

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/854

- Applicant** : Ms. TING Tze Yan represented by Innovative Land Use Planning Consultancy Co. Ltd.
- Site** : Various Lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po
- Site Area** : About 8,093m² (including GL of about 250m² or about 3.1% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Filling and Excavation of Land for Permitted Agricultural Use

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed filling and excavation of land for permitted agricultural use at the application site (the Site) falling within an area zoned “GB” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “GB” zone, while ‘Agricultural Use’ is a Column 1 use which is always permitted, filling and excavation of land require planning permission from the Town Planning Board (the Board). The Site is currently largely occupied by two existing farms¹ (i.e. about 80% of the Site) with ancillary structures (including green houses and containers for storage) (**Plans A-4a to A-4c**), which are operated by the applicant under the “Agri enJoy” Scheme launched by the Agriculture, Fisheries and Conservation Department (AFCD)².

¹ The two existing farms are known as “Little Bee Farm (小蜜蜂有機農場)” and “Fai Kit Organic Farm (暉傑有機農場)” (**Plans A-2**).

² AFCD has launched the “Agri enJoy” Scheme (「農+樂」農場計劃) in June 2024 to enable farms engaged in commercial agricultural production to offer agriculture-related activities as their ancillary businesses, so as to increase farmers’ income, promote their agricultural products, as well as provide members of the public with chances to experience and learn more about agricultural production. Under the Scheme, the following agriculture-related ancillary activities are permitted: (i) provision of “pick-your-own crops” activity; (ii) on-farm sale of self-grown crops; (iii) preparation of light meals with self-grown crops and non-flame cooking; and (iv) provision of on-farm activities (such as guided tours, farming experiences or workshops) which aim at promoting self-grown agricultural products or farming education.

- 1.2 The Site is accessible via a local track leading to Ting Kok Road (**Plan A-1**). According to the applicant, the application involves a total land filling area of about 1,406m² (i.e. about 17.4% of the Site) and a total land excavation area of about 156.5m² (i.e. about 1.9% of the Site) (**Drawing A-1**). To upgrade the existing farms at the Site for farming educational purpose, the details of filling and excavation of land are summarised below:

	Filling of Land	Excavation of Land
Proposed Works	About 1,297m ² by concrete of not more than 0.2m in depth for: (i) site formation of five proposed single-storey structures ³ (about 836m ²); and (ii) connecting footpath (about 461m ²)	About 112.5m ² of not more than 1m in depth for five proposed septic tanks associated with the said five proposed structures
Regularisation	About 109m ² by concrete of not more than 0.2m in depth for: (i) backfilled land of existing fish pond (about 44m ²); and (ii) filled land of connecting footpath (about 65m ²)	About 44m ² of not more than 4m in depth for excavated land of existing fish pond
Total	About 1,406m ²	About 156.5m ²

Upon completion of upgrading works, the farms will comprise a total of 23 structures with a total floor area of 1,732.4m² and a height of not more than 4m for greenhouses, storage, mobile toilets, visitor and meeting centres and a living hut for workers. While no parking spaces will be provided, a loading/unloading (L/UL) area for one light goods vehicle (LGV) is proposed at the entrance of the Site (**Drawing A-2**). The proposed operation hours will be from 9:00 a.m. to 5:00 p.m. daily. There will be one session of two-hour tour visit each in the morning and afternoon, in which the number of visitors per session will be limited to 20 persons. Two to four on-site workers will stay over to manage farm works and security. Peripheral drainage facilities are proposed, and no portable loudspeaker or any form of audio amplification system will be used at the Site. The land filling and excavation plan and the layout plan submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.

- 1.3 Part of the Site is the subject of a previous application (No. A/NE-TK/840) for the same works and use submitted by the same applicant as the current application (**Plans A-1** and **A-2**), which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 19.9.2025. Details of the previous application are set out in paragraph 6 below. A comparison of the major development parameters of the current application and the previous application (No. A/NE-TK/840) is summarised as follows (**Drawing A-3**):

³ The five proposed single-storey structures include two visitor centres, two meeting centres and a living hut.

