

From: [REDACTED]

Sent: Monday, June 30, 2025 1:29 PM

To: Leticia Ching Sze LEUNG/PLAND <icsleung@pland.gov.hk>; TPB Submission/PLAND <tpbsubmission@pland.gov.hk>

Cc: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>; Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>

Subject: A/YL-TT/706 - Submission of Further Information (F.I.)

Dear Leticia,

We provide the following F.I. in response to the departmental comments received:

a) A revised layout plan incorporating (i) indication of an ingress/egress at the northern portion which also serves as a public access with no restriction on entry; (ii) two additional trees to be retained; and (iii) swap of position of Structures B6 and B7, which can avoid additional land filling on green area and locate the compost area closer to the proposed fungus sheds and flower planting area;

b) R to C Table;

c) Paving Plan; and

d) Landscape Plan.

Regards,

P.Y. Yung
for CTA Limited

R to C Table

	Departmental Comments	Applicant's Response
1. Comments of District Lands Officer/Yuen Long West, LandsD		
(a)	LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1474 in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	Noted.
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. Applications for STW and STT will be submitted upon approval of the application.
2. Comments of District Planning Officer/Tuen Mun & Yuen Long West, PlanD		
(a)	It is noted that part of the farm area is currently partially paved with asphalt. Please clarify the latest site condition, particularly for the paved sections, and how to proceed with the proposal, especially on the farm area part.	Noted. The hard paving on the proposed farm area would be removed and to be paved with soil as shown on Plan 2b . Based on the planting details below, laying of soil is about 0.3m in depth for cultivation purpose.

(b)	Please provide an updated site paving plan (indicating the proposed/regularized filling of land).	Noted. A Paving Plan (Plan 2b) is provided. About 990m ² of hard paved area of not more than 0.2m in depth would be retained (about 827m ² were filled with asphalt and 163m ² were filled with concrete), which are for erection of structures, parking and circulation etc (Plan 2 refers).
3. Comments of Chief Town Planner/Urban Design & Landscape, PlanD		
(a)	According to para 3(h) in “Plan 2” of the “Detailed Justifications” provided by the applicant, no tree felling would be involved and two existing trees were within the Site would be retained. With reference to the aerial photo and site photos, one additional existing tree is observed near to structure B1. The applicant should provide landscape technical information and proposed treatment of all existing trees within the Site.	<p>Noted. Two additional existing trees (<i>Celtis sinensis</i> 朴樹) have been identified and are proposed to be retained. Landscape technical information is provided in the Landscape Proposal and table below.</p> <p>For the three existing trees at the southern portion, no excavation/filling of land would be undertaken around them. Hence, no special treatment is required. For the existing tree at the central portion, the area under the tree crown is already covered by natural grass. While minor excavation would be taken to remove the asphalt beyond the tree crown area, only hand-held tools such as hoe and spade would be used. Protective fencing may be provided where necessary.</p>
(b)	Noting the intention to propose flowers/bonsai at the northern portion and lotus at the southern portion to enhance the landscape setting, the applicant is suggested to provide a landscape plan to show proposed planting works details, including the plant species and approximate nos. for further consideration.	The proposed development is a hobby farm and the types/species to be planted on the fruit planting areas would be subject to participants’ preference. Nevertheless, the hobby farm would recommend species and provide guidance/advice with examples as shown in the following table. A Landscape Plan (Plan 2c) is provided.

Landscape Proposal

The Site was formerly abandoned fields mainly covered with weeds and a few trees. To address CTP/UDUR’s comments, a landscape plan (**Plan 2c**) has been prepared to demonstrate measures for mitigating the impact caused by the purpose hobby farm, which includes the following:

- i) All existing trees including 2 Elephant’s ear and 2 *Celtis sinensis* within the Site would be retained;
- ii) The planting of lotus and rearing of fancy carp at the southeastern portion is a unique landscape element of the hobby farm;

- iii) Planting of *Bougainvillea spectabilis* (筋杜鵑) would be provided to beautify the fringe of the Site; and
- iv) Planting of *Chrysanthemum morifolium* Ramat (杭菊), Peony (牡丹) and penzai trees would further enhance the landscape amenity of the farm.

