

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

23 August 2024

Dear Sir,

3rd 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) Majority of the application site (the Site), i.e. 10,956m², about 60% of the Site is reserved as farm area for the enjoyment of visitor (**Plan 1**). Portions of the Site have already been hard paved with concrete (i.e. about 4,232m²) and gravel (i.e. about 1,088 m²) of more than 0.2m in depth (**Plan 1** and **Annex I**). The filled area is to facilitate a flat surface for site formation of structures, barbecue area, parking, loading/unloading spaces and circulation area. The associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out during the planning approval period.
- (ii) Two accesses between the farm area in the east and the barbecue site in the west are provided for the visitor (**Annex II**).
- (iii) A revised fire service installations proposal is provided (**Annex III**).

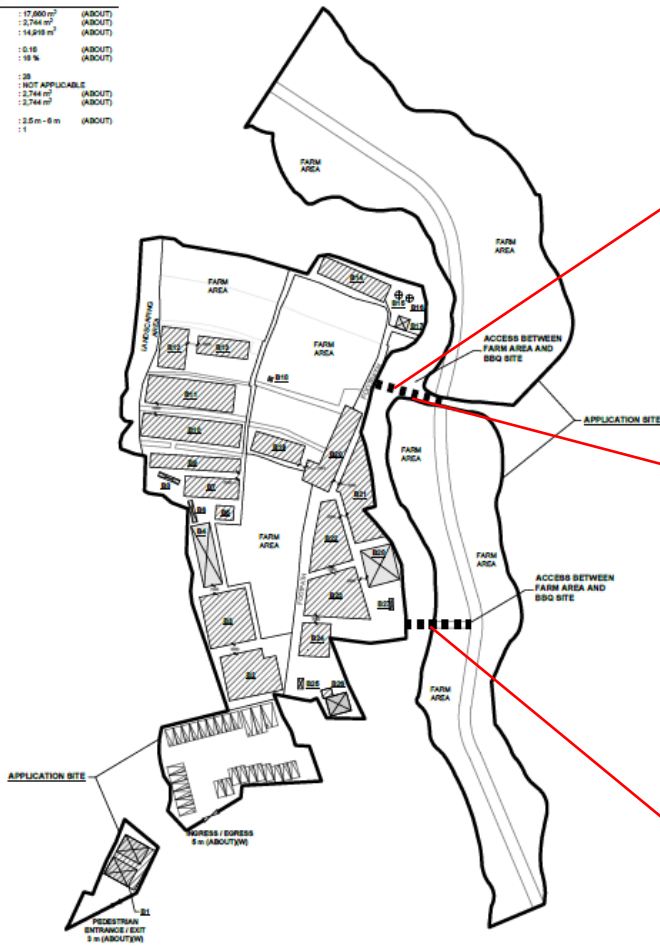
Proposed operating hours 擬議營運時間 09:00 to 22:00 daily, including public holidays																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Tai Tong Shan Road via a local access</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

ANNEX II – Access Between the East and West Portions of the Application Site

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)

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 17,660 m ² (ABOUT)
COVERED AREA	: 2,744 m ² (ABOUT)
UNCOVERED AREA	: 14,916 m ² (ABOUT)
PLOT RATIO	: 15.5% (ABOUT)
SITE COVERAGE	: 15% (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





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	TITLE FSIs PROPOSAL (1/2)	
			DRAWN BY MN	DATE 7.3.2024	
			REVISED BY LT	DATE 11.7.2024	

