

**Similar Applications within the Subject “Coastal Protection Area” (“CPA”) Zone
on the Ha Tsuen Fringe Outline Zoning Plan**

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration (RNTPC)
1	A/YL-HTF/1162	Proposed Excavation and Filling of Land for Permitted Waterworks Implemented by Government	27.10.2023

Rejected Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
1	A/YL-HTF/1127	Proposed Filling of Land for Permitted Agriculture Use (Mushroom Farm) and Ancillary Office	18.2.2022	1,2

Rejection Reasons:

1. Not in line with the planning intention of the “CPA” zone and no strong justification for a departure.
2. Failure to demonstrate no adverse landscape impact.

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The applicants should note his advisory comments at **Appendix IV**.

2. Traffic

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

- (a) She has no adverse comment on the application from traffic engineering perspective.
- (b) The applicants should note her advisory comments at **Appendix IV**.

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no objection to the application from highway maintenance perspective.
- (b) The applicants should note his advisory comments at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective, since the proposed uses would not generate traffic of heavy vehicles nor involve dusty operation and no residential dwelling is present within 100m from the boundary of the application site (the Site).
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicants should note his advisory comments at **Appendix IV**.

4. Drainage

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

- (a) She has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board consider the application acceptable from the planning point of view, approval conditions should be stipulated requiring the

applicants to (i) submit a revised drainage proposal and (ii) implement and maintain the proposed drainage facilities as indicated on the revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

- (c) The applicants should note her advisory comments at **Appendix IV**.

5. **Fire Safety**

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

- (a) He has no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction.
- (b) The applicants should note his advisory comments at **Appendix IV**.

6. **Building Matters**

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

- (a) He has no objection to the application.
- (b) It is noted that four structures and associated filling of land are proposed in the application. 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 the Building Authority should be obtained, otherwise they are unauthorized building works 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.
- (c) The applicants should note his advisory comments at **Appendix IV**.

7. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the Consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD.
- (b) The applicants should note his advisory comments at **Appendix IV**.

8. **District Officer’s Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from the locals.

9. Other Departments' Comments

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Director of Leisure and Cultural Services;
- (d) Director of Food and Environmental Hygiene; and
- (e) Commissioner of Police.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (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;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STW(s)) to permit the structure(s) erected within the Site. The application for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The application, 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 uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent areas. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicants shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the current vehicular access from Deep Bay Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsibility of the access; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised:
 - (i) to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECCPN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person;
 - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses; and
 - (iv) to meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the applicants should demonstrate that the overland flow will not be obstructed (e.g. obstructed by walls/hoarding) so that the surface runoff could fall to the discharge location according to the drainage plan. The applicants should confirm if any walls or hoarding are/will be erected or laid along the site boundary, and adequate opening should be provided to intercept the existing overland flow passing through the Site. The applicants should provide the details for comment;
- (ii) cross-sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be provided;
- (iii) the existing channel, to which the applicants propose to discharge stormwater from the Site is not maintained by her Office. The applicants shall resolve any conflict/disagreement arisen from discharging runoff from the Site to the proposed discharge point(s). Moreover, the applicants should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance shall be carried out by the applicants to avoid blockage of the system;
- (iv) further to item (iii) above, since there is no record of the said discharge path, site photos should be provided to demonstrate its presence and existing condition;
- (v) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owners at their expense;
- (vi) the drainage facilities of the application should be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicants are required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicants/owners shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their application;
- (vii) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/YL, LandsD and District Officer/Yuen Long, Home Affairs Department and/or relevant private lot owners should be sought;
- (viii) the applicants/owners should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the lot owners/developers would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
- (ix) the lot owners/developers should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from their lots;
- (x) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
- (xi) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and

- (xii) the applicants should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development;
- (g) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the Consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan, Tsim Bei Tsui and Pak Nai Developments is currently being reviewed under the Investigation Study and subject to change. If the planning application is granted, notwithstanding the validity period of the planning permission, the applicants should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and be advised not to carry out any substantial works therein;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to this department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;
 - (iii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West (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 (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - (v) detailed comments under the BO will be provided at building plan submission stage.

