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Cheryl Tsz Man TSANG/PLAND

寄件者: Tso Lung Ma <[REDACTED]>
寄件日期: 2026年02月05日星期四 10:44
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Esther Hiu Laam LI/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Re: Planning Application No. A/NE-MTL/14 - Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
附件: S16_A-NE-MTL-14_RtoC_AFCD.pdf
類別: Internet Email

Dear Miss Tsang,

Please see attachment for our response.

Best Regards,
Wong Man Kit

Planning Application No. A/NE-MTL/14 – Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Responses to Comments

Comments from the Director of Agriculture, Fisheries and Conservation Department (AFCD) (Contact Person: Mr. LAU Yun-kwan, Tel.: 2150-6932) (Batch 2)		
<u>Planning Statement</u>		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
PS-AFCD-1	The application site falls within the "Agriculture" zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site and justify the need for land filling for Town Planning Board's consideration.	<p>Types of crops to be grown: Chinese white cabbage, Lettuce, Flowering Chinese cabbage, Celtuce, Tomato, Corn, Cucumber and Winter Melon.</p> <p>Market channel for the crop produce:</p> <ol style="list-style-type: none"> 1. Social media and websites; 2. Promotion through visitors, agricultural experience participants, and farmers; 3. Participation in local fisheries and food carnivals or related promotional activities organized by the local district or Agriculture, Fisheries and Conservation Department. <p>Currently, the land on site is entirely grassland and muddy. The uneven ground level is dangerous for people to walk. Minimal land filling is needed mainly for a pedestrian walkway and for placing temporary structures. When the planning application for permission is terminated, the filled area will be restored in accordance with the attached conditions.</p>

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寄件者: Tso Lung Ma <[REDACTED]>
寄件日期: 2026年02月10日星期二 13:54
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Esther Hiu Laam LI/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Re: Planning Application No. A/NE-MTL/14 - Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
附件: (39) in CEP-E-NE-MTL-27(II).pdf; S16_A-NE-MTL-14_RtoC_CEDD.pdf
類別: Internet Email

Dear Miss Tsang,

Please see attachments for our responses and the revised GBPR report. If the GBPR report is too big and will need to be uploaded to some designated site. Please let us know.

Please let us know if further info will need to be provided. Thank you!



_A_NE-MTL_14 GBPR report 20260206.pdf

Best Regards,
MK Wong

Planning Application No. A/NE-MTL/14 – Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Responses to Comments from Government Departments via Planning Department dated 27.01.2026 on the Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years submitted on 29.12.2025

Comments from the Head of Geotechnical Engineering Office (GEO), Civil Engineering and Development Department (CEDD) (Contact Person: Mr. Kevin SO, Tel.: 2762-5371 or Mr. Alex LEE, Tel.: 2760-5793)		
Planning Statement		
<u>Item</u>	<u>Comments</u>	<u>Responses</u>
PS-CEDD-1	There were suspected unauthorised land filling / site formal works occurred within and/or in the vicinity of the application site (the Site), as well as on the adjoining Government Land / private lots which are close to the Site;	Noted. The Site have been reinstated on 21 June 2024 and the Authority is satisfied. Please see the attached file [(39) in CEP-E-NE-MTL-27(II)]
PS-CEDD-2	Hence, the site topography might have been modified by the suspected unauthorised works, including formation of some unauthorised slopes within and/or in the vicinity of the Site. His office has no information regarding the location and proper design and construction of any of these unauthorised slopes of concern;	Information regarding the location and proper design and construction of any of these unauthorised slopes of concern is provided accordingly in the report
PS-CEDD-3	The presence of any unauthorised slopes might affect or be affected by the proposed use in the Site. The applicant should clarify whether any unauthorised slopes are within the Site. Also, as shown in Section A-A, B-B and C-C in Appendix F of the Geotechnical Planning Review Report (GPRR), the applicant identified some unregistered slope features, which were probably formed under the suspected unauthorised works, straddling across the site boundary. Given the above, the applicant should incorporate, in the next revision of GPRR, the geotechnical review of these unregistered slopes and the proposal of mitigation measures if considered necessary (such as slope upgrading works and/or no-built zone at the crest/toe of these slope features), which might affect or be affected by the proposed use;	Section of 4.12 of the report is provided for geotechnical review of these unregistered slopes
PS-CEDD-4	Besides, suspected unauthorised structures / concrete blocks with earth retaining purpose were identified outside the northeastern corner of the Site within Lots 1275 and 1281 in D.D. 96, as revealed from the topographic survey in Appendix F of the GPRR. In view of the above, the applicant should incorporate, in the next revision of the GPRR, the geotechnical review of these retaining structures (with illustration by a cross section and photos) and the proposal of mitigation measures if considered necessary (such as upgrading works and/or no-built zone at the crest / toe of these structures), which might affect or be affected by the proposed use;	Site Photo D2 is provided in Appendix A and Section of 4.13 of the report is provided for geotechnical review of this unregistered concrete block.

Planning Application No. A/NE-MTL/14 – Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

<p>PS-CEDD-5</p>	<p>It is noted that the maintenance responsibility of existing slope Feature Nos. 2NE-D/CR143 (Sub-division No. 1) and 2NE-D/F17 (Sub-division No. 1) located in the vicinity of the Site rests within Lot 1275 in D.D. 96, part of which is within the Site. It is also worth noting that owing to the suspected unauthorised works, it could be possible that the settings of these existing slopes might have been modified. Hence, the applicant should carry out a geotechnical review of these two slope features based on the current settings as revealed from the topographic survey conducted in 2025, instead of the information from the GEO Slope Information System records. The applicant should incorporate, in the next revision of the GPRR, the geotechnical review of these two existing slope features and the proposal of mitigation measures if considered necessary (such as upgrading works and/or no-built zone at the crest / toe of these structures), which might affect or be affected by the proposed use; and</p>	<p>Section 4.8 and 4.9 is revised accordingly and geotechnical review is based on topographic survey conducted in 2025 and comparison with SIS system records.</p>
<p>PS-CEDD-6</p>	<p>The applicant should submit the proposed building works and associated site formation works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.</p>	<p>There are no proposed building works and associated site formation works to the Buildings Department for approval.</p>