

R to C Table

	Departmental Comments	Applicant's Response
1. Comments of DPO/STN, PlanD		
(a)	According to the revised layout plan, 600m ² of the Site has been designated as fallow land to establish a geotechnical intact zone to avoid impacting an existing man-made slope feature. Please note that in consideration of applications for temporary hobby farm use, some of the main general assessment criteria may be adopted by RNTPC based on their past decisions in hobby farm applications as follows:	
	(i) the applicant should be encouraged to provide more farming area in the application sites, favourable consideration might be given to those applications with not less than 60% of the sites being designated for farming area;	Noted. Layout plan has been revised to provide more farming area (Plan 3A).
	(ii) the applicant should demonstrate that the area covered by structures and paved area are kept to a minimum; and	Noted. The number of structures has been reduced from 7 to 5 and the proposed hard paved area from 1,100m ² to 645m ² in response to DPO's comments.
	(iii) the applicant should provide strong justifications for the required paved area.	Noted. Our justifications provided for the hard paved area are still valid. It has been reduced to about 18% of the site area to meet the operational need of the hobby farm. Please note that there are two similar applications recently approved by RNTPC with the percentage of hard paved area as follows: A/NE-TKL/777 – about 38% A/YL-TT/706 – about 32%
(b)	in view of item (i), the proposed farming area under the current application, i.e, the total area of the fruit tree planting area (about 750m ²) and Chinese herbal medicines area (about 980m ²), is found to be less than 60% of the total site area (about 3550m ²). Favourable consideration might not be given to the current application. Please further consider the layout of the proposed hobby farm.	Layout revised. The proposed farming area, excluding the fallow zone, is now about 62% of the total site area.

(c)	It seems that a section of local track leading to the Site is not a paved standard road. Although the swept path analysis you submitted indicates that there are sufficient manoeuvring spaces for private vehicles and light vans to pass through, there may be road safety concerns. Please advise if there are any road safety measures to be implemented on the local track to ensure the safety of the vehicles and pedestrians.	Noted. This local track mainly falls within Government land under LandsD's jurisdiction. Nevertheless, the applicant as a frequent user would closely monitor its conditions and report to LandsD to rectify any irregularities once detected.
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寄件者: Theodora Pui Shan CHAN/PLAND
寄件日期: 2026年02月20日星期五 10:59
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [s.16 application A/NE-PK/219]: Departmental Comment from Planning Department (PlanD)

重要性: 高

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 16.2.2026 regarding the s16 application No. A/NE-PK/219. Thank you.

Regards,
Theodora Chan
TP/TP(6)
Sha Tin, Tai Po & North District Planning Office
Planning Department

From: pak yeung Yung [REDACTED]
Sent: Monday, February 16, 2026 4:59 PM
To: Theodora Pui Shan CHAN/PLAND [REDACTED]
Subject: Re: [s.16 application A/NE-PK/219]: Departmental Comment from Planning Department (PlanD)

Dear Theodora,

I refer to our tele-conversation today regarding the submitted further information and write to clarify that the Geotechnical Intact Zone/Fallow Zone of about 600 sq.m is excluded from the calculation of Total Farming Area (please refer to the Table in page 2 of the Justifications).

Regards,

P.Y. Yung
for CTA Limited