With the above proposals, the landscape setting of the Site would be enhanced, which can be considered as a **planning gain**. Possible planting details are shown in the following table:

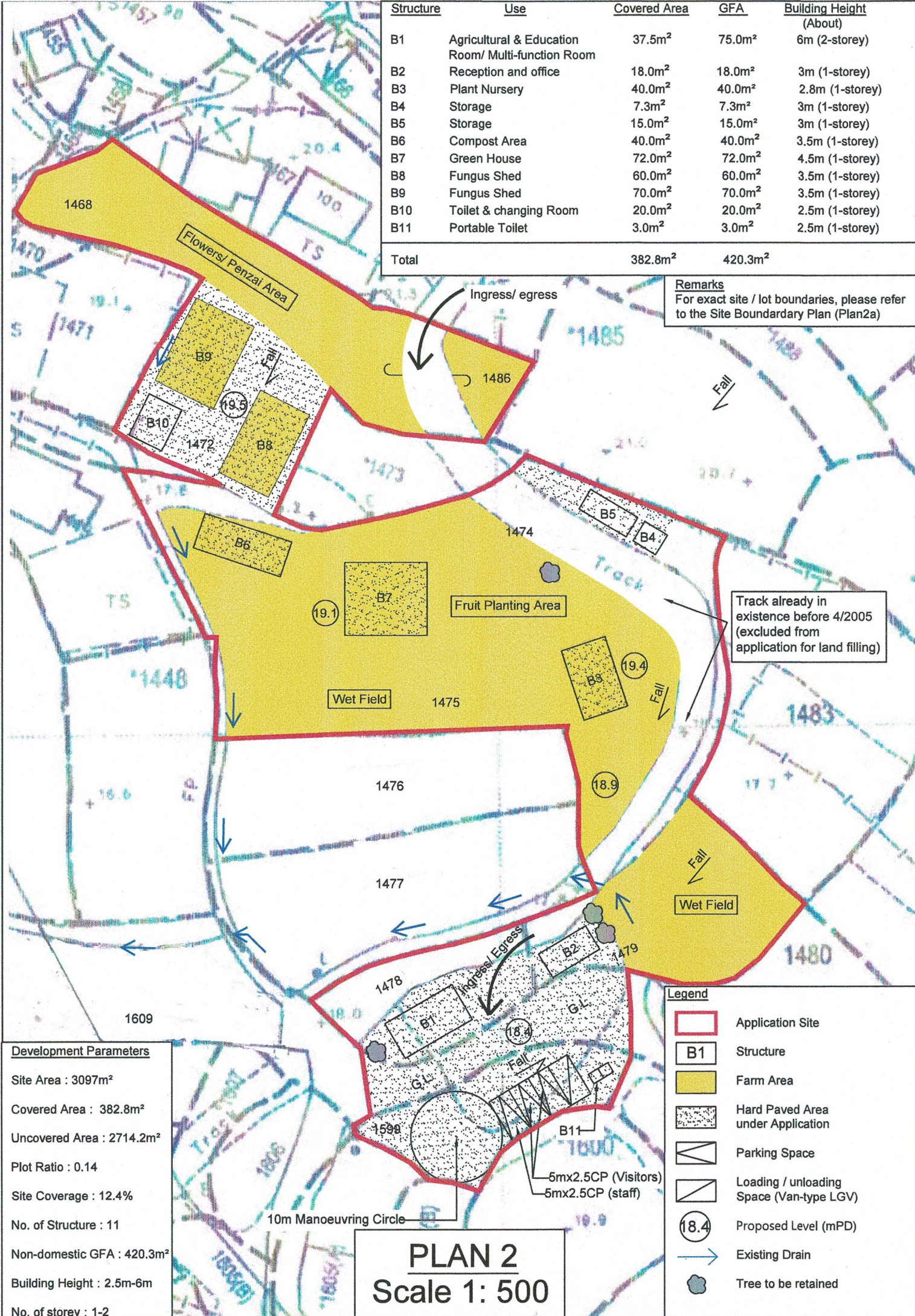
Type	No. (about)	Spacing (about)	Height (about)	Remark/Other Requirements
Existing Trees to be Retained				
Elephant's ear (EE) 血桐	2	As shown on Plan 2c	Above 2.75m	Regular pruning required
Celtis sinensis (Cs)朴樹	2			
Others				
Bougainvillea spectabilis 筋杜鵑 (Bs)	20	As shown on Plan 2c	2.5m	Regular pruning required
Lotus 蓮花	N.A.	As shown on Plan 2c	N.A.	Steady flowing water with a depth of about 0.6m recommended

