

Our Ref.: DD117 Lot 1347 & VL
Your Ref.: TPB/A/YL-TT/643

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

By Email

25 June 2024

Dear Sir,

1st Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TT/643)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/643)

(i) A RtoC Table:

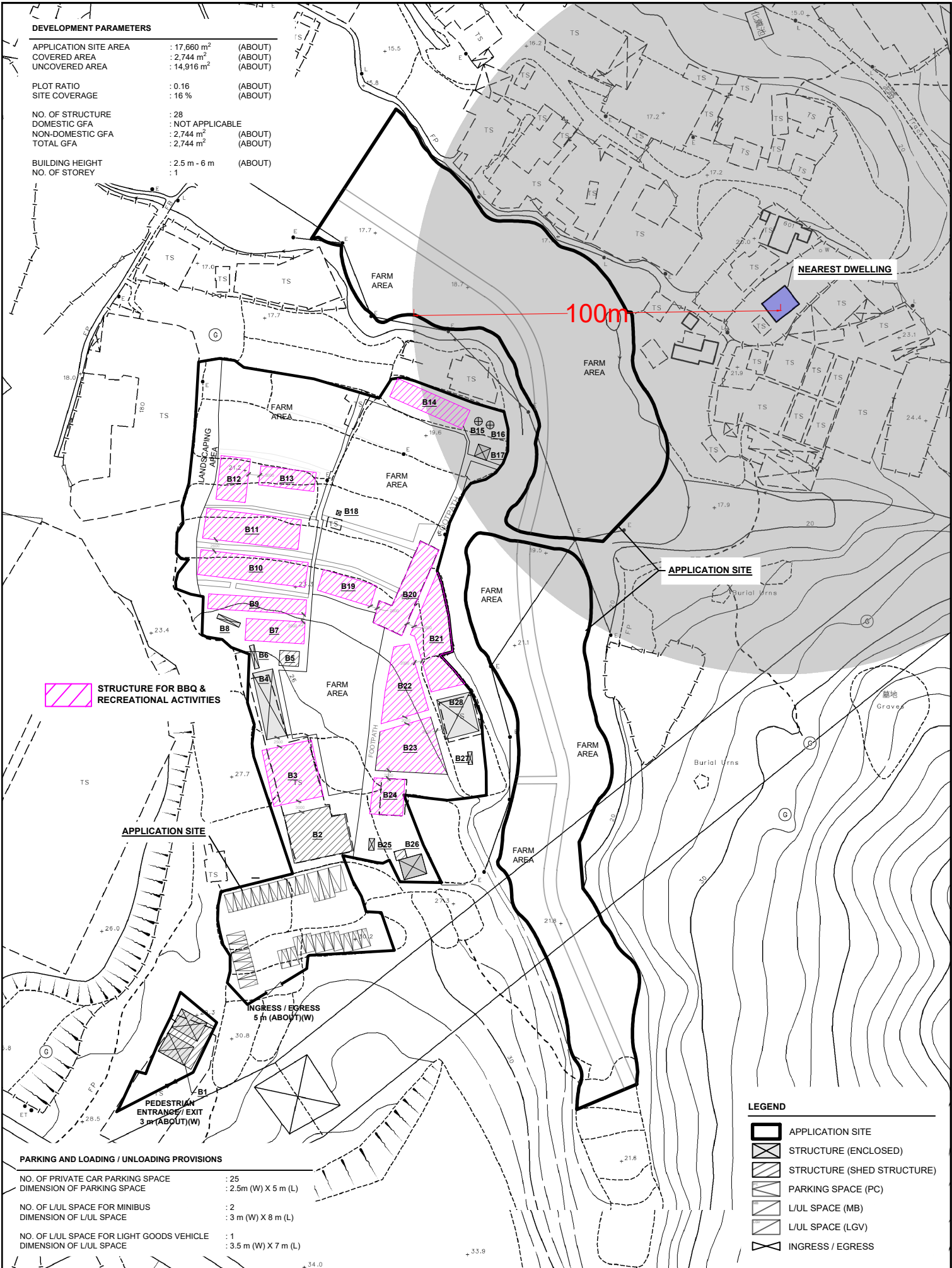
Departmental Comments	Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG; Tel: 2443 1072)	
<p>(a) <u>Unauthorised structure(s) within the said private lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot No. 1347 in D.D. 117 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.</p> <p>In addition, there are unauthorised structures on some of the remaining private lots. The Lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary enforcement action against the breaches without further notice.</p> <p>If the planning application is approved, the lot owner(s) should apply to this office for a Short Term Waiver (STW) and modification of the proposed STT conditions where appropriate to permit the structure(s) erected within the said private lot(s) and the occupation of GL. 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 it will be approved. The STW and STT, if approved, will be subjected to such terms and</p>	<p>Noted. Since there is the restriction that no structure is allowed to be erected without prior approval of the private land and Government Land (GL) portion of the Site, the applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and GL after planning approval has been obtained from the Town Planning Board (the Board).</p>

