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Cheryl Tsz Man TSANG/PLAND

寄件者: [REDACTED]
寄件日期: 2025年04月08日星期二 10:04
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND
主旨: Submission of Further Information (5) for Planning Application No. A/NE-MTL/11
附件: A_NE-MTL_11 RtoC FI 5.pdf

類別: Internet Email

Your Ref.: TPB/A/NE-MTL/11

Date: 8 APR 2024

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling
of Land (Planning Application No. A/NE-MTL/11)**

5th Further Information - Responses to Departmental Comments

We refer to the comments received from Urban Design and Landscape Section of Planning Department dated 7 April 2025 on the subject Planning Application.

We are pleased to submit herewith a Response-to-Comments Table (Attachment 4) for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board (TPB) to approve the subject S.16 Planning Application.

Should you have any queries, please contact the undersigned. Thank you.

Best regards,

Luke Yip

For and on behalf of
Maxtop Sky Limited
[REDACTED]

Attachment 4 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Urban Design and Landscape Section, Planning Department (UD&L, PlanD), dated 7.4.2025</p> <p>(a) With reference to the aerial photo of 2022, the site is located in an area of miscellaneous rural fringe landscapes landscape character comprising woodlands within the “Green Belt” (“GB”) zones, ponds, scattered tree groups, vegetated areas and some temporary structures. There is a concern that approval of the application may alter the landscape character and degrade the landscape quality of the “Agriculture” zone, where the “GB” zone is in close proximity to the site.</p> <p>(b) Based on our recent site record, the site is partly vacant and partly covered by wild grasses and self-seeded vegetation. Some trees of common species are observed within the site, however, no information on the existing trees, proposed treatment and mitigation measures (if any) is provided. According to the Filling of Land Plan, the whole site is proposed to be filled. Potential impact on the existing landscape resources cannot be ascertained.</p> <p>(c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	<p>(a) We noted the location of the site near the “GB” zone and its existing rural fringe landscape character. The proposed temporary development is designed to be compatible with the surrounding rural setting. The proposed development is agricultural and educational in nature, which aligns with the planning intention of the “AGR” zone and does not conflict with the adjoining “GB” zone.</p> <p>(b) Although the site is partly vacant and partly covered by wild grasses and self-seeded vegetation, we confirm that no Old and Valuable Trees (OVT) or protected species will be affected by the proposed works. The proposed filling works will be carefully designed to avoid areas with existing trees, i.e. a minimum width of 1.5m clear zone for healthy tree growth, thereby minimising potential impacts on landscape resources.</p> <p>(c) Noted.</p>