	Approved Scheme under Application No. A/NE-TK/840 (a)	Proposed Scheme under Application No. A/NE-TK/854 (b)	Difference (b) - (a)
Site Area	About 5,952m ²	About 8,093m ²	+2,141m ² / +36%
Filling of Land Area	About 1,400m ²	About 1,406m ²	+6m ² / +0.4%
Excavation of Land Area	About 67.5m ²	About 156.5m ²	+89m ² / +131.9%
Total Floor Area ⁴	About 1,732.4m ²	About 1,732.4m ²	No change
No. of Structures	23	23	No change
No. of Storey	1	1	No change
Max. Height of Structures	4m	4m	No change
No. of L/UL Space for LGV	1	1	No change

1.4 In support of the application, the applicant has submitted the following documents :

- (a) Application Form with Supplementary Planning Statement (SPS) received on 8.4.2026 **(Appendix I)**
- (b) Supplementary Information (SI) received on 14.4.2026 **(Appendix Ia)**
- (c) Further Information (FI) received on 14.5.2026* **(Appendix Ib)**
- (d) FI received on 28.5.2026* **(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, SPS, SI and FIs at **Appendices I to Ic**, as summarised below:

- (a) the Site is currently occupied by two existing farms with certifications related to organic farm/crop production, fish farm and the “Agri enJoy” Scheme granted by AFCD and relevant organisations, which has been operated by the applicant since 2013. The proposed upgrading works are intended to facilitate farming education, and selling of organic crops, vegetables, fruits and fishes. Visitors by

⁴ Both total floor area of the approved scheme under application No. A/NE-TK/840 and proposed scheme under current application involves greenhouses of 752 m², storage of 139m², three mobile toilets of 5.4m², two meeting centres of 400m², two visitor centres of 400m² and a living hut of 36m². Among which, the visitor centres and meeting centres to facilitate farming educational purpose (i.e. for activities ancillary to the two farms under the “Agri enJoy” Scheme) accounts for about 800m² or 9.9% of the Site.

appointments from schools/private organisations and other individuals will be allowed during weekdays and weekends respectively, and admission fee will be charged to enhance financial viability of the farms;

- (b) upon approval of the previous application No. A/NE-TK/840 for the same works and use at the Site in 2025, the applicant undertook a detailed topographic survey, revealing that changes in deposition and layout of structures and footpath design are required, considering that the approved scheme is not feasible as more extensive site formation works would be required. While the site boundary is enlarged to reflect the registered farm areas and include the extended areas to be applied to AFCD, the proposed septic tanks with excavation of land are enlarged to meet the requirements of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. In addition, the proposed living hut will be located within an extended area at a higher level than the rest of the Site, so as to enable the workers to monitor the whole farm for security purpose;
- (c) the existing structures which do not tally with the proposed scheme will be removed, and relevant applications of Short Term Waiver and submission of building plans for the proposed structures will be made. Only part of the existing footpath applied for regularisation under the current application will be retained, and other parts will be removed;
- (d) the planning intention of the “GB” zone will not be jeopardised, and all existing trees found on site will be retained. Also, no adverse environmental, air and noise impacts are anticipated, and all environmental protection/pollution ordinances will be complied at all times. The proposed mobile toilets and septic tanks will follow the relevant requirements;
- (e) no adverse traffic impact is anticipated. Given that no parking facilities will be provided within the Site, visitors could rely on public transportation at Ting Kok Road or drop off/pick up at the public car parks at Tai Po Lung Mei Beach and Tai Mei Tuk Road (**Plan A-1**), and then reach the Site by walking; and
- (f) a drainage proposal is submitted by the applicant to demonstrate that the agricultural use with filling and excavation of land will not cause adverse drainage impact to the adjacent area. Upon approval of the current application, a fire service installations proposal will be submitted.

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) by posting site notice and sending notice to Tai Po District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, “Owner’s Consent/Notification” Requirements under TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) are relevant to the application. Relevant extracts of the Guidelines are at **Appendix II**.

5. Background

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

6. Previous Application

6.1 Part of the Site is the subject of a previous application No. A/NE-TK/840 for the same works and use submitted by the same applicant as the current application, which was approved with conditions by the Committee on 19.9.2025, mainly on the considerations that the application was generally in line with TPB-PG No. 10; the land filling and excavation works solely for permitted agricultural use at the site were considered reasonable in size and scale; and regularisation of filling and excavation of land under proper control and monitoring through imposition of planning conditions could ensure that no adverse impact would be caused in the locality. Compared with the last previous application, while the current application involves different proposed layout with larger site area, land filling area and land excavation area, other major development parameters remain unchanged.

6.2 Details of the previous application are at **Appendix III** and its location is shown on **Plans A-1** and **A-2**.

7. Similar Application

There is no similar application for filling and excavation of land for permitted agricultural use within the same “GB” zone in the vicinity of the Site.