Type	No. (about)	Spacing (about)	Height (about)	Remark/Other Requirements
Fruit Planting Area				
Lychee	2	8m	Above 2.75m	Regular pruning required
Papaya	7	3m	Above 2.75m	-
Mango	8	4m	Above 2.75m	Regular pruning required
<i>Prunus salicina</i> 南華李	8	4m	Above 2.75m	Regular pruning required
Pineapple	13	3m	1m	N.A.
Flowers and Penzai Area				
Type	Row Spacing (about)	Line Spacing (about)	Ridge/furrow Height (about)	Remark/Other Requirements
<i>Chrysanthemum morifolium</i> Ramat 杭菊 (Ch)	24cm	40cm	30cm	Top dressing and pinching required
Peony 牡丹 (Pe)	40cm	50cm	30cm	PH about 7, addition of organic compost and provision of shelter during summer recommended
Mainly Penzai Trees (Pt)	As shown on Plan 2c			Regular pruning and change of pots required

Structure	Use	Covered Area	GFA	Building Height (About)
B1	Agricultural & Education Room/ Multi-function Room	37.5m ²	75.0m ²	6m (2-storey)
B2	Reception and office	18.0m ²	18.0m ²	3m (1-storey)
B3	Plant Nursery	40.0m ²	40.0m ²	2.8m (1-storey)
B4	Storage	7.3m ²	7.3m ²	3m (1-storey)
B5	Storage	15.0m ²	15.0m ²	3m (1-storey)
B6	Compost Area	40.0m ²	40.0m ²	3.5m (1-storey)
B7	Green House	72.0m ²	72.0m ²	4.5m (1-storey)
B8	Fungus Shed	60.0m ²	60.0m ²	3.5m (1-storey)
B9	Fungus Shed	70.0m ²	70.0m ²	3.5m (1-storey)
B10	Toilet & changing Room	20.0m ²	20.0m ²	2.5m (1-storey)
B11	Portable Toilet	3.0m ²	3.0m ²	2.5m (1-storey)
Total		382.8m ²	420.3m ²	

Remarks

For exact site / lot boundaries, please refer to the Site Boundary Plan (Plan2a)





