

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

22 July 2024

Dear Sir,

2nd 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 in “Agriculture” and “Open Storage” zones,
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 in "Agriculture" and "Open Storage" zones,
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: Mr. CHEUNG; Tel: 2443 1072)	
(a) It is noticed that the applicant has applied for a Short Term Tenancy (STT) for occupation of GL (about 280m ² subject to verification). However, the GL included in the subject s.16 application (about 92m ² as mentioned in the application form) only covered a small portion of the proposed STT which is being occupied. Please clarify with the applicant regarding the actual size of the GL involved in the s.16 application.	The applicant has revised the proposed scheme to facilitate the proposed development. Please be clarified that the application site (the Site) occupied an area of 17,660 m ² (about), including 92m ² of Government Land (GL) (about) under the current application.
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN; Tel: 2733 7781)	
(a) The standards and specifications of the proposed emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021".	A revised fire service installations (FSIs) proposal is provided for your consideration (Annex I). The F.S. Notes has been revised accordingly.
(b) Fire extinguishers shall be provided to every structure within the application site.	Fire extinguishers has been provided to every structure within the Site.
(c) Please clarify the total floor area of shed structure above Structure B1; and	The gross floor area of structure B1 is 135m ² (about).
(d) The layout and development parameters near the pedestrian entrance/exit as shown in the FSI proposal is not tally with the layout plan.	The FSIs proposal has been revised to tally with the layout plan.

3. Comments of the Chief Town Planner, Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(a)	<p>According to item 3(a) of the R-to-C table and the revised tree preservation and landscape proposal, the applicant stated that a total of 99 existing trees (E1 to E99) will be preserved and well maintained by the applicant. Please remove all existing trees located outside the application site boundary in the revised tree preservation and landscape proposal.</p>	<p>The existing trees outside the Site has been removed in the revised tree preservation and landscape proposal (Annex II). A total of <u>71</u> existing trees within the Site will be well maintained by the applicant during the planning approval period.</p>
(b)	<p>The applicant should provide a soil layer profile section with the depth of farming soil for the proposed farm area.</p>	<p>Noted.</p>
4. Comments of the Chief Town Planner/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD) (Contact Person: Ms. TAM; Tel: 2158 6286)		
(a)	<p>Please clarify the size of the Site which fall within “AGR” and “OS” respectively in terms of both area and percentage.</p>	<p>The majority of the Site (i.e. about 17,460m², 98.9% of the Site) falls within an area zoned as “Agriculture”. The remaining area (i.e. about 200m², 1.1% of the Site) falls within “Open Storage” zone.</p>
(b)	<p>Please further clarify how the farm area and the BBQ sites are related, and to describe the operation mode, if possible. Any access between the farm area in the east and the BBQ site in the west, please indicate on the layout plan.</p>	<p>The proposed development is intended to provide a venue for promoting healthy living through farming and recreational activities to achieve social harmony in Tai Tong area. A large portion of the Site (i.e. 10,596m²,60%) is reserved for farm area for the enjoyment of visitor. As there is no eating place is provided in close vicinity of the Site, barbecue area is provided to support the operation of the proposed development, where only visitor of the Site will be served. Crops from recreational farming are welcomed to be grilled at the barbecue pits or free to be carried away by visitor. Accesses between the farm area in the east and the BBQ site in the west are provided for the visitor (Plan 1).</p>



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 1,744 m ²	(ABOUT)
UNCOVERED AREA	: 15,916 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	