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

8.1 The Site is:

- (a) currently largely occupied by two existing farms with ancillary structures (including green houses and containers for storage), which are operated by the applicant under AFCD’s “Agri enJoy” Scheme; and
- (b) accessible via a local track leading to Ting Kok Road.

8.2 The surrounding areas are predominantly rural in character with active and fallow agricultural land, unused/vacant land, vegetated areas, dense woodland and village houses (**Plans A-2** and **A-3**). To the west are ponds and the village proper of Lo Tsz Tin (**Plans A-1** and **A-2**). To the east and south are permitted burial grounds (**Plan A-2**).

9. Planning Intention

- 9.1 The planning intention of the “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. There is a general presumption against development within this zone.
- 9.2 According to the Explanatory Statement of the OZP, as filling of land and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- (a) he objects to the application;
- (b) the Site consists of 33 private lots (i.e. Lots 1517 (Part), 1518, 1525 (Part), 1526, 1535 (Part), 1536 (Part), 1538 (Part), 1539, 1540 (Part), 1541, 1542 RP, 1543, 1544, 1545 (Part), 1553 (Part), 1554 (Part), 1571 S.A, 1571 S.B, 1572, 1574, 1575 (Part), 1576 (Part), 1577, 1578, 1579, 1580, 1581 (Part), 1582 (Part), 1584 (Part), 1585 (Part), 1586 (Part), 1587 (Part) and 1588 (Part) all in D.D. 17) and adjoining GL. All the lots are Old Schedule Agricultural Lots held under the Block Government Lease demised for agricultural purpose which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. Part of the Site is at unleased and unallocated GL in D.D. 17, neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD;
- (c) no Letter of Approval has been granted to the Site;
- (d) the Site does not fall within the village ‘environs’;
- (e) the Site would not encroach on any existing or planned emergency vehicular access under application;
- (f) according to the information and site photos provided by the applicant, several temporary structures not covered by Modification of Tenancy, Letter of Approval, Short Term Waiver and Squatter Control Surveyed Record straddling on Lots 1517, 1518, 1538,

1541, 1542 RP, 1576, 1577, 1578, 1579, 1580 and 1581 all in D.D. 17 (subject to survey) are detected. The Government reserves the right to take appropriate actions if the registered owner(s) of Lots 1517, 1518, 1538, 1541, 1542 RP, 1576, 1577, 1578, 1579, 1580 and 1581 all in D.D. 17 fail to compile the conditions of the land lease. The applicant is required to clarify this issue with the Board;

- (g) he has reservation on the application since there are unauthorized building works and/or uses on the lots which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD; and
- (h) his advisory comments are at **Appendix IV**.

Agriculture and Nature Conservation

10.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the Site falls within the “GB” zone and is generally under active farming. He has no comment on the application from agricultural perspective, on the understanding that the application aims to carry out upgrading works to the existing farms on the Site;
- (b) he has not received an application for a Letter of Approval to erect agricultural structures on the Site;
- (c) under the “Agri enJoy” Scheme, there are two participating farms located in the Site (i.e. 小蜜蜂有機農場 and 暉傑有機農場). Majority parts of the Site falls within the boundary of these two “Agri enJoy” farms, except for Lots 1525 (Part), 1535 (Part), 1536 (Part), 1540 (Part), 1545 (Part), 1553 (Part), 1554 (Part), 1582 (Part), 1584 (Part), 1585 (Part) and 1588 (Part), and whole Lots 1526, 1541 and 1543 in D.D. 17, and adjoining GL. The farm areas of 小蜜蜂有機農場 and 暉傑有機農場 under the “Agri enJoy” Scheme are shown in **Plan A-2**;
- (d) according to the information provided by the applicant, he does not observe any violations of the said two farms against the “Agri enJoy” Scheme eligibility criteria⁵;
- (e) noting that the Site is currently an active farm and is covered with common/cultivated plant species, he has no specific comments on the application from nature conservation perspective;

⁵ The “Agri enJoy” Scheme eligibility criteria include: (i) the farm must actively engaged in production of crops on a commercial scale, and meet the specific requirement on farm area (i.e. the production area should not be smaller than 3 dau chung (equivalent to 2,023 m² or 21,780 ft²); and (ii) the farm must fulfil the requirement on maximum area of ancillary activities (i.e. the area allocated for all ancillary activities does not exceed 20% of the total area of the farm).

- (f) regarding the identified *Aquilaria sinensis* (土沉香) (**Plan A-2**), in view that it is out of the site boundary and will not be affected by the proposed works, he has no particular comment on the issue; and
- (g) his advisory comments are at **Appendix IV**.

