No. A/YL-TT/778) with attachments (**Appendix Ia**) received on 25.3.2026
 - (b) Application Form (No. A/YL-TT/779) with attachments (**Appendix Ib**) received on 25.3.2026
 - (c) Application Form (No. A/YL-TT/780) with attachments (**Appendix Ic**) received on 25.3.2026
 - (d) Further Information (FI) for Application No. A/YL-TT/778 received on 11.5.2026* (**Appendix Id**)
 - (e) FI for Application No. A/YL-TT/779 received on 11.5.2026* (**Appendix Ie**)
 - (f) FI for Application No. A/YL-TT/780 received on 11.5.2026* (**Appendix If**)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the applications are detailed in the Application Forms and FIs at **Appendices I and If**. They can be summarised as follows:

- (a) the proposals would better utilise the agricultural land and allow individuals to get involved in agricultural activities. Vegetable such as tomatoes will be grown at the proposed hobby farms;
- (b) the proposed use is not incompatible with the surrounding areas;
- (c) the proposed use is temporary in nature and would not frustrate the long-term planning intention of the “AGR” zone;
- (d) the applicants pledge to strictly comply with relevant environmental protection/pollution ordinances during the planning approval period; and
- (e) significant traffic, environmental and drainage impacts to the surrounding areas are not anticipated.

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

The applicants are the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Sites under applications No. A/YL-TT/778 and 780 are not subject to planning enforcement action. For application No. 779, the Site is subject to planning enforcement action against unauthorized development (UD) involving storage use (including deposit of containers) (E/YL-TT/733). Enforcement Notice (EN) was issued on 7.11.2024 requiring discontinuation of the UD. As the UD still continued upon expiry of the EN, the Planning Authority has instigated prosecution action.

5. Previous Application

There is no previous application concerning the Sites.

6. Similar Applications

There are two similar applications (No. A/YL-TT/564 and 736) involving one site for proposed temporary place of recreation, sports or culture (hobby farm) and associated filling of land for a period of three years within the same “AGR” zone in the past five years. Both applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2022 and 2025 respectively mainly on the considerations that the proposed use would not jeopardise the planning intention of the “AGR” zone; being not incompatible with the surrounding uses; and the departmental concerns could be addressed by implementation of approval conditions.

Details of these similar applications are summarised at **Appendix II** and the locations are shown on **Plan A-1**.

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

7.1 The Sites are:

- (a) currently vacant and covered by vegetation under applications No. A/YL-TT/778 and 780 while the Site under application No. A/YL-TT/779 is largely vacant and paved; and
- (b) accessible via a local track leading from Tai Shu Ha Road East.

7.2 The surrounding areas are rural character in nature comprising mainly residential dwellings, graves and unused/vacant land.

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 may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities in the subject “AGR” zone.

9. Comments from Relevant Government Departments

9.1 All departments consulted have no objection to or no adverse comment on applications No. A/YL-TT/778 and 780. For application No. A/YL-TT/779, apart from the government department as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the applications and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.

9.2 The following government department has reservation on application No. A/YL-TT/779:

Land Administration

9.2.1 Comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/ YL, LandsD):

- (a) the Site comprises Old Schedule Agricultural Lot (OSAL) 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;
- (b) LandsD has reservation on the application since there is/are unauthorized structure(s) and/or uses on the subject lot which is

already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD; and

- (c) should the application be approved, the lot owner(s) should apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

10. Public Comments Received During the Statutory Publication Period

On 10.4.2026, the applications were published for public inspection. During the statutory public inspection period, two public comments were received for each application. One individual and Kadoorie Farm & Botanic Garden Corporation object to the applications mainly on the grounds that the proposal is suspected for brownfield use; the proposed filling of land might be excessive; and the proposed use might not be in line with the policy intention of the Agricultural Priority Area (**Appendices Va to Vf**).

11. Planning Considerations and Assessments

11.1 The three applications are 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 Sites zoned “AGR” on the OZP. According to the applicants, majority of each of the Sites (i.e. about 120.4m² or 68% under application No. A/YL-TT/778, about 169m² or 69% under application No. A/YL-TT/779 and about 193.6m² or 64% under application No. A/YL-TT/780) will be used for farming area which is generally not in conflict with the planning intention of the “AGR” zone. In this regard, the Director of Agriculture, Fisheries and Conservation has no strong view on the applications from agricultural point of view. In view of the above and taking into account the planning assessments below, there is no objection to the applications on a temporary basis for a period of five years.

