

**Proposed Filling and Excavation of Land
for the Permitted “Agricultural Use” in “Conservation Area”
at Various Lots in DD238 in Clear Water Bay
S16 Planning Application**

(Planning Application No: A/SK-CWBN/77)

Response-to-Comment Table

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Comments	Response
<p>Email dated 17 July 2024 refers:</p> <p><u>Comments from Sai Kung & Islands District Planning Office, Planning Department:</u> (Contact Person: Mr Benjamin LEE Tel: 2158 6144)</p> <p><u>Layout Plan of the Farm</u> (Figure 2.3 of the Planning Statement)</p> <ol style="list-style-type: none"> 1. Indicate the areas in the Farm associated with specific types of agricultural activities stated on the Planning Statement (crop farming, plantation area, hydroponics, fish cultivation, rain water harvesting, etc.) 2. Supplement the construction materials/method, function and size of the structures annotated as ‘Shelter’, ‘Temporary Structure’ and ‘Platform’, and elaborate how the structures at the Farm can support agricultural activities. 3. In addition to the bamboo shelter as staff/volunteer resting space, clarify if there are any structures for use by staff or visitors (e.g. staff toilets and kitchen). Please also clarify if there are waste management and/or sewerage facilities on the Farm and indicate on the plan if any. <p><u>Operation Details of the Farm</u></p> <ol style="list-style-type: none"> 1. Para. 3.4.8 of the Planning Statement states that “The landowner also welcomes volunteers to experience farming. The Farm is 	<p>Consumables</p> <p>Please kindly note that the entire area of the Farm is used for planting of various crops (subject to seasons). The Layout Plan has been updated to indicate the agricultural land and facilities that are ancillary to the farming activities at the Farm, such as shelters, storages and platforms. Please refer to <i>Appendix I</i>.</p> <p>The storages and shelters are all temporary structures placed on grade with simple construction methods similar to any other farm structures. These are created by wood, tiles, metal frames, metal sheets, polyethylene sheet, bamboo and etc. Dimensions of the temporary structures are annotated in the Layout Plan.</p> <p>Basic hygienic equipment (such as washing basin and toilet) is provided at the Farm. There is a septic tank to treat the foul water.</p>

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<p>operating in a non-profit making nature and it donates some of the crops to local community/NGO.” Please clarify:</p> <ul style="list-style-type: none"> - the opening hours of the Farm - whether the Farm is open to public and whether/how they can involve in farming activities - does the Farm operation involve ancillary activities (such as sale of cooked food, provision of guided tours or workshops etc.) - visitors’ access and visiting arrangement to the Farm in terms of visiting charges, target groups of visitors and number of visitors 	<p>There are no specific opening hours of the Farm. Two full-time staffs carry out major farming works from early morning.</p> <p>The Farm does not open to the public. There is a group of core volunteers (about 10 nos.) who come to the Farm on a regular pattern. The landowner also invites individual friends/volunteers on ad-hoc basis if they show interests in farming.</p> <p>No, the Farm does not involve any ancillary activities that were being mentioned.</p> <p>The core volunteers arrange schedules to visit the Farm. Individual visitors invited by the Landowner and the core volunteers visit the Farm free of charge. All visitors arrange their own transportation, e.g. drop-off by vehicle, on foot and etc.</p>
<p><u>Applied Excavation and Filling of Land</u></p> <ol style="list-style-type: none"> 1. Please clarify whether the applied excavation and filling of land under the current application reflect the completed excavation/filling works for the existing ponds and bamboo shelter respectively. 2. Para. 3.5 of the Planning Statement - Noting that Enforcement Notice and Reinstatement Notice have been issued to the Farm, please provide the latest progress of the reinstatement works. 	<p>Correct, the applied excavation and filling of land under the current application reflect the completed excavation/filling works for the existing ponds and bamboo shelter and no addition excavation or filling of land will be carried out.</p> <p>The Landowner has been constantly liaising with the Central Enforcement and Prosecution Section of the Planning Department in relation to the reinstatement works. The Landowner has made an effort in fulfilling the requirements, such as reducing the extent of the coverage of gravels at the succulent garden, disseminating the platform</p>

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	tiles to demonstrate the platforms do not involve any filling or excavation of land and etc.. Other reinstatement works (i.e. filling of ponds) shall be considered after the Town Planning Board has made decision on the current application.