	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.	
2. Comments of the Director of Environment Protection (DEP) (Contact Person: Mr. FONG; Tel: 2835 2164)		
(a)	Please confirm: Whether septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided by the applicant and such system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.
(b)	Whether licensed collectors will be recruited to collect and dispose the sewage and waste from the portable toilets.	Licensed collectors will be recruited by the applicant to collect and dispose of sewage and waste regularly to avoid overflowing of sewage and waste.
(c)	No usage of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing will be used at the Site; and	No public announcement system, portable loudspeaker or any form of audio amplification system will be used at the application site at any time during the planning approval period.
(d)	Whether barbecue activity with barbecue pits will only be allowed in those area with rain shelter for barbecue activities as indicated in Plan 4 of the drawing plan and provide the distance between the barbecue area and the nearest residential structures/dwellings	Barbecue activity with barbecue pits will only be allowed at the shelters proposed for 'barbecue/recreational activities' as indicated in pink at Annex I . The nearest dwelling is located at approximately 90 m east of one of the shelters.
3. Comments of the Chief Town Planner, Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(a)	With reference to the approved landscape proposal under the approval planning condition (f) of the application No. A/YL-	The applicant has complied with approval condition (f) on the implementation of the accepted landscape proposal of the

<p>TT/505, which involved the eastern portion of the current application, the implementation of the new tree planting along the periphery of eastern portion of the current site boundary were completed. However, these existing trees are not shown in the submitted tree preservation and landscape proposal.</p> <p>Moreover, locations of proposed new tree planting (N1 to N27) had been already occupied by the existing trees according to the aerial photo record. The applicant is required to clarify if any existing trees are located within the Site and whether all existing trees within the Site should be shown on the proposed landscape proposal and confirm whether all existing trees will be preserved.</p> <p>According to the filling of land plan, the applicant proposed farm areas at the eastern and western portion of the Site. The applicant should provide a soil layer profile section with the depth of farming soil for the proposed farm area.</p> <p>We would reserve our comment upon receipt of the required supporting information for consideration.</p>	<p>previous approved application No. A/YL-TT/505. A total of <u>99</u> existing trees (E1 to E99) are planted at the Site to mitigate the potential landscape impact arising from the proposed development (Annex II). All these trees within the Site will be preserved and well maintained by the applicant during the planning approval period.</p>
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,860 m ²	(ABOUT)
COVERED AREA	: 2,744 m ²	(ABOUT)
UNCOVERED AREA	: 14,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	



STRUCTURE FOR BBQ & RECREATIONAL ACTIVITIES

APPLICATION SITE

INGRESS / EGRESS
5 m (ABOUT)(W)

PEDESTRIAN
ENTRANCE/ EXIT
3 m (ABOUT)(W)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/U/L SPACE FOR MINIBUS	: 2
DIMENSION OF L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)
- L/U/L SPACE (MB)
- L/U/L SPACE (LGV)
- INGRESS / EGRESS

	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1300 @ A4		TITLE LAYOUT PLAN (1/2)
			DRAWN BY MN	DATE 7.3.2024	
			REVISED BY LT	DATE 21.6.2024	DWG NO. ANNEX I
					VER. 001

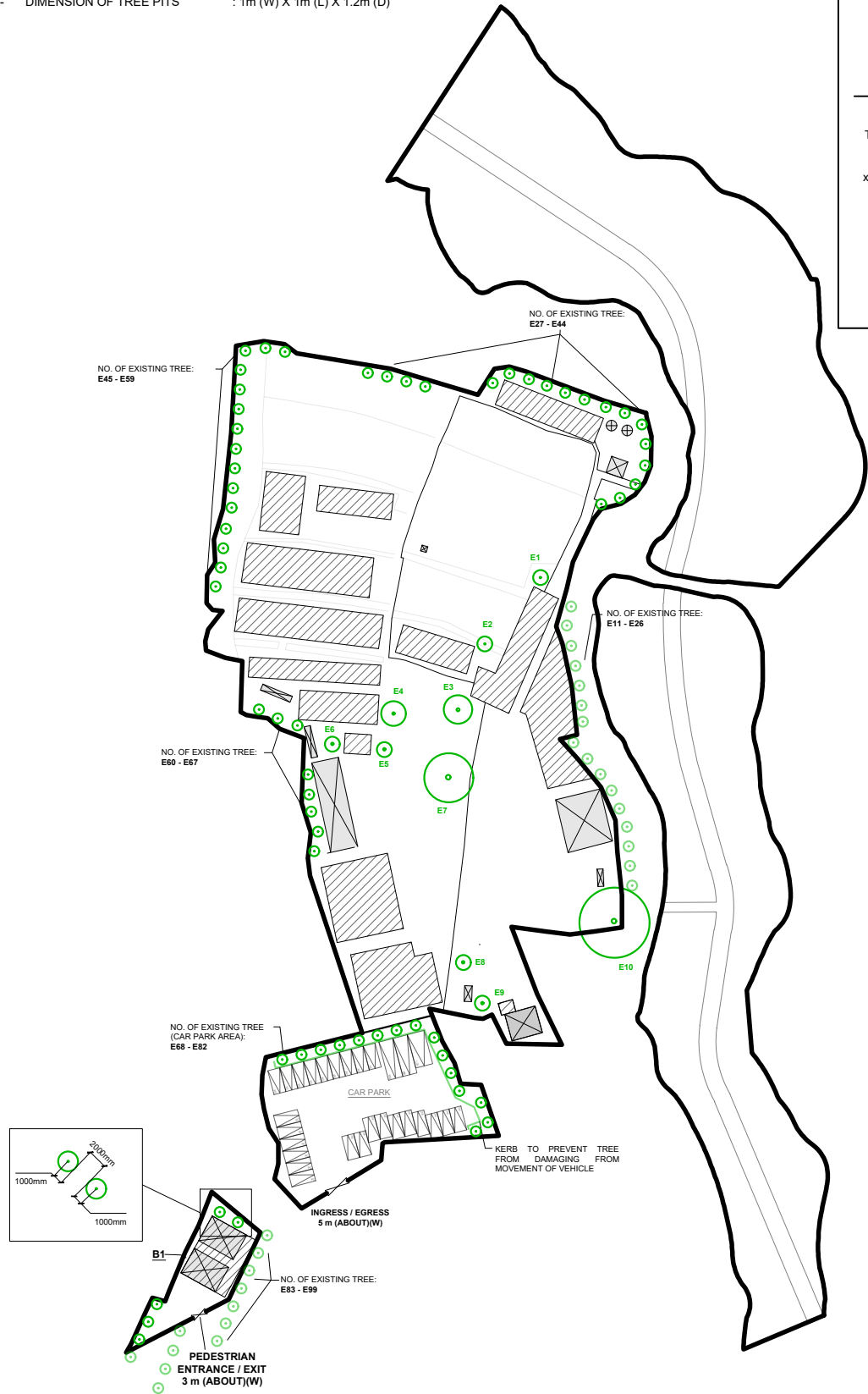
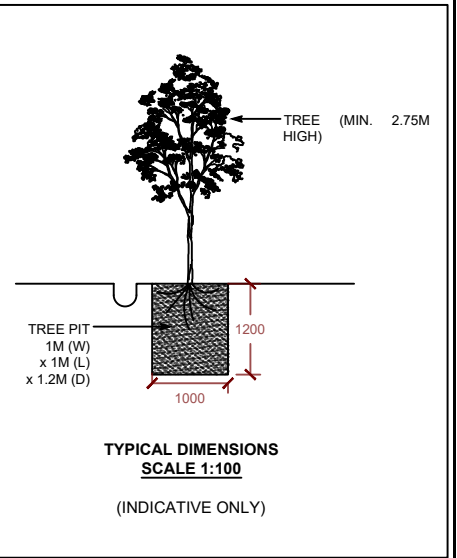


TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 17,660 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED

- NO. OF TREES : 99 (E1 - E99)
- TREE SPECIES : CARICA PAPAYA
- HEIGHT OF TREES : NOT LESS THAN 2.75 m
- DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	PARKING SPACE (PC)
	L/UL SPACE (MB)
	L/UL SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREE
	EXISTING TREE (OUT OF THE SITE BOUNDARY)

	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1300 @ A4		TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL		
			DRAWN BY MN	DATE 26.7.2023	DWG NO. ANNEX II	VER. 001	
			REVISED BY LT	DATE 21.6.2024			