11.2 The three applications also propose filling of land (i.e. about 57m² or 32% of the Site under application No. A/YL-TT/778, about 8.7m² or 4% of the Site under application No. A/YL-TT/779 and about 107.5m² or 36% of the Site under application No. A/YL-TT/780, all with a depth of 0.2m with concrete) while application No. A/YL-TT/779 also involves regularisation of filling of land already undertaken (i.e. about 67.3m² or 27% of the Site with a depth of 0.2m with concrete) mainly for erection of structures, vehicle parking and circulation purposes (**Drawings A-3a to A-3c**). Filling of land within “AGR” zone requires planning permission 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 (CE/MN, DSD) and Director of Environmental Protection have no objection to the applications from drainage and environmental

perspectives respectively. As the Sites are zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permissions so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended for each application should the Committee decide to approve the applications.

- 11.3 The Sites are situated in an area of rural character in nature comprising mainly residential dwellings, graves and unused/vacant land (**Plan A-2**). The proposed use is considered not incompatible with the surrounding land uses. Besides, the Chief Town Planner/Urban Design and Landscape of Planning Department has no adverse comment on the applications from landscape planning perspective.
- 11.4 Other concerned government departments consulted, including the Commissioner for Transport and Director of Fire Services have no objection to or no adverse comment on the three applications from traffic and fire safety aspects respectively. Should the applications be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of the concerned government departments and the applicants will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisances on the surrounding areas. Regarding DLO/YL, LandsD’s comments on unauthorized structure(s) at the subject lot under application No. A/YL-TT/779, the applicants will be advised to liaise with LandsD on the land administrative matters should the Committee approve the application.
- 11.5 There are two approved similar applications in the past five years as mentioned in paragraph 6 above. Approval of the three applications is in line with the Committee’s previous decisions.
- 11.6 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant and any UD at the Sites would be subject to planning enforcement action.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the applications.
- 12.2 Should the Committee decide to approve the applications, it is suggested that the permissions shall be valid on a temporary basis for a period of five years until 22.5.2031. The following conditions of approval and advisory clauses for each application 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 Town Planning Board by 22.11.2026;

- (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 22.2.2027;
- (c) in relation to (b) above, the implemented drainage facilities at the site should 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 22.11.2026;
- (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 22.2.2027;
- (f) if the above planning condition (c) 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;
- (g) if any of the above planning condition (a), (b), (d) or (e) 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
- (h) upon expiry of the planning permission, the reinstatement of the application site, including the removal of fill materials and hard paving, and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

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

- 12.3 Alternatively, should the Committee decide to reject the applications, 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 "Agriculture" 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. No strong planning justifications have been given 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 applications and decide whether to grant or refuse to grant permissions.
- 13.2 Should the Committee decide to approve the applications, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permissions, and the period of which the permission should be valid on a temporary basis.

13.3 Alternatively, should the Committee decide to reject the applications, Members are invited to advise what reason(s) for rejection should be given to the applicants.

14. Attachments

Appendix Ia	Application Form (No. A/YL-TT/778) with attachments received on 25.3.2026
Appendix Ib	Application Form (No. A/YL-TT/779) with attachments received on 25.3.2026
Appendix Ic	Application Form (No. A/YL-TT/780) with attachments received on 25.3.2026
Appendix Id	FI for Application No. A/YL-TT/778 received on 11.5.2026
Appendix Ie	FI for Application No. A/YL-TT/779 received on 11.5.2026
Appendix If	FI for Application No. A/YL-TT/780 received on 11.5.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendices Va and Vb	Public Comments for Application No. A/YL-TT/778
Appendices Vc and Vd	Public Comments for Application No. A/YL-TT/779
Appendices Ve and Vf	Public Comments for Application No. A/YL-TT/780
Drawing A-1a	Vehicular Access Plan for Application No. A/YL-TT/778
Drawing A-1b	Vehicular Access Plan for Application No. A/YL-TT/779
Drawing A-1c	Vehicular Access Plan for Application No. A/YL-TT/780
Drawing A-2a	Site Layout Plan for Application No. A/YL-TT/778
Drawing A-2b	Site Layout Plan for Application No. A/YL-TT/779
Drawing A-2c	Site Layout Plan for Application No. A/YL-TT/780
Drawing A-3a	Site Paving Plan for Application No. A/YL-TT/778
Drawing A-3b	Site Paving Plan for Application No. A/YL-TT/779
Drawing A-3c	Site Paving Plan for Application No. A/YL-TT/780
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
MAY 2026**