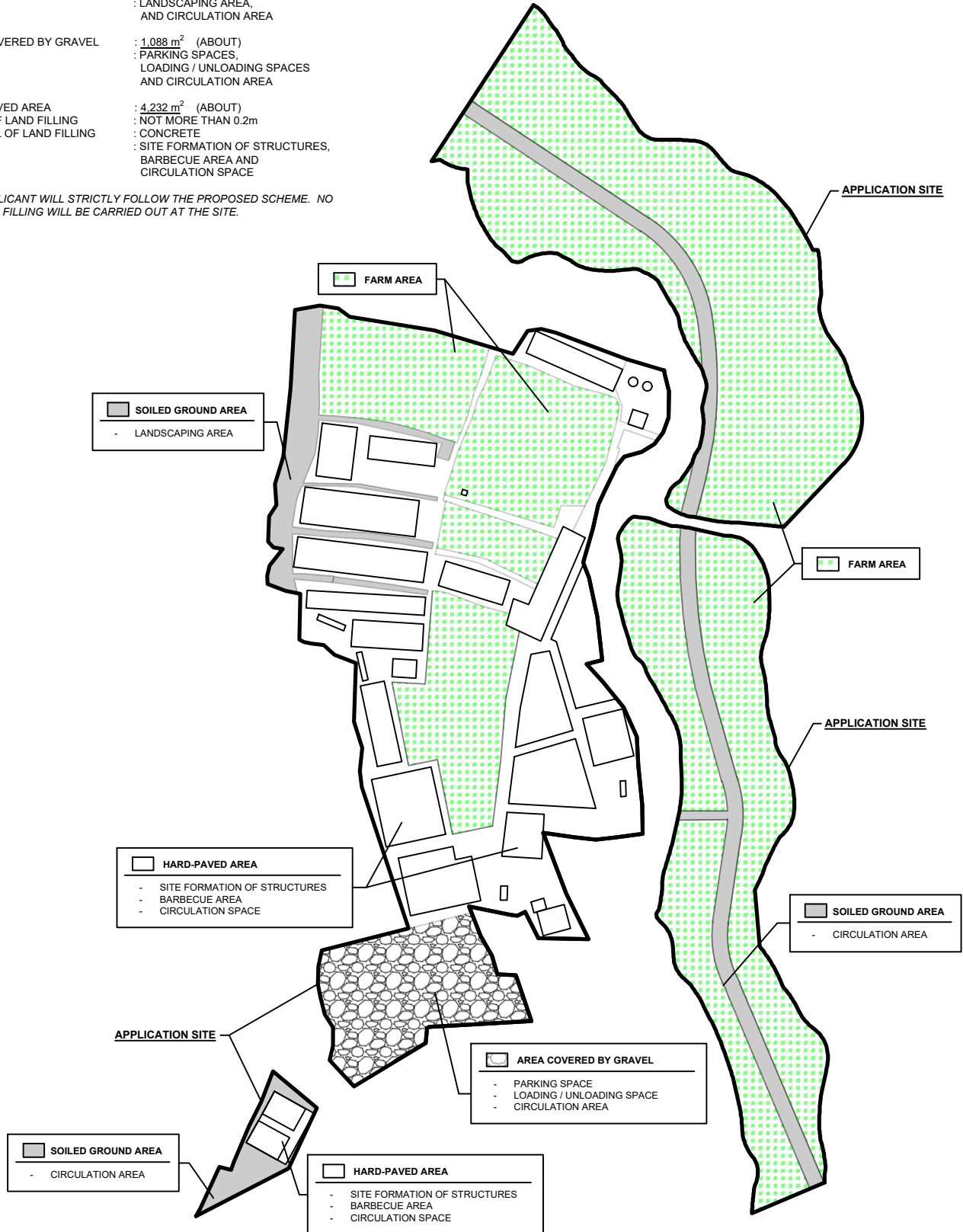
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
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		
			REVISED BY LT	DATE 11.7.2024		

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,660m ² (ABOUT)
FARM AREA	: 10,596 m ² (ABOUT)
USE	: HOBBY FARMING
SOILED GROUND AREA	: 1,744 m ² (ABOUT)
USE	: LANDSCAPING AREA, AND CIRCULATION AREA
AREA COVERED BY GRAVEL	: 1,088 m ² (ABOUT)
USE	: PARKING SPACES, LOADING / UNLOADING SPACES AND CIRCULATION AREA
HARD-PAVED AREA	: 4,232 m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m
MATERIAL OF LAND FILLING	: CONCRETE
USE	: SITE FORMATION OF STRUCTURES, BARBECUE AREA AND CIRCULATION SPACE

**THE APPLICANT WILL STRICTLY FOLLOW THE PROPOSED SCHEME. NO FURTHER FILLING WILL BE CARRIED OUT AT THE SITE.*



LEGEND
 APPLICATION SITE

PLANNING CONSULTANT 	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 FILLING OF LAND	
			DRAWN BY MN	DATE 7.3.2024	DWG NO. PLAN 1	VER. 001
			REVISED BY OL	DATE 11.3.2024		