From:	Chong Hermose <[redacted]>
Sent:	2026-10-22 星期四 17:25:11
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:	Yan Yan LAM/PLAND <yylam@pland.gov.hk>; Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>
Subject:	A/TM-LTYY/523--回應部門意見及補充說明
Attachment:	附件 2_Swept Path Analysis.pdf; 20261022_回應部門意見.pdf; 附件 3：Propose Floor Plan of Structure 1.pdf; 附件 1：Revised Layout_Plan.pdf

城規會/規劃處：

大家好。

有關規劃申請：A/TM-LTYY/523，現附上回應部門意見及補充說明，請查收。

謝謝。

Ms Chong
([redacted])

Planning Application No. A/TM-LTYY/523

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from LandsD	
	Part A: General and Adverse Comments (for incorporation into the main text of TPB paper) My comments/observations based on the applicant's information are as follow: 1. The application site ("the Site") comprises an Old Schedule Agricultural Lot No. 2430 RP in D.D. 130 ("the Lot") held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. 2. I must point out that the following irregularity covered by the subject planning application has been detected by this office: Unauthorised structure within the Lot covered by the planning application There is an unauthorized structure on the Lot. The Lot owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice. 3. The following irregularity not covered by the subject planning application has been detected by this office: Unlawful occupation of Government land not covered by the planning application The Government land adjoining the Site has been fenced off / illegally occupied without permission. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice. 4. The Lot owner/applicant shall remove the unauthorised structures and cease the illegal occupation of the Government land not covered by the subject planning application immediately. LandsD reserves the right to take enforcement action against the Lot	申請人知悉，申請人承諾如規劃申請批出後，會立即向屯門地政處申請短期豁免書及進行規範化申請，並會繳交相關費用。 申請人正在安排停止佔用政府土地。 關於達福路連接申請地點的通道，申請人知悉該段由達福路引向申請地點的政府土地，地政處並不承擔維修責任，亦不保證其通道權。
	owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land. 5. Unless and until the unauthorised structure and the unlawful occupation of Government land are duly rectified by the Lot owner/applicant, please take it as **this office's objection to the application** which must be brought to the attention of the Town Planning Board when they consider the application. 6. The Site is accessible via a strip of Government land leading from Tat Fuk Road. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement. 7. Please notify the applicant of our comments/requirements as stated above. **Part B: Advisory Comments for the Applicant** This office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within the Lot or any unlawful occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by this office or be in breach of the approval given.	

	Departmental Comments	Responses
	Comments from TD	
1	As the application site is far from the LRT station and bus stops, minimum 3 nos. of visitor private car parking spaces should be provided.	訪客車位安排與交通管理措施： 由於申請地點的實際面積與現場佈局限制，經評估後現場只能安全容納 1 個訪客私家車停車位，**只給訪客臨時短暫停泊車輛**。本申請人承諾將會實施以下嚴格的交通管理措施： 1.實行全面預約制：所有訪客私家車必須在到訪前進行預約特定時間停車。 2.專人負責現場管理：本申請人將安排專人好好管理車位，負責協調車輛進出、確保訪客車輛準時離開。 請看附件 1：Revised Layout Plan
2	Run-in/run-out proposal shall be provided for access. It should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD.	如申請獲批後，申請人將會提交的車輛出入口設計建議書。
3	The access route between Tat Fuk Road and the application is not managed by Transport Department. Consent/comments shall be sought from relevant land owners and management parties.	申請人知悉該段連接路並非由運輸署管理。
4	Sufficient vehicle manoeuvring space should be reserved within the application site. Please ensure that no queuing and/or waiting of motor vehicles from the site onto Tat Fuk Road, would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Tat Fuk Road.	申請地點已預留足夠的車輛迴轉空間，並配合上述的「預約制」及「專人管理」，申請人承諾並會確保絕不容許車輛在達福路上排隊或等候，亦絕不容許車輛從申請地點倒車駛出至達福路。 請看附件 2：Swept Path Analysis。

	Departmental Comments	Responses
	Comments from EPD	
1	Whether pesticide will be prohibited at the Site; and	申請地點內將會禁止使用任何除草劑或殺蟲劑。
2	What will be stored in the storage room.	申請地點內的儲物室主要存放一般清潔用品、園藝工具及種子等。

補充說明

1. 有關擬議發展的構築物 1 屬臨時性質，將以 4 個貨櫃搭建組成，每層 2 個貨櫃，並設置樓梯步行上 2 樓，並非永久性建築物，平面圖請看附件 3。
2. 有關擬議兩個溫室的物料與彈性設計：擬議發展的兩個溫室均會採用臨時物料搭建。為配合不同種植季節的實際農業需要，溫室的搭建物料會因時制宜，例如採用白色膠片、鋁合金板、黑色帆布或遮光帳篷等輕質物料；而溫室的結構則會以鋁合金架、角鐵或方鐵等臨時物料組成，參考溫室圖片 請看下頁。
3. 擬議的溫室將直接於現有泥地上臨時搭建。整個建設過程中不涉及任何填土工程，只會在耕種範圍臨時搭建構建物。
4. 擬議發展的耕種範圍將全面採用專為農作物種植而設的特定種植土壤（耕作土），以確保維持良好的農作物產量與農業生態環境。

參考的溫室圖片
（因應不同種植季節調整）



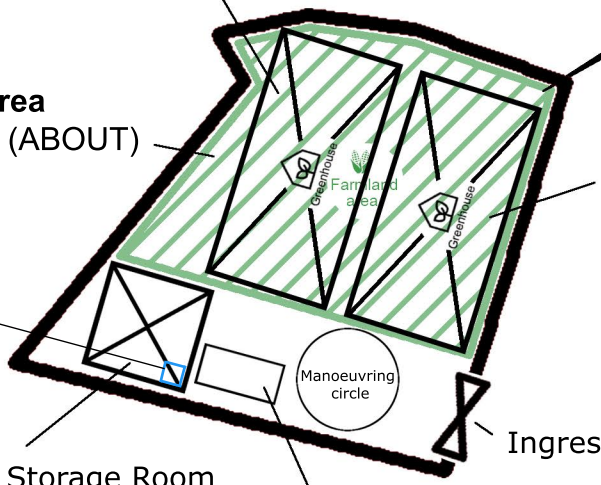


Structure 2
Greenhouse
Covered Area: 110m² (ABOUT)
GFA: About 110m² (ABOUT)
No. of storey: 1
Height: Not exceeding 5m (ABOUT)

Application Site

Farmland Area
Area: 280m² (ABOUT)

Structure 3
Greenhouse
Covered Area: 110m² (ABOUT)
GFA: About 110m² (ABOUT)
No. of storey: 1
Height: Not exceeding 5m (ABOUT)



Portable Toilet
（GFA：Around 2m²）

Structure 1
Office, Agricultural Education Room & Storage Room
Covered Area: 50m² (ABOUT)
GFA: Not exceeding 100m² (ABOUT)
No. of storey: 2
Height: Not exceeding 7m (ABOUT)

Ingress/Egress

1 Parking Space of
5m x 2.5m
for Private Car

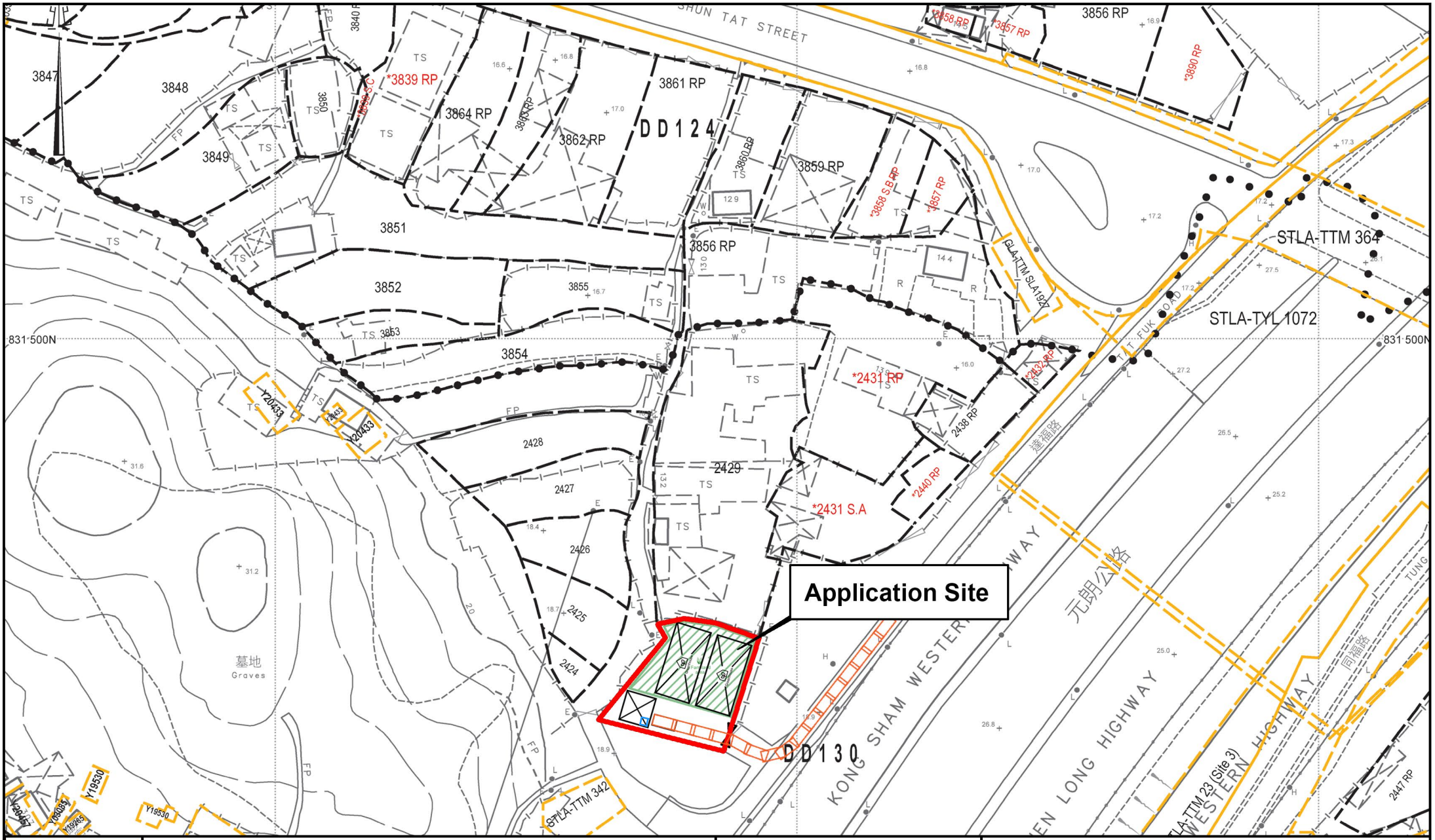
Allgain Land Planning
全堅土地規劃

Project 項目名稱:
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lot 2430 RP in D.D. 130, Tat Fuk Road, Tuen Mun, N.T.

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:

Remarks 備註:
Structure
Parking Space for Private Car



Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lot 2430 RP in D.D. 130, Tat Fuk Road, Tuen Mun, N.T.

Drawing Title 圖紙標題:

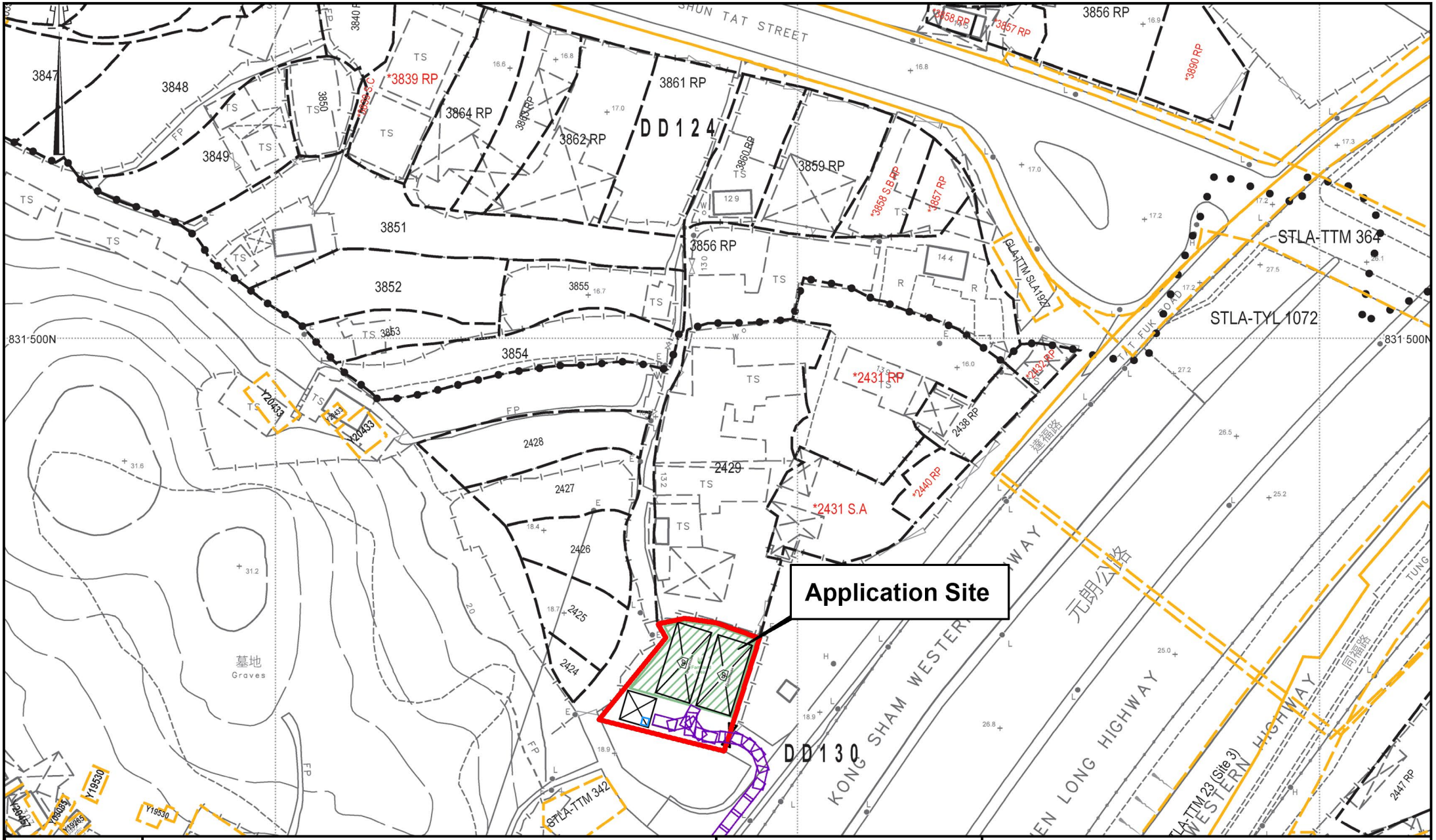
Swept Path (IN)

Drawing No. 圖號:

Remarks 備註:

Private Car (In)

Private Car (Out)



Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years at Lot 2430 RP in D.D. 130, Tat Fuk Road, Tuen Mun, N.T.

Drawing Title 圖紙標題:

Swept Path (OUT)

Drawing No. 圖號:

Remarks 備註:

Private Car (In)

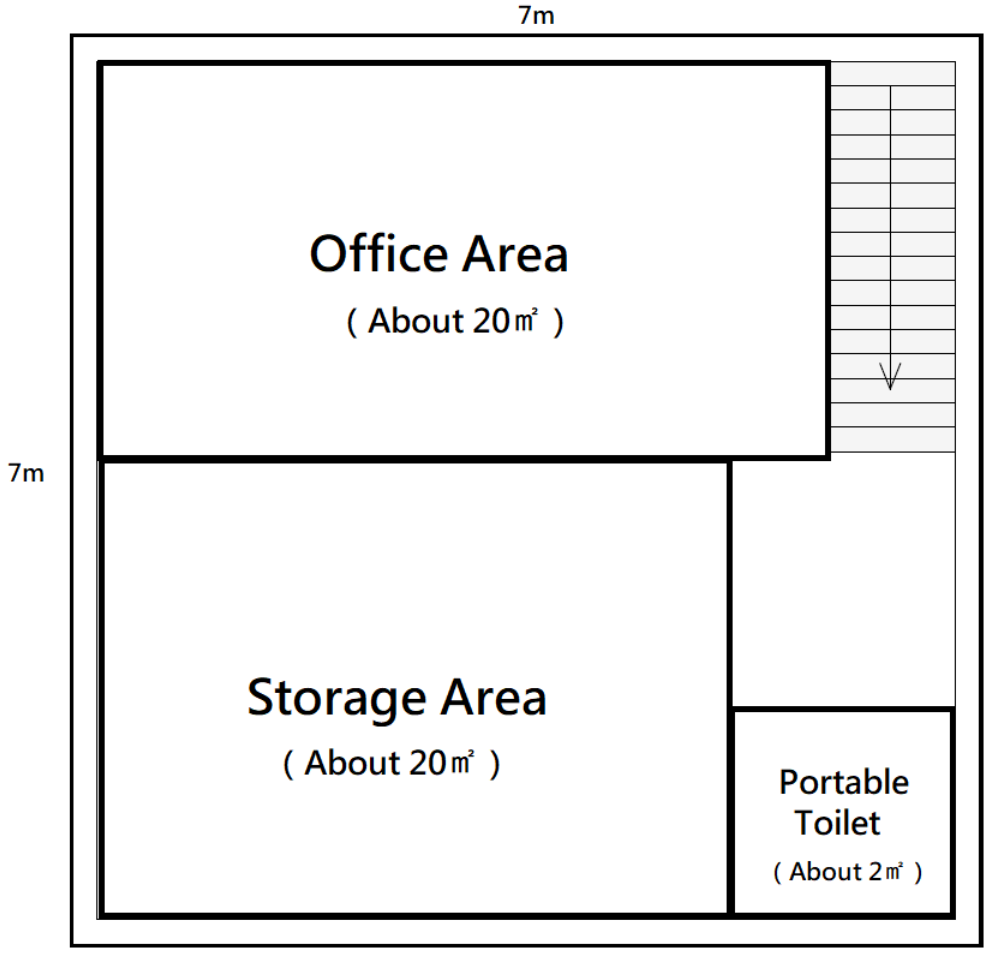
Private Car (Out)

Propose Floor Plan of Structure 1

Ground Floor（G/F）

【Office, Storage & Toilet】

（About 50 ㎡）



Propose Floor Plan of Structure 1

First Floor （1/F）

【Agricultural Education Room / Workshop】

（About 50 ㎡）