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1 to 6

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月07日星期一 19:17
收件者: tpbpd/PLAND
主旨: 有關規劃申請編號 A/YL-HTF/1212提交補充文件(支持信)
附件: 支持信.pdf
類別: Internet Email

香港新界養魚協進會

Hong Kong NT Fish Culture Association



本人 / 本團體支持新界元朗丈量約份第 128 約地段第 593 號 A 分段餘段及第 593 號餘段,規劃申請編號 A/YL-HTF/1212,申請擬議臨時康體文娛場所(釣蝦場)、農業用途(蝦苗孵化場)及教育中心連附屬設施和相關填土及填塘工程(為期 3 年)。敬請委員會予以考慮批准。

此致

城市規劃委員會

簽署：黎樹祥



姓名：黎樹祥

身份：理事長

日期：2026 年 9 月 7 日

厦村鄉鄉事委員會
Ha Tsuen Rural Committee

2

支持信

本團體支持新界元朗丈量約份第 128 約地段第 593 號 A 分段餘段及第 593 號餘段, 規劃申請編號A/YL-HTF/1212, 申請擬議臨時康體文娛場所(釣蝦場)、農業用途(蝦苗孵化場)及教育中心連附屬設施和相關填土及填塘工程(為期3年)。敬請委員會予以考慮批准。

本會全力支持有關申請, 我等希望規劃署可批准有關申請, 謝謝。



厦村鄉鄉事委員會主 席 鄧善恒
副主席 鄧焯倫
鄧永傑



謹啟

二零二六年九月一日

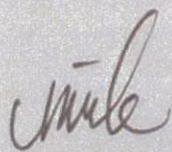
流浮山沙江村居民協進會

支持信

本團體支持新界元朗丈量約份第 128 約地段第 593 號 A 分段餘段及第 593 號餘段,規劃申請編號A/YL-HTF/1212,申請擬議臨時康體文娛場所(釣蝦場)、農業用途(蝦苗孵化場)及教育中心連附屬設施和相關填土及填塘工程(為期3年)。敬請委員會予以考慮批准。

此致

城市規劃委員會新界及離島規劃小組委員會

簽署: 

姓名: 林德勝



身份: 流浮山沙江村居民協會
副主席

日期: 4-9-26

上白泥

支持信

本團體支持新界元朗丈量約份第 128 約地段第 593 號 A 分段餘段及第 593 號餘段,規劃申請編號A/YL-HTF/1212,申請擬議臨時康體文娛場所(釣蝦場)、農業用途(蝦苗孵化場)及教育中心連附屬設施和相關填土及填塘工程(為期3年)。敬請委員會予以考慮批准。

此致

城市規劃委員會新界及離島規劃小組委員會

簽署： 

姓名： 蕭樹祥

身份： 村代表

日期： 4-9-2020

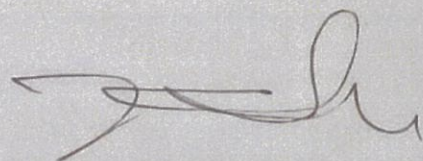
支持信

本團體支持新界元朗丈量約份第 128 約地段第 593 號 A 分段餘段及第 593 號餘段,規劃申請編號A/YL-HTF/1212,申請擬議臨時康體文娛場所(釣蝦場)、農業用途(蝦苗孵化場)及教育中心連附屬設施和相關填土及填塘工程(為期3年)。敬請委員會予以考慮批准。