Landscape

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

- (a) she has no adverse comment on the application from landscape planning perspective;
- (b) based on the aerial photo taken in 2025, the Site is located in an area of rural coastal plain landscape character comprising village houses, temporary structures, tree clusters and farming areas. The proposed filling and excavation of land for permitted agricultural use are not entirely incompatible with the surrounding environment;
- (c) the Site is generally occupied by farmlands and some green houses, trees and vegetated areas. One undersized *Aquilaria sinensis* (a rare and precious species) was found at the southern periphery of the Site (**Plan A-2**). As shown in **Drawing A-1**, the proposed filling and excavation of land for permitted agricultural use will not be in conflict with this undersized tree and no tree felling will be involved;
- (d) in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- (e) her advisory comments are at **Appendix IV**.

Traffic

10.1.4 Comments of the Commissioner for Transport (C for T):

- (a) she has no in-principle objection to the application from traffic engineering viewpoint; and
- (b) her advisory comments are at **Appendix IV**.

10.1.5 Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) he has no adverse comment on the application; and
- (b) his advisory comments are at **Appendix IV**.

Environment

10.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the application from environmental perspective;
- (b) no substantiated environmental complaint in relation to the Site was received in the past three years; and
- (c) his advisory comments are at **Appendix IV**.

Drainage

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

- (a) approval conditions on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- (b) her advisory comments are at **Appendix IV**.

Water Supplies

10.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no objection to the application; and
- (b) his advisory comments are at **Appendix IV**.

Geotechnical

10.1.9 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- in order to ensure that the proposed filling and excavation of land for permitted agricultural use would not affect or be affected by adjacent fill slope(s), it is considered necessary to conduct an investigation to delineate the scale and extent of the slope works and to implement necessary remedial works. Hence, approval conditions requiring the applicant to submit a geotechnical investigation report and the implementation of the necessary geotechnical remedial works identified therein are recommended.

Fire Safety

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

- (a) he has no in-principle objection to the application; and

- (b) his advisory comments are at **Appendix IV**.

Building Matters

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

- (a) he has no objection to the application;
- (b) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- (c) it is noted that 23 structures, land filling and excavation are proposed in the application, before any new building works (including containers/open sheds as temporary buildings, demolition, land filling and excavation etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise, they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (d) it is also noted that regularisation of filling/excavation of land for existing fish pond and existing footpath are proposed in the application. Please note that the BA has no powers to give retrospective approval or consent for the building works (including excavation and filling of land) that already completed. Such excavation and filling of land is UBW under the BO, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary; and
- (e) his advisory comments are at **Appendix IV**.

Electricity Safety

10.1.12 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) he has no particular comment on the application from electricity supply safety perspective; and
- (b) his advisory comments are at **Appendix IV**.

10.2 The following government departments have no objection to or no comment on the application:

- (a) Project Manager/North (PM/N), CEDD; and
- (b) District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

11. Public Comments Received During Statutory Publication Period

On 17.4.2026, the application was published for public inspection. During the statutory public inspection period, 11 public comments from individuals were received (**Appendix V**). 10 comments support the application mainly on the grounds that the application would allow the education of organic farming and variety of exposures to nature for students, involve organic farms producing fresh and healthy food by using organic fertilisers without pesticides, contribute to the society without making profit, and enhance the attractiveness of tourism in Hong Kong. The remaining comment objects to the application mainly on the considerations that a larger site area as compared with the previous application and excessive land filling are involved; and there are concerns that the applicant has not proposed conversion of human waste into manure and water/energy saving measures in the operation.

12. Planning Considerations and Assessments

12.1 The application is for proposed filling and excavation of land for permitted agricultural use at the Site falling within an area zoned “GB” on the OZP (**Plan A-1**). The planning intention of the “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. There is a general presumption against development within this zone. While ‘Agricultural Use’ is always permitted within the “GB” zone, filling and excavation of land within the said zone require planning permission as such activities may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment.

12.2 The application involves a total land filling area of about 1,406m² (i.e. about 17.4% of the Site) and a total land excavation area of about 156.5m² (i.e. about 1.9% of the Site) as detailed in paragraph 1.3 above (**Drawing A-1**). To upgrade the two existing farms at the Site operated under the “Agri enJoy” Scheme” launched by AFCD for farming educational purpose, the proposed filling of land will be for site formation of structures and provision of footpath, while the proposed excavation of land will be for provision of five associated septic tanks. The application is also to regularise the excavated and backfilled land for existing fish pond, and the filled land for existing footpath. DAFC has no comment on the application from agricultural and nature conservation perspectives, on the understanding that the application aims to carry out upgrading works to the existing farms on the Site, and the Site is covered with common/cultivated plant species. In addition, no violations of the said two farms against the “Agri enJoy” Scheme eligibility criteria are observed. DEP and CE/MN, DSD have no objection to or no adverse comment on the application from environmental and public drainage perspectives respectively.

