

Tommy Ngo Chun MA/PLAND

寄件者: Anson Pui Yan YING/PLAND
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收件者: Tommy Ngo Chun MA/PLAND
主旨: Fw: A/TM-SKW/133補充資料
附件: 場地設計圖.pdf; 挖土位置圖.pdf; 填土位置圖.pdf; 美化環境建議圖.pdf; 申請理由.pdf

From: 陳灝然 <[REDACTED]>
Sent: Monday, May 26, 2025 1:18 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Anson Pui Yan YING/PLAND <apyying@pland.gov.hk>
Subject: A/TM-SKW/133補充資料

敬啟者

此郵件取代5月9日14:53，5月13日10:02，5月19日08:05、14:24，5月20日09:58發出的電郵。

申請人現提交補充資料及進一步回應部門意見。

水耕種植即利用水來提供植物生長所需的營養，而不依賴傳統的土壤高效，可以利用水資源，因為系統可以循環利用水，並且能夠減少病蟲害的風險。這些系統不僅能提高作物的生長速度和產量，還能在有限的空間內實現永續的農業生產，可參考有關照片。

露天種植區增加約270平方米，佔地申請地點約41.28%土地，主要種植士多啤梨。水耕種植面積面積約123平方公尺（包括兩作水耕種植的構築物），申請地點約18.81%土地，主要種植蔬菜。耕作區合共約393平方米，佔地申請地點約60%土地。

場地位於「綠化地帶」及「鄉村式發展」地帶內，面積約 654 平方米。「鄉村式發展」佔場地約30平方米，即4.81%。「綠化地帶」佔場地約624平方米，即95.41%。

填土方面，填土總面積約 176 平方米，需申請及規範化的填土面積約 172 平方米，填土厚度約 0.1 米，填土物料為混凝土(可參閱附件：填土位置圖)。

挖土方面，挖土總面積約33平方米，需申請及規範化的挖土面積約 28.8 平方米，挖土深度約 0.3 米(可參閱附件：挖土位置圖)

規劃署 城市設計及園境組

The Site is already hard-paved and fenced off, there is no significant landscape resources/existing tree observed. However, by comparing the site photos and aerial photos in October 2024, clearance of vegetation had been carried out in the Site.

申請人承諾會種植4棵中華杜英，以美化現場環境。(可參閱

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Submission of landscape proposal with detailed information on proposed treatment/measures for mitigating the landscape impact arising from the application should be provided.	美化環境建議圖)
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規劃署

1. 申請理由 – The planning intention of the “Green Belt” zone is to provide passive recreational outlets, please advise whether the current proposal can fulfill the Planning Intention of the zone.	此申請屬靜態康樂場地，場地會供公眾使用，例如供附近居民體驗耕作樂趣，帶他們認識水耕耕作，因此此規劃申請與綠化地帶的規劃意向不完全衝突。
2. 申請理由 – Please advise whether public announcement system would be used at the application site (the Site).	場地不會使用公共廣播系統。
3. 申請理由 – It is noted that “prior appointment system” will be implemented for vehicles in paragraph 7. Please advise whether the system would be applied for visitors.	訪客需提前預約登記才可進入申請範圍。
4. 挖土位置圖 – Please rectify the symbol indicating挖土位置 in the legend to a line rather than a polygon to tally with the drawing.	已修改，可參閱附件挖土位置圖。
5. Site inspection revealed that part of the Site is currently covered with sand and gravels, please advise whether the sand and gravels at the Site would be replaced with soil suitable for cultivation as undertaken in the previous application.	現場土地有部分為沙石，申請人會以適合種植的泥土取代現場的沙石。
6. According to the scheme of A/TM-SKW/113, no site paving and site formation was proposed, however, our recent site inspection revealed that part of the Site is currently paved with concrete, please justify the discrepancy and the need for the land filling conducted.	<p>填土原因有三：</p> <p>首先方便車輛出入，物資補給及運送農產品時，填土可減少泥濘或積水，讓車輛更容易進出。</p> <p>第二，增加可用面積，此申請屬靜態康樂場地，其中會供公眾體驗耕作樂趣。透過填土，可以擴展活動空間，方便公眾活動。</p>

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	第三，構築物建設，填土工程可為構築物提供穩固的基礎。
7. Please confirm if no additional filling and excavation works will be carried out at the Site.	場地不會進行額外的填土和挖土工程。

運輸署

(a) Please justify the adequacy of the loading/unloading spaces in the subject site.	<p>場地有足夠的裝卸空間，申請範圍約654平方米，扣除構築物及耕作範圍，餘下面積約 261 平方米的土地，佔申請地點約 39.91% 土地。</p> <p>這未有設定範圍會用作流動空間，可作裝卸空間、緩衝及車輛迴旋處。</p>
(b) Please review the traffic generation from and attraction to the site by including the trips for common logistic apart from visitor trips.	<p>申請地點的運輸工作並無迫切性，主要運輸工作是補給物資、用膳時間及運送耕作物。運輸工作可按交通情況靈活調配，必要的交收運輸工作，會安排在日間非繁忙時間進行。</p> <p>按實際經驗，每天09:00-10:00，會有1 駕次私家車的汽車流量補給物資；11:00-13:00用膳時間，會有2駕次私家車的汽車流量；18:00-19:00，會有1 駕次私家車的汽車流量運送耕作物。</p>
(c) The local access road (So Kwun Wat Tsuen Road) between So Kwun Wat Road and the application site is not managed by his department. The applicant should seek comments from the responsible party.	明白。

渠務署

(a) Notwithstanding there is no change to the site area compared with the last application no. A/TM-SKW/113, different ground surface characteristics were proposed by the applicant in the subject application. As such, should the application be approved, the applicant is requested to submit and implement a drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could	明白，申請人希
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make reference to DSD Technical Note to prepare a “Drainage Submission” in https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf .	望排水建議能納入附帶條件。
(b) The applicant is reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.	明白。
(c) The applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense.	明白。

地政署

(a) The application site (“the Site”) comprises Old Schedule Agricultural Lots, namely Lot No. 1386 and 1387 in D.D. 375 (“the Lots”) 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.	明白。
(b) Our recent site inspection revealed that the Site was occupied but not vacant as stated in the Application Form for the subject s.16 planning application. As the Site was “locked and out”, no access to the Site could be gained by this office during the above inspection, hence, the size of the existing containers found within the Site and their uses could not be ascertained. This office reserves the rights to have further comments and the applicant should clarify the uses of the existing containers. Also, the applicant should clarify the meaning of a symbol with an “X” inside a rectangle on 場地設計圖 and whether the proposed parking space is covered or open.	明白。 場地設計圖中的矩形內有X符號，即代表是構築物的意思，即擬議有2個構築物是作水耕耕作用途。 擬議停車位是開放的，沒有任何上蓋於停車位的位置。
(c) According to the Land Registry records, the Lots were in different ownerships. If the planning application is approved, the Lots owners shall apply to this office for Short Term Waivers (STWs) to permit the structures erected within the Lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, if approved, will be subject to such terms	明白。

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and conditions including the payment of waiver fees and administrative fees as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	
(d) The Site is accessible via a local access on Government land and various private lots. This office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement.	明白。
(e) This office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the Lots or any unauthorized 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.	明白。