此致

城市規劃委員會新界及離島規劃小組委員會

簽署：



姓名：

鄭偉君

身份：

下白泥村代表

日期：

4/9/2026

支持信

本團體支持新界元朗丈量約份第 128 約地段第 593 號 A 分段餘段及第 593 號餘段,規劃申請編號A/YL-HTF/1212,申請擬議臨時康體文娛場所(釣蝦場)、農業用途(蝦苗孵化場)及教育中心連附屬設施和相關填土及填塘工程(為期3年)。敬請委員會予以考慮批准。

此致

城市規劃委員會新界及離島規劃小組委員會

簽署：鄧善恒

姓名：鄧善恒

身份：厦村鄉鄉事會主席

日期：06-09-2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月17日星期四 1:08
收件者: tpbpd/PLAND
主旨: A/YL-HTF/1212 Ha Tsuen CPA
類別: Internet Email

A/YL-HT/1212

Lots 593 S.A RP (Part) and 593 RP (Part) and Adjoining Government Land in D.D. 128, Ha Tsuen, Yuen Long

Site area: About 2,983sq.m

Zoning: "Coastal Protection Area"

Applied Use: Prawning Ground, Shrimp Larvae Hatchery)and Education Centre / Filling of Land and Pond / 1 Vehicle Parking

Dear TPB Members,

1196 withdrawn and GL dropped.

Uphold strongest objections, the applicant is determined to gain approval with any 'plausible' landuse.

"There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted."

This definition precludes prawn fry hatchery, educational purposes and the fishery industry.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 28 August 2025 2:33 AM HKT
Subject: A/YL-HT/1196 Ha Tsuen CPA (should read A/YL-HTF/1196)

A/YL-HT/1196

Lots 593 S.A RP (Part), 593 RP (Part) and 595 RP (Part)and Adjoining Government Land in D.D. 128, Ha Tsuen, Yuen Long

Site area: About 約 4,680sq.m Includes Government Land of about 1,718sq.m

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Zoning: "Coastal Protection Area"

7

Applied Use: Filling of Land and Pond for Permitted Agricultural Use

Dear TPB Members,

1012 for FAKE Hobby Farm withdrawn and back with a much larger site that includes a considerable amount of GL. Applicant proposes to fill in 3,112sq.mts including pond.

The Applicant's justifications are contradictory

*"The applicant wishes to cultivate the site. However, climate change and insufficient drainage capacity have increased the risk of flooding in coastal areas, **causing the soil to become too saline, thus affecting the growth and cultivation of crops.**"*

BUT CPA IS NOT DESIGNATED TO PROVIDE IDEAL CONDITIONS FOR GROWING CROPS

"Climate change is causing an increase in extreme weather events, including rainstorms and typhoons, which lead to heavy rainfall in a short period of time, thus causing flooding."

INDEED, UNDERLINING THE IMPORTANCE OF RETAINING OUR NATURAL DEFENCES

The application is not in line with the Planning Intention of CPA:

*"This zoning is intended to conserve, **protect and retain the natural coastlines and the sensitive coastal natural environment**, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, **only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.**"*

There is no justification to approve this application that would allow tinkering with the natural buffer zone nor the occupation of a large amount of "GL".

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 15 March 2016 1:17 AM HKT
Subject: A/YL-HT/1012 Ha Tsuen CPA

A/YL-HT/1012

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Lot 593 S.A in D.D. 128, Ha Tsuen, Yuen Long

Site area :785 m²

Zoning : "Coastal Protection Area"

Applied Use : Hobby Farm

Dear TPB Members,

The planning intention of the "Coastal Protection Area" ("CPA") zone aims to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including interesting geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum built development within the zone.

Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable. This type of farming should be described as indoor gardening. Toilets would have to be provided and together with parking would cause degradation of the soil.

Moreover the application is for one year and would appear to be a move to despoil and degrade the land in order to justify an eventual application for development.

CPA is intended to preserve our coastline for the benefit and enjoyment of the community at large. A hobby farm indicates cultivation of crops that are not compatible with coastal ecology and therefore contrary to the intent of the zoning.

TPB should reject this application.

Mary Mulvihill

[REDACTED]