

Total: 4 pages

Date: 6 January 2025

TPB Ref.: A/TM-SKW/127

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sirs,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

We have updated Figure 3 and Figure 10 to show the proposed area for hobby farm. It is noted that the updated cultivation area is kept at 310m² which is about 62% of the application site will be reserved for cultivation.

Our response to DLO/TM is found in the following:

DLO/TM's comments	Applicant's response
<p>a. It is noted from the FI that the applicant will relocate the unauthorized meter box within the site not covered by the planning application to the proposed structure.</p> <p>b. Whilst the FI from the applicant is noted, please be advised that our previous comments as below are still valid. The applicant is required to immediately rectify the lease breaches by either remove unauthorized structure not covered by the subject application or include all unauthorized structure on the Lot in the subject application tallying with the layout plan submitted by the applicant for our consideration:</p> <p>There is a meter box annotated SKWJ no. 02564 within the Site not covered by the subject planning application and the said meter box is being used for other purposes instead of an ancillary facility for the proposed development which is still at planning stage. The Lot owner(s) should immediately rectify the lease breaches and LandsD reserves the rights to take necessary</p>	<p>The applicant will relocate the electricity meter box to the temporary structure 1 as shown in the updated layout plan (Figure 3) in the attachment.</p>

lease enforcement action against the breaches without further notice.	
---	--

Our response to CTP/UD&L, Planning Department is as follow:

CTP/UD&L, Planning Department's comments	Applicant's response
<p>Having reviewed the submitted FI and Response-to-Comment (R-to-C), it is noted that no landscape proposal or information on proposed mitigation measures were provided. The previous comments below still remain valid:</p> <p>With reference to site photos record dated 24.07.2024, noting the Site is currently vacant without significant landscape resources/existing trees observed. By compared with aerial photo dated December 2019, the Site was originally covered with vegetation/ greenery and now had been cleared. Without landscape proposal of detailed information on proposed treatment and mitigation provided, impact arising from the application cannot be ascertained.</p>	<p>Noted. Please see the proposed planting plan (Figure 10) in the attachment.</p>

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at _____ at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Anson YING) – By Email



1 parking space of
5m x 2.5m for
private car

Structure 1

Storage room for farm tools and seeds,
Rain shelter with toilets
GFA: Not exceeding 60m²
Height: Not exceeding 3.5m
No. of storey: 1



Proposed electricity meter box
after relocation

Hobby farm
(About 310m²)

4.5m wide
Ingress/Egress

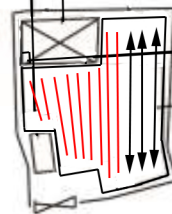
Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註: Scale 比例: 1:1000
	Drawing No. 圖號: Figure 3	



1 parking space of
5m x 2.5m for
private car

Structure 1

Storage room for farm tools and seeds,
Rain shelter with toilets
GFA: Not exceeding 60m²
Height: Not exceeding 3.5m
No. of storey: 1



Proposed electricity meter box
after relocation

Hobby farm
(About 310m²)

4.5m wide
Ingress/Egress

Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.	Drawing Title 圖目: Proposed Planting Plan	Remarks 備註: — Proposed growing of Pak Choi ← Existing growing of <i>Musa paradisiaca</i>
	Drawing No. 圖號: Figure 10	Scale 比例: 1:1000