Pe



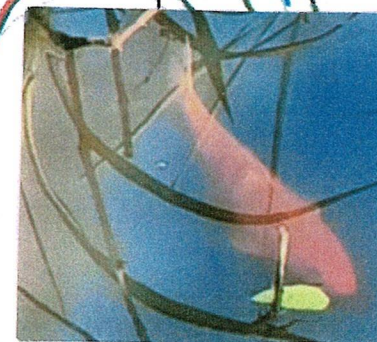
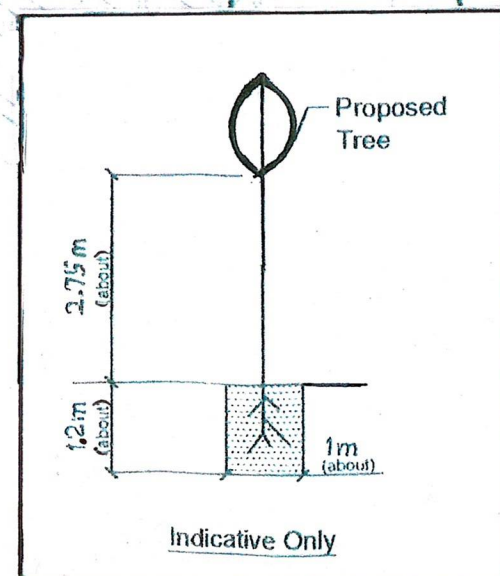
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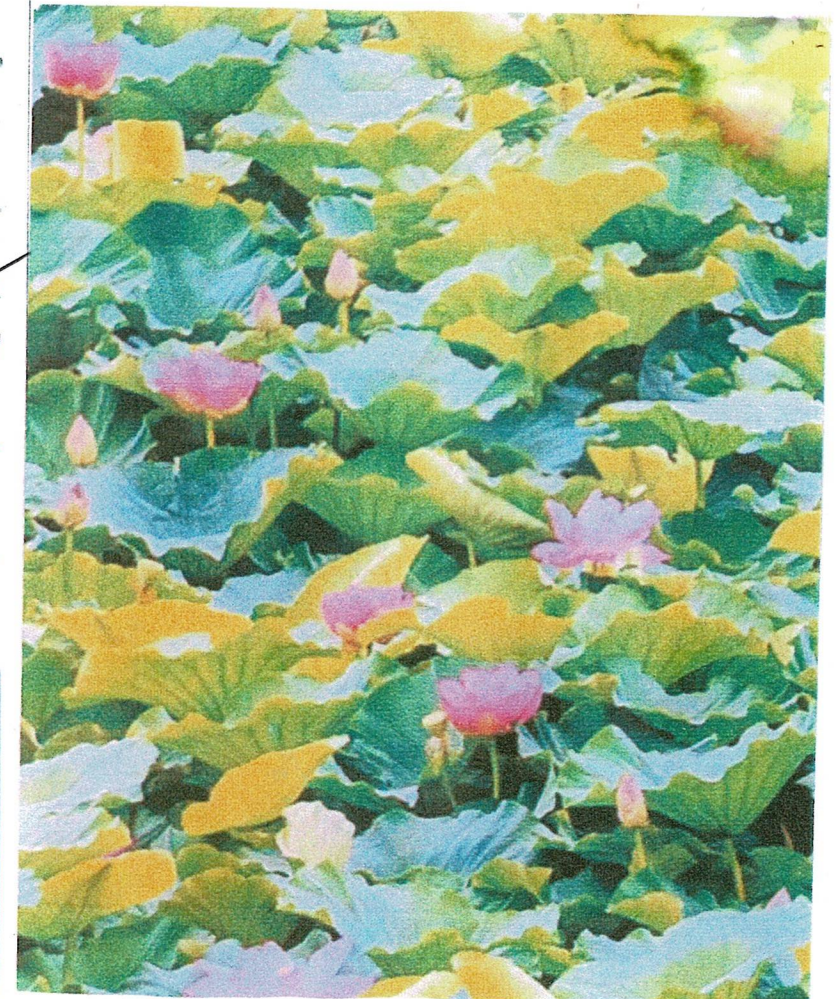
Ch



Pa



Fancy Carp in Stream



Lotus Field (Lt)

Legend	
	Application Site
	Existing Tree to be Retained
Elephant's ear 血桐 (EE) (2 Nos.)	
Celtis sinensis 朴樹 (Cs) (2 Nos.)	
Proposed Scrub (20 Nos.)	
Bougainvillea spectabilis 簕杜鵑 (BS)	
	Proposed Fruit Planting (25 Nos.)
Mango/Lychee/ Papaya/Prunus salicina 南華李	
Pineapple (13 Nos.) (Pa)	
Flowers	
Lotus 蓮花 (Lt)	
Chrysanthemum morifolium Ramat 杭菊 (Ch)	
Peony 牡丹 (Pe)	
Penzai Tree 盆景樹 (Pt)	

Landscape Plan

Scale : 1:750

Plan 2c