12.3 The Site, located near the eastern fringe Lo Tsz Tin Village, is largely occupied by two existing farms with ancillary structures (**Plans A-4a to A-4c**). According to TPB PG-No. 10, the design and layout of any proposed development within “GB” zone should be compatible with the surrounding areas, and should not involve extensive clearance of natural vegetation nor affect the existing natural

landscape. The Site is situated in an area which is predominantly rural in character comprising active and fallow agricultural land, unused/vacant land, vegetated areas, dense woodland and village houses (**Plans A-2 and A-3**). CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective, and considers that the proposed filling and excavation of land for permitted agricultural use are not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from the application is not anticipated. The application is generally in line with TPB-PG No. 10. The land filling and excavation works under the application are considered reasonable in size and scale which are solely for permitted agricultural use on the Site. Approval of the application would facilitate regularisation of filling and/or excavation of land for existing fish pond and footpath by putting them under proper control and monitoring through imposition of planning conditions to ensure that no adverse impact would be caused in the locality. In the view of the above, sympathetic consideration should be given to the application.

- 12.4 Other relevant government departments consulted, including C for T, CE/C, WSD and D of FS have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, relevant approval conditions and advisory clauses are recommended in paragraph 13.2 below and **Appendix IV** respectively. In particular, H(GEO), CEDD recommends the imposition of approval conditions on the submission of a geotechnical investigation report and the implementation of necessary geotechnical remedial works identified therein. Should the application be approved, the applicant will also be advised to implement suitable mitigation measures and good site practice to minimise any potential environmental nuisance during construction and to strictly comply with relevant environmental protection/pollution control ordinances. Regarding DLO/TP, LandsD's concern on the unauthorised structures erected within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 12.5 Part of the Site is the subject of a previous application No. A/NE-TK/840 for the same works and use submitted by the same applicant as the current application (**Plans A-1 and A-2**), which was approved with conditions by the Committee on 19.9.2025 as detailed in paragraph 6 above. Compared with the last previous application, while the current application involves different proposed layout with larger site area, land filling area and land excavation area, other major development parameters remain unchanged. According to the applicant, (i) changes in deposition and layout of structures and footpath design are required, considering that the approved scheme is not feasible as more extensive site formation works would be required based on the findings in topographic survey; (ii) the site boundary is enlarged to reflect the registered farm area and include the extended area to be applied to AFCD; and (iii) the proposed septic tanks with excavation of land are enlarged to meet the requirements of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. The planning circumstances of the current application are similar to those of the previous application. Approval of the current application is in line with the Committee's previous decision.
- 12.6 Regarding the public comments as detailed in paragraph 11 above, the government departments' comments and planning assessments above are relevant.

13. **Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11 above, PlanD has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 5.6.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised drainage proposal before commencement of the land filling and excavation works on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the revised drainage proposal upon completion of the land filling and excavation works on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) the submission of a geotechnical investigation report before commencement of the land filling and excavation works on the Site to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (d) in relation to (c) above, the implementation of necessary geotechnical remedial works identified therein upon completion of the land filling and excavation works on the Site to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (e) if any of the above planning condition (a) or (c) is not complied with before commencement of the land filling and excavation works on the Site, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b) or (d) is not complied with upon completion of the land filling and excavation works on the Site, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

The Recommended Advisory Clauses are at **Appendix IV**.

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

the proposed filling and excavation of land are not in line with the planning intention of the "GB" zone, which 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. There is a general presumption against development within this zone. There is no strong planning justification in the submission for filling and excavation of land for agricultural purpose.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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 date when the validity of the permission should expire.
- 14.3 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.

15. Attachments

Appendix I	Application Form with SPS received on 8.4.2026
Appendix Ia	SI received on 14.4.2026
Appendix Ib	FI received on 14.5.2026
Appendix Ic	FI received on 28.5.2026
Appendix II	Relevant Extracts of TPB PG-No. 10
Appendix III	Previous Application
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Land Filling and Excavation Plan submitted by the Applicant
Drawing A-2	Layout Plan submitted by the Applicant
Drawing A-3	Comparison of Approved Scheme under Application No. A/NE-TK/840 and Proposed Scheme under Application No. A/NE-TK/854
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos