

R to C Table

	Departmental Comments	Applicant's Response
1. Comments of Commissioner for Transport (C for T)		
(a)	The applicant should advise the dimensions of the driveway in the site.	The driveway at the Site has a minimum width of 4.5m as shown on Plan 3 .
(b)	The applicant should demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site from/to Sha Tau Kok Road, manoeuvring within the subject site and in/out of the parking spaces, preferably using the swept path analysis.	Noted. A 10m manoeuvring circle would be provided within the Site and no queuing and reverse movement of vehicles onto/from public roads is allowed. The submitted vehicle manoeuvring diagrams (Plans A to C) demonstrate that manoeuvring of vehicles both within and outside the Site are satisfactory.
(c)	Please clarify whether there will be a gate installed at the entry, if so, please ensure such arrangement will not cause queuing of vehicles outside the subject site.	Noted. As indicated in Appendix 1, the parking and loading/unloading facilities would only be opened to visitors with prior appointment. Their time of arrival would be properly regulated so that no simultaneous entry of vehicles would occur.
(d)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	The hard paved area and the fringe of farming/planting areas can serve as pedestrian walkway. Visitors would need to report to the farm office upon arrival and leave. Staff would then guide and manage pedestrian movement to ensure no conflict of pedestrian and vehicular traffic.
(e)	The vehicular access between the site and Sha Tau Kok Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.
2. Comments of Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	The subject site falls within the "AGR" and "V" zones and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, size of farming, marketing channel for the crop produce, etc.) to be conducted at the subject site, and the need for land filling for TPB's consideration.	The planting materials cannot be regarded as soil of good quality but may be able to sustain plants of tolerant species, such as peanuts, sweet potatoes, taro and fruit plants like Longan, papaya, pineapple, Dragon Fruit and <i>Prunus salicina</i> (please also see responses to CTP/UD&L below). As indicated in the justifications, the hobby farm is non-profit making and farm products will be shared with the participants for free after harvesting. Hence, no marketing channel is required.

3. Comments of Director of Environmental Protection (DEP)		
(a)	Please advise whether the proposed use involves BBQ activity.	No BBQ activity would be involved and no such facility is proposed in the site layout.
(b)	Please advise the wastewater treatment and disposal measures to cater for sewage arising from toilet use.	As indicated in the justifications (h), sewage discharge from the Site would be directed to a proposed septic tank, which will be designed and constructed with reference to the Practice Note for Professional Person (ProPECC).
(c)	Please advise if there will be any management measures to minimize noise nuisance from the proposed use, such as prohibiting the use of public announcement system, portable loudspeakers or any form of audio amplification system.	As indicated in the justifications (f) and (g), no public announcement system or any form of audio amplification system will be used at the Site. Besides, the applicant will follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by EPD to minimize possible environmental impacts and nuisance to the surrounding area.
4. Comments of District Lands Officer/North (DLO/N)		
(a)	DLO/N has no objection to the application. The application site comprises Old Schedule Agricultural Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the application site.	Noted.
(b)	There are unauthorized structures erected on the private lot. The lot owner should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. This office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted.
(c)	If the planning application is approved, the lot owner shall apply to this office for a Short Term Waiver (STW) to permit the structures erected/to be erected within this private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot	Noted. The applicant would submit application for STW for the proposed structures upon approval of the application.

	basis and subject to such terms and conditions including the payment of back-date waiver fee from the first date the unauthorized structures were erected, certification from AP/RSE on structural safety of the erected structures, and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	
(d)	The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.	Noted. No GL will be involved in land filling.
5. Comments of Director of Water Supplies (DWS)		
(a)	WSD has no objection to the application subject to conditions: There is an existing 2000mm dia. raw watermains in the vicinity of the Site. The site boundary should be revised to exclude the existing 15m Water Works Reserve (WWR) for the 2000mm dia. raw watermains to avoid causing difficulty to the maintenance and repair works. If this request cannot be entertained, the following conditions shall be imposed:	Noted.
	- no structure shall be erected over this WWR and such area shall not be used for storage purposes except with the prior written consent of the Water Authority;	Noted. The extendable awning to provide shelter for car park is not fixed to ground and is readily removable.
	- no tree planting shall be permitted within the WWR except with the prior written consent of the Water Authority;	Noted. No new tree would be planted within the WWR and fruit plants would be cultivated on soil ridges of 30cm high.
	- for the protection of the existing Government water mains, no blasting or pile driving works shall be carried out within the WWR except with the prior written consent of the Water Authority;	Noted. No blasting or pile driving works would be carried out within the WWR.
	- the grantee/applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of	Noted.

	whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains;	
	- the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plants and vehicles for the purpose of laying, repairing and maintenance of water mains. All other services across, through or under the WWR are required to seek authorization from the Water Authority; and	Noted.
	- Government shall not be liable to any damages whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.	Noted.
6. Comments of District Planning Officer/Shia Tin, Tai Po & North, PlanD		
(a)	Please advise if the hard paving would be removed according to proposed layout upon approval of the application	Yes, the hard paving would be removed according to proposed layout.
7. Comments of Chief Town Planner/Urban Design & Landscape, PlanD		
(a)	The applicant is advised to provide information on proposed planting areas, e.g. type, species, sizes, spacing, etc.	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 of less demanding on soil quality and provide guidance/advice with examples as shown in the following table:

Type	Spacing	Ridge Height	Species	Other Requirement
Dragon Fruit	2m	30cm	No particular preference	Erection of frames of 1.2m H and 40cm W
Papaya	3m	30cm		-
Prunus salicina	4m	30cm		-
Pineapple	25cm – 30cm in triangular shape pattern	30cm		-

Response to Public Comments	
(a)	<u>Concerns on Traffic</u> – The Site is accessible by public transport within five-minute walk from the nearest minibus/bus stop at Sha Tau Kok Road. Most of the customers, being relatives and friends living in the vicinity, would arrive on foot and traffic generated by the proposed development is not significant, as revealed in Appendix 1 . Besides, there will be only three parking spaces for private car and one loading/unloading bay for van-type light goods vehicle. No coach/medium or heavy goods vehicles will be allowed to be parked or enter the Site.
(b)	<u>Concerns on environmental pollution</u> - The farming activity is similar to the permitted agricultural use which is passive and would not generate noise nuisance. Moreover, no BBQ activity would be involved and no such facility is proposed in the site layout. This could ease the concerns of most commenters. Furthermore, the proposed development would be subject to operation hour restriction and is unlikely to generate any environmental nuisance to the nearby residential use. Regarding the application of fertilizer, the proposed hobby farm would adopt a natural way of farming. No chemical/bio-fertilizer other than decaying leaves would be used to enrich the soil.
(c)	<u>Concerns on drainage/flooding</u> – Adequate drainage facilities have been proposed for the development. It is noted that DSD has no adverse comment on the application.
(d)	<u>Concerns on land filling</u> – As indicated in the justifications, the application is to regularize the existing hard paved area (some already existed before incorporation of the land filling restriction onto the OZP in 2005) and no new filling of land is proposed. Hence, it will not cause adverse drainage and environmental impacts on the adjacent areas. The hard paved area can provide a clean environment for visitors and avoid soil erosion. The paved area would also stabilize the structures, provide manoeuvring and parking spaces for vehicles and facilitate drainage works. The proposed structures are for the use of visitors and ancillary facilities such as office, reception, agricultural education room, activities room and storage. The area for structure and paved area is kept to a minimum for operational need. Besides, the hard paved area has been reduced to less than 38% of site area in accordance with the revised layout.
(e)	<u>Concerns on proposed uses within structures and development intensity</u> – The proposed uses within structures including ancillary office/reception, agricultural education room, activities room, ancillary storage, toilet and changing room are common facilities for hobby farm and the proposed development intensity of about PR 0.16 is reasonable. It should also be noted that some of the structures (S1 and S2) were already in existence prior to the first gazettal of the concerned OZP. The additional GFA proposed is to meet the minimum operational need of the hobby farm.
(f)	<u>Concerns on security</u> – The Site is located at the northern fringe of the village and farm activities would be carried out in an enclosed area separated by fencing. No security problem is envisaged and concerned Government department has no adverse comment on the application.
(g)	<u>Viability of development</u> - The proposed hobby farm is non-profit making and mainly aims to promote hobby organic farming among the applicant's relatives and friends. Viability should not be an issue of concern.