Consolidated by: **KTA Planning Limited**

Date: **22 July 2024**

List of Appendices

Appendix I Revised Layout Plan

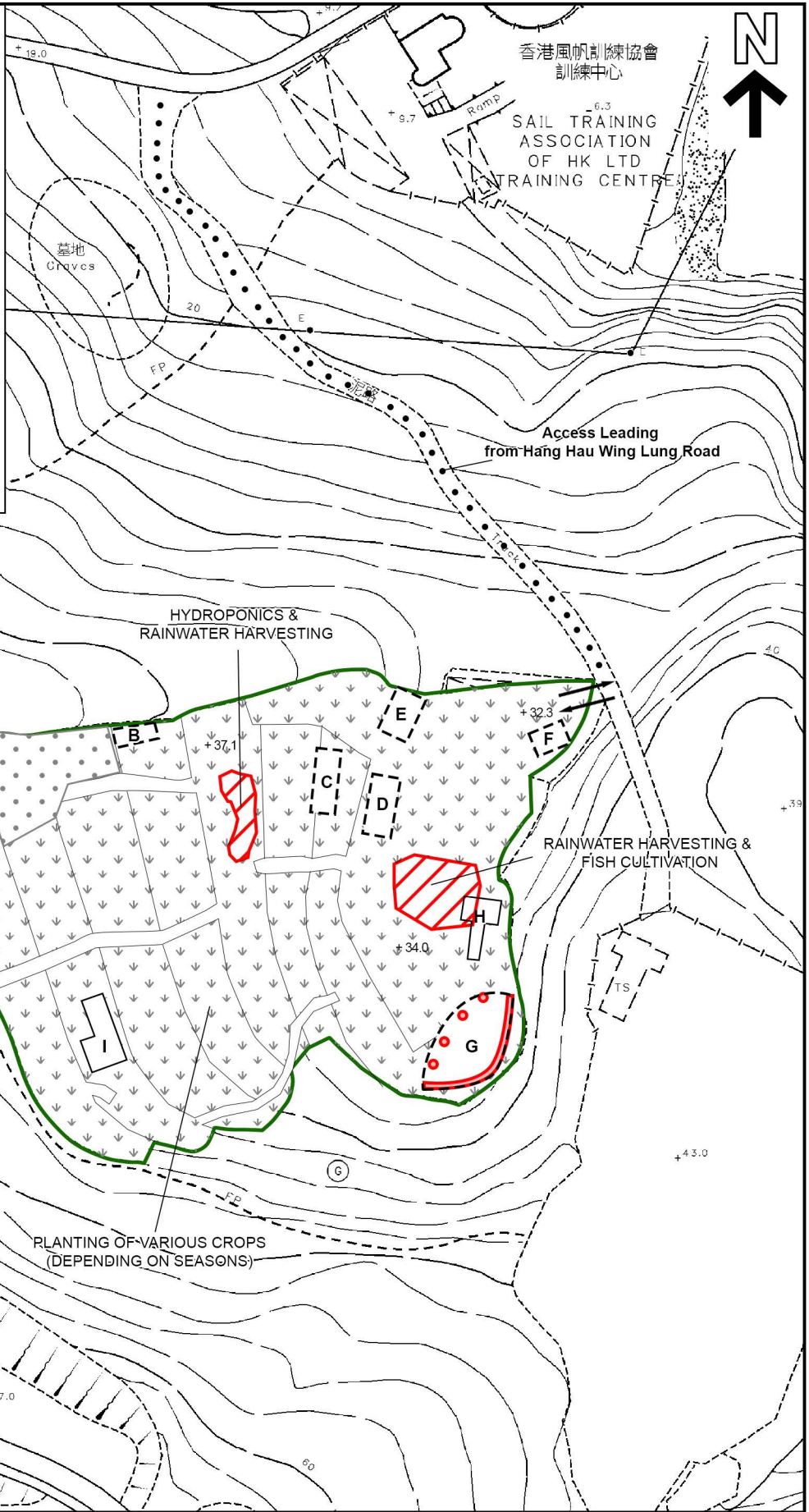
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Appendix I
Revised Layout Plan

SOMEWHERE ORGANIC FARM LAYOUT
(FOR REFERENCE ONLY, NOT FOR APPROVAL)

- TEMPORARY STRUCTURE
- A SHELTER FOR WORKERS & VISITORS
- B TOILET/CHANGING ROOM/
STORAGE OF PERSONAL ITEMS/
EQUIPMENT/ CONSUMABLES
- C STORAGE OF COMPOST
- D STORAGE OF CONSUMABLES
(E.G. ORGANIC FERTILIZER)
- E SHELTER FOR LARGE/HEAVY EQUIPMENT
- F CONTROL ROOM/STORAGE OF HOE
AND MATTOCK
- G RESTING AREA
- PLATFORM
- H RESTING AREA
- I RESTING AREA
- AGRICULTURAL LAND
- SUCCULENT GARDEN



- LEGEND**
- SOMEWHERE ORGANIC FARM
 - MAIN ENTRANCE
 - APPLICATION ITEM**
 - LAND EXCAVATION AREA
 - LAND FILLING AREA
 - APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

PLAN 2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 19.7.2024