

Our Ref. : DD 17 Lot 606 & VL  
Your Ref. : TPB/A/NE-TK/843

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By E-mail**

16 March 2026

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years in "Agriculture" ("AGR") Zone and Area shown as 'Road',  
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(S.16 Planning Application No. A/NE-TK/843)**

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Christian CHIM**  
Town Planner

[REDACTED]

[REDACTED]

**Response-to-Comment (RtC)**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Eating Place and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone and Area shown as ‘Road’, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

**(S.16 Application No. A/NE-TK/843)**

(i) An RtC table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b>		
(a)	Please provide details of temporary drainage arrangement for construction stage to demonstrate that the proposed works will not cause adverse drainage impact to the neighbouring areas during the whole construction period.	<p>During the approval period of the previous application No. A/NE-TK/678, the applicant had completed a portion of the drainage facilities as proposed in the drainage proposal accepted by CE/MN, DSD on 07.12.2022 under approval condition (d) of planning application No. A/NE-TK/678. Nevertheless, the applicant was not able to finish all implementation works before the revocation the application.</p> <p>With a view to alleviating the potential adverse drainage impacts to the neighbouring areas, the applicant will continue to implement the remaining drainage facilities in accordance with the accepted drainage proposal under planning application No. A/NE-TK/678 before commencement of the construction stage of the proposed development, and submit photographic records for the consideration of CE/MN, DSD.</p>

Departmental Comments		Applicant's Responses
<b>2. Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD)</b>		
(a)	For the proposed M&M parties of the pedestrian crossing and footpath, HyD will only take up the maintenance responsibility provided that TD takes up the management responsibility. Should the M&M parties confirm to be TD and HyD, the applicant shall ensure the roadworks are constructed to the satisfactions of TD and HyD in accordance with the prevailing TPDM and HyD standards (e.g. the sufficiency of the width of the proposed footpath).	Noted.
(b)	With reference to our records, there is no existing footpath being maintained by HyD in connection to the application site. The applicant should further clarify the extent of the proposed footpath to be formed by the applicant and to be handed over to TD/HyD.	Referring to the run-in/out and pedestrian proposal submitted under previous planning application No. A/NE-TK/678 as attached at <b>Annex 1</b> , the extent of the proposed footpath is highlighted for clarification.
<b>3. Comments of the Commissioner for Transport (C for T)</b>		
(a)	The applicant shall implement appropriate management measures preventing their guests queuing on public road near the site entrance, rather than erecting "No Right Turn" traffic signs. The enforcement measures shall be the last resort when all management measures carried out by the applicant are ineffective.	Rather than erecting "No Right Turn" traffic sign, management plan will be implemented by the applicant (refers to <b>Figure 1</b> ) to deploy a traffic controller at the access of the application site (the Site) to instruct visitors coming from Ting Kok Road eastbound to take the specified route to enter the Site from Tin Kok Road WB, preventing them to queue on the public road.  The accessing route from Ting Kok Road eastbound to the site (refers to <b>Figure 2</b> ) will be informed to the visitors upon reservation.
(b)	With reference to our records, there is no existing footpath being managed by TD in connection to the application site. The applicant should further clarify the extent of the proposed footpath to be formed by the applicant and to be handed over to TD/HyD.	By referring to the run-in/out and pedestrian proposal submitted under previous planning application No. A/NE-TK/678 as attached in Appendix A, the extent of the proposed footpath is highlighted for clarification.

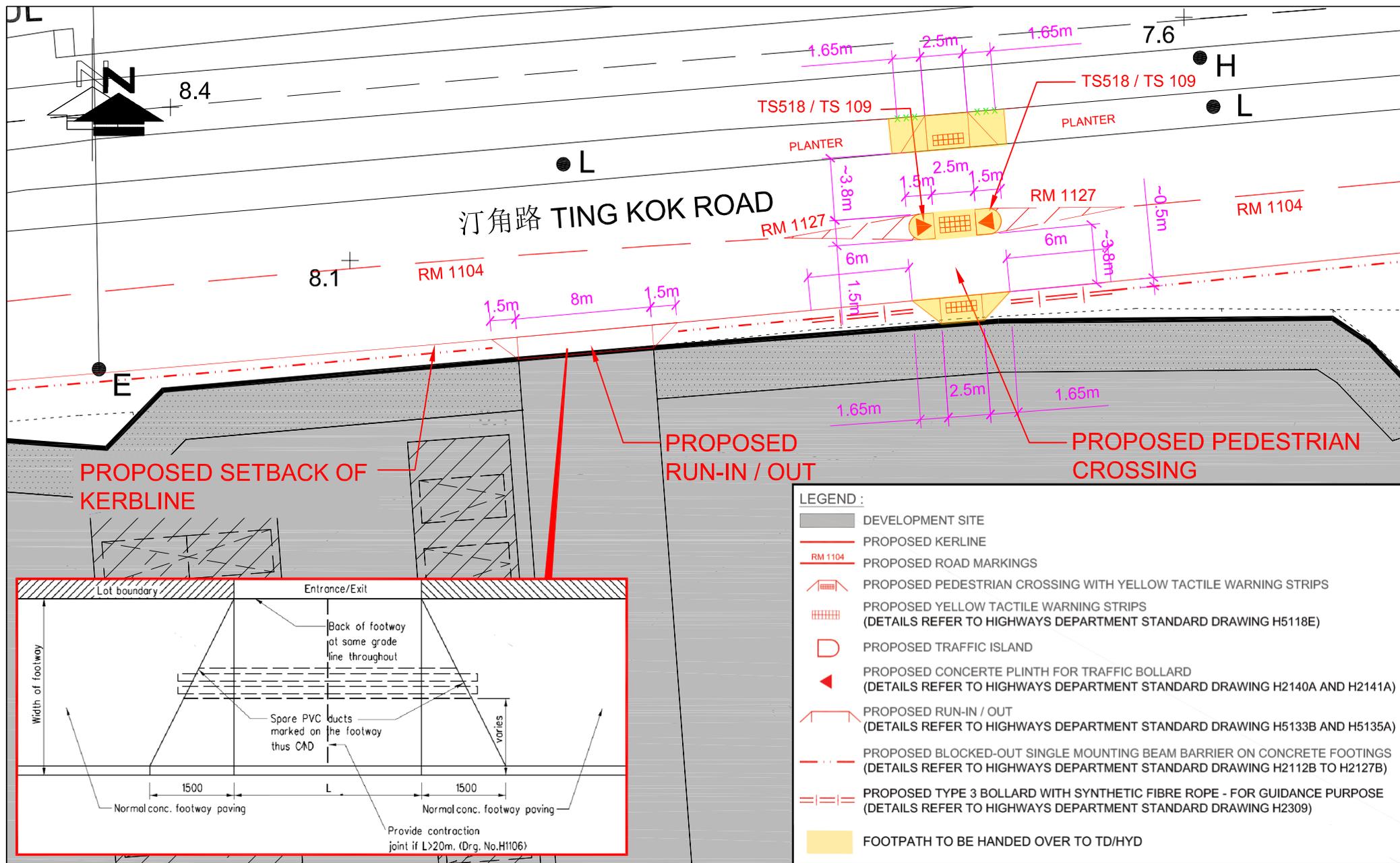


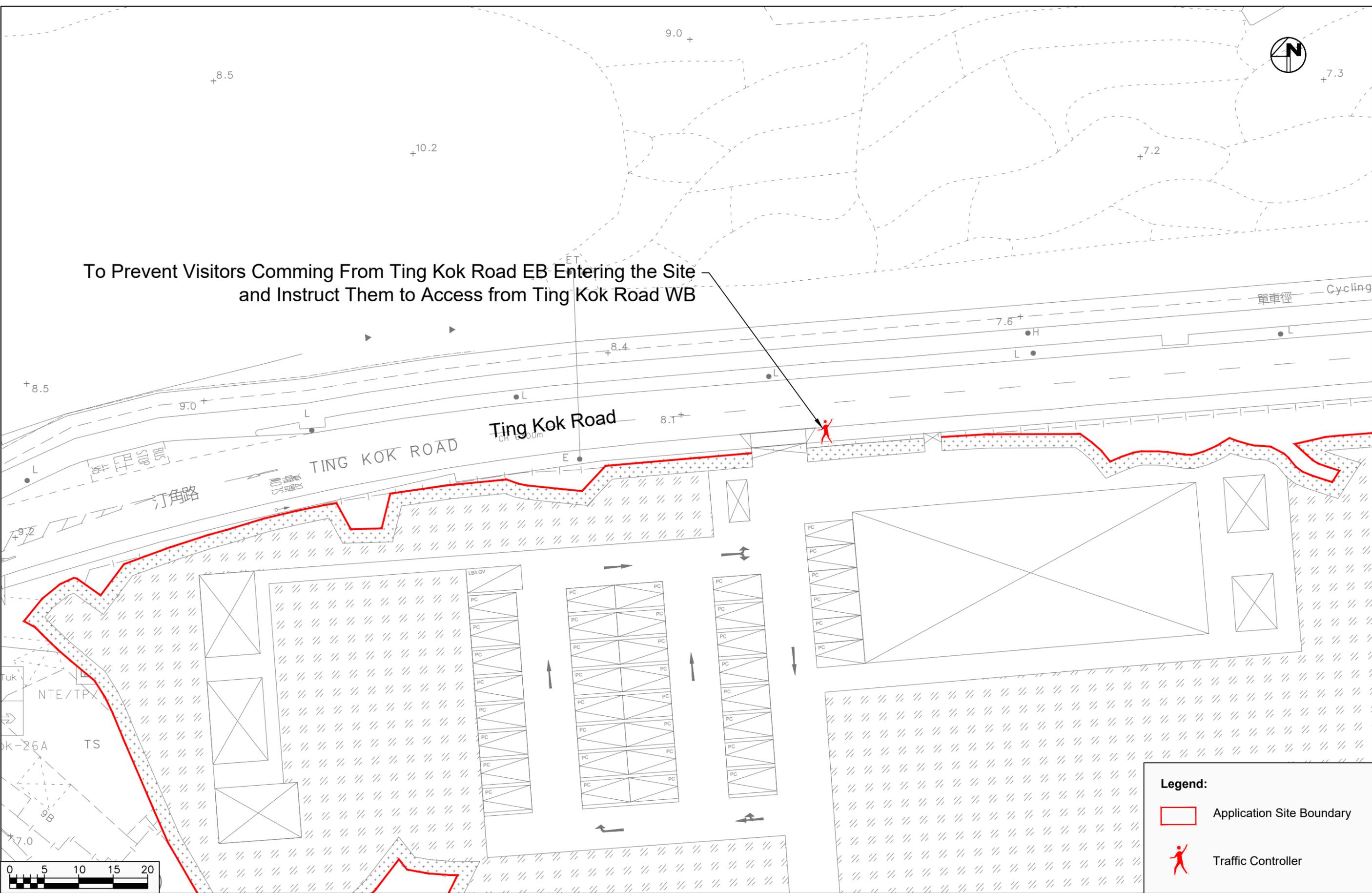
FIGURE NO.: <b>RtC-A</b>		PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)
PROJECT NO.: 22013HK		DRAWING TITLE: <b>LAYOUT PLAN</b>
SCALE: 1 : 300 @A4	DATE: 22 APR 2022	



**CTA Consultants Limited**  
**志達顧問有限公司**

**Annex 1**

X:\Ozzo\83075\_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Drawings\83075\_Figure 1A\_20260227.dwg



To Prevent Visitors Comming From Ting Kok Road EB Entering the Site and Instruct Them to Access from Ting Kok Road WB

**Legend:**

-  Application Site Boundary
-  Traffic Controller



**Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT**

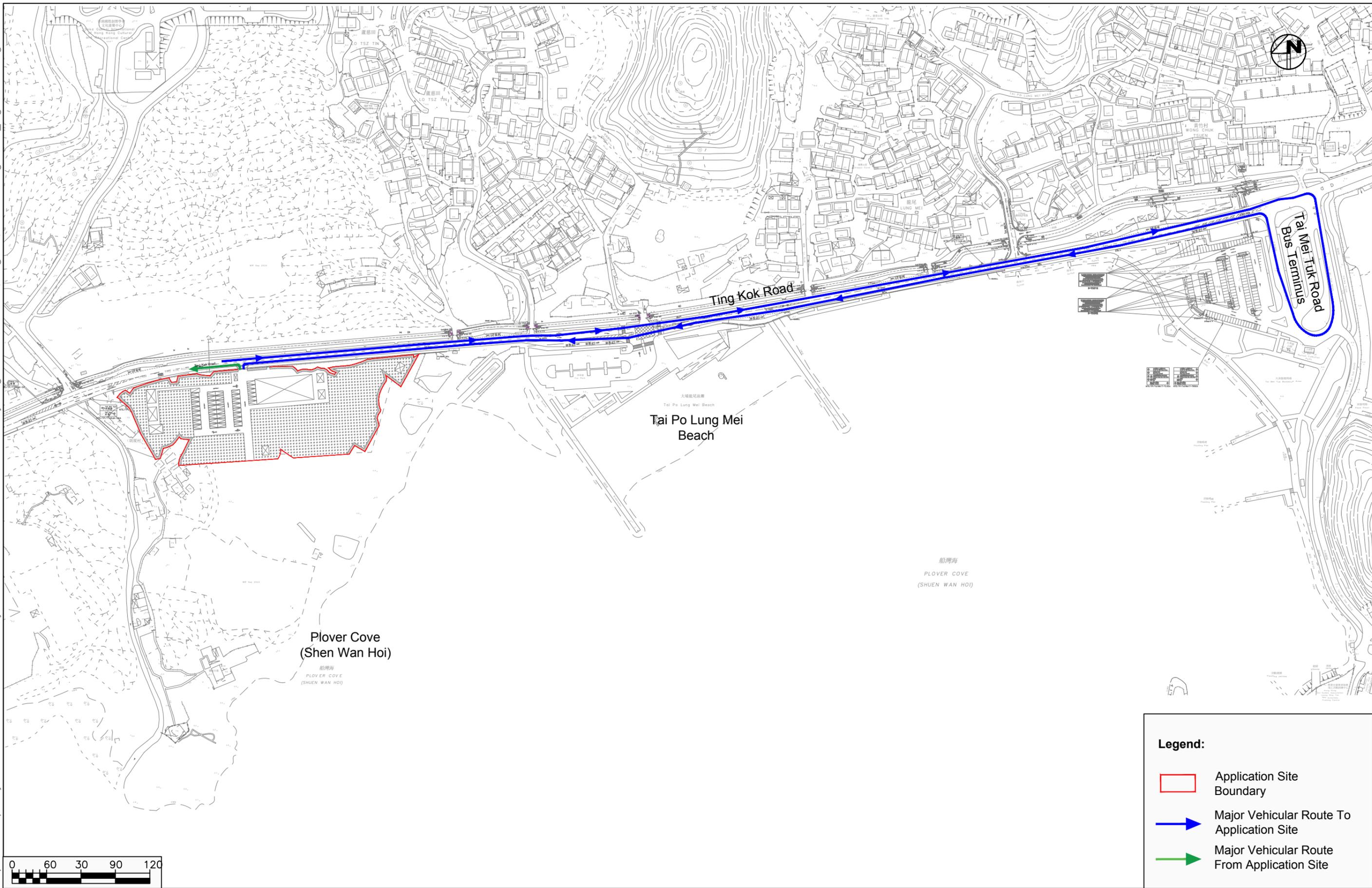
**Proposed Traffic Managemnt Measures**

Date 27/02/2026 Scale 1:500

**OZZO TECHNOLOGY**

Project No. 83075	Rev.
Dwg No. Figure 1	A

X:\Ozzo\83075\_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Drawings\83075\_Figure 1&2.dwg



Date	Scale
08/12/2025	1:3000

**Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT**

**Major Vehicular Access to/from the Application Site**

**Legend:**

- Application Site Boundary
- ➔ Major Vehicular Route To Application Site
- ➔ Major Vehicular Route From Application Site



Project No. 83075	Rev.
Dwg No. Figure 2	-