PARKING AND LOADING / UNLOADING PROVISIONS

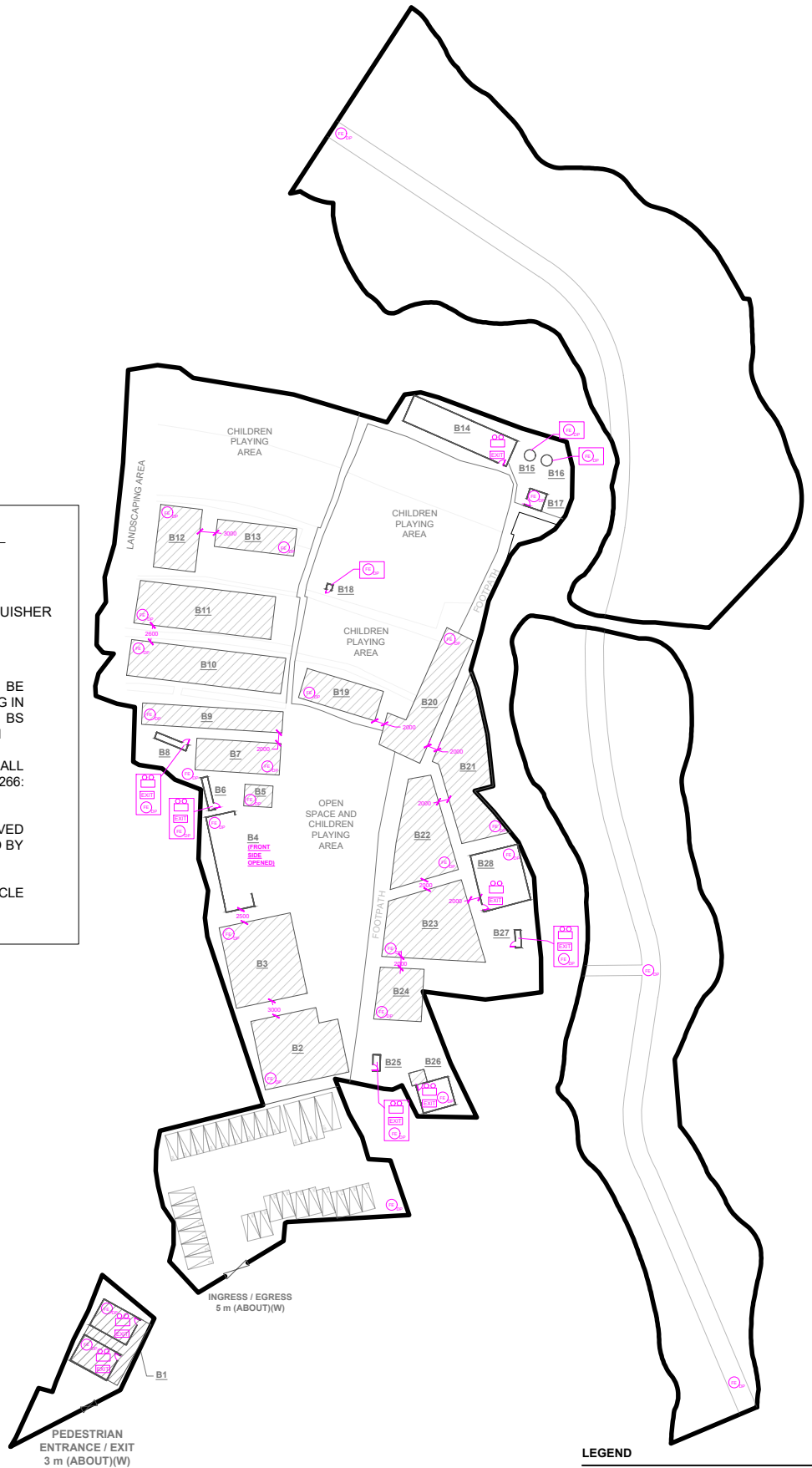
NO. OF PRIVATE CAR	
PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/U/L SPACE FOR MINIBUS	: 2
DIMENSION OF L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

FIRE SERVICE INSTALLATIONS








-  EXIT SIGN AND EMERGENCY LIGHT
-  5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, 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 : 1200 @ A4

DRAWN BY
MN

DATE
7.3.2024

REVISED BY
LT

DATE
11.7.2024



TITLE
FSIs PROPOSAL
(1/2)

DWG NO.
ANNEX I

VER.
002



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	104 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	202 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	213 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	79 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	88 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	164 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	224 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	173 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	223 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	86 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B25	GUARD HOUSE	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	43 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B27	PORTABLE TOILET	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	102 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		2,744 m² (ABOUT)	2,744 m² (ABOUT)	

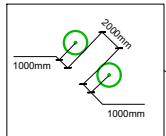
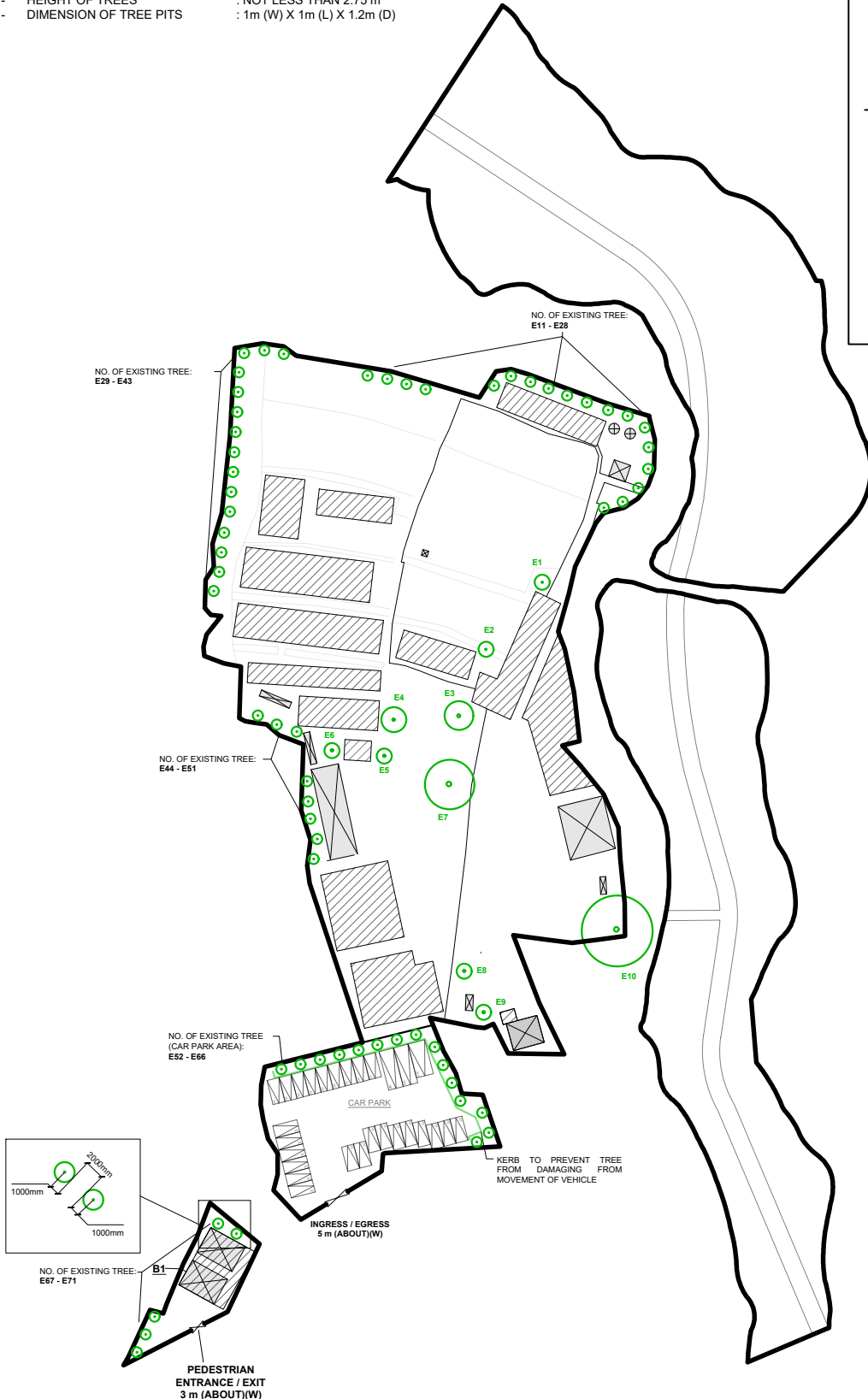
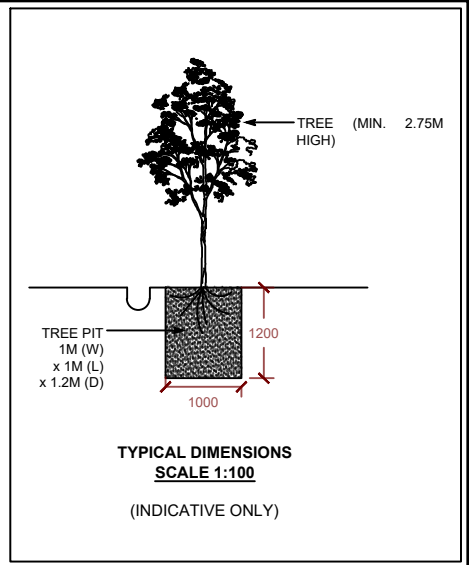
	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE -		TITLE LAYOUT PLAN (2/2)		
			DRAWN BY MN	DATE 7.3.2024	DWG NO. ANNEX I	VER. 002	
			REVISED BY LT	DATE 11.7.2024			

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 17,660 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED

- NO. OF TREES : 71 (E1 - E71)
- 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)



LEGEND

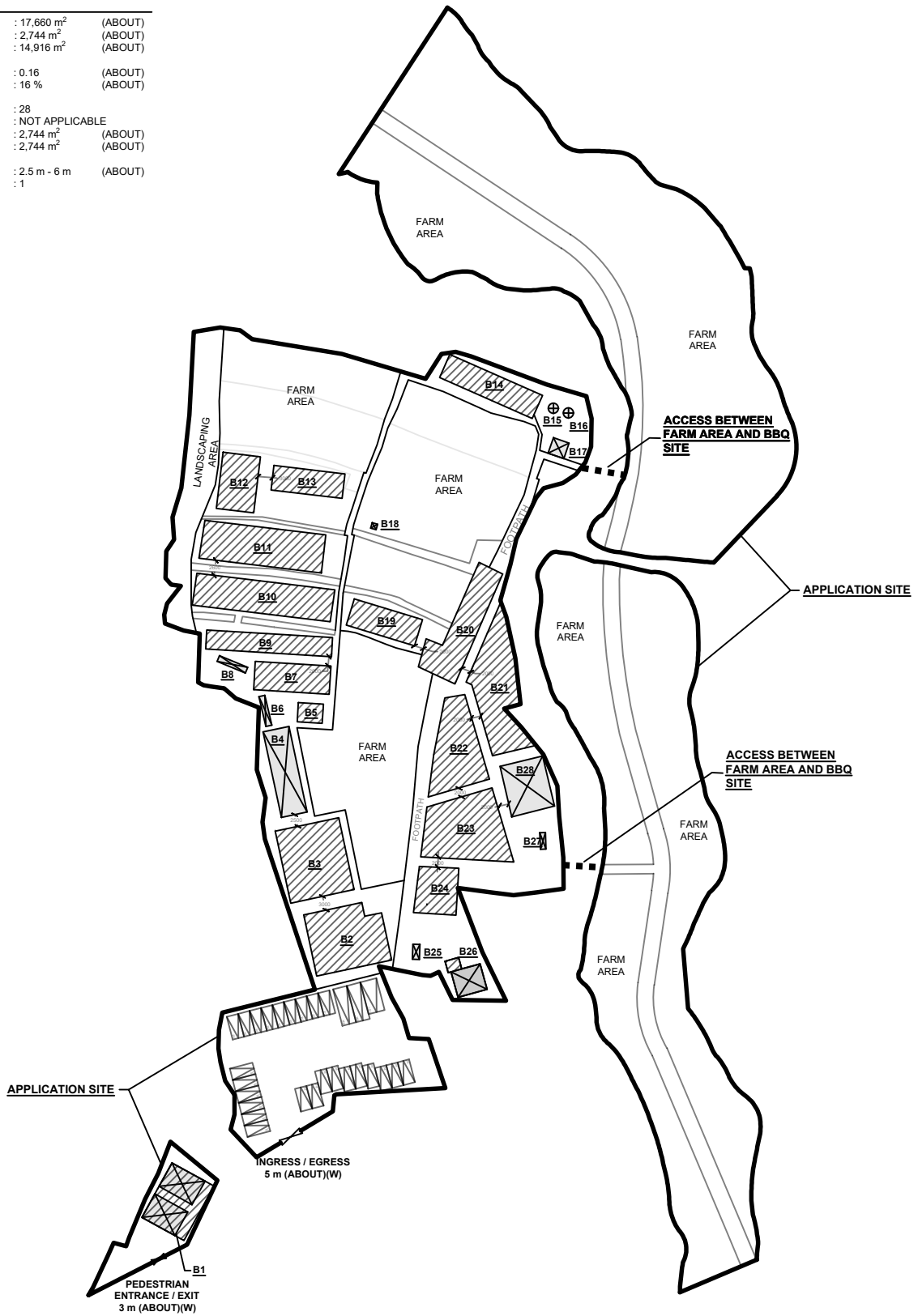
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	PARKING SPACE (PC)
	L/LUL SPACE (MB)
	L/LUL SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREE
	EXISTING TREE (OUT OF THE SITE BOUNDARY)

- 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.

	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	

DEVELOPMENT PARAMETERS

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NO. OF STOREY	: 1	



LEGEND

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

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)

	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, 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	
			DRAWN BY MN	DATE 7.3.2024	DWG NO. PLAN 1	VER. 001
			REVISED BY LT	DATE 22.7.2024		