

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**

13 September 2024

Dear Sir,

**4<sup>th</sup> 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. 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 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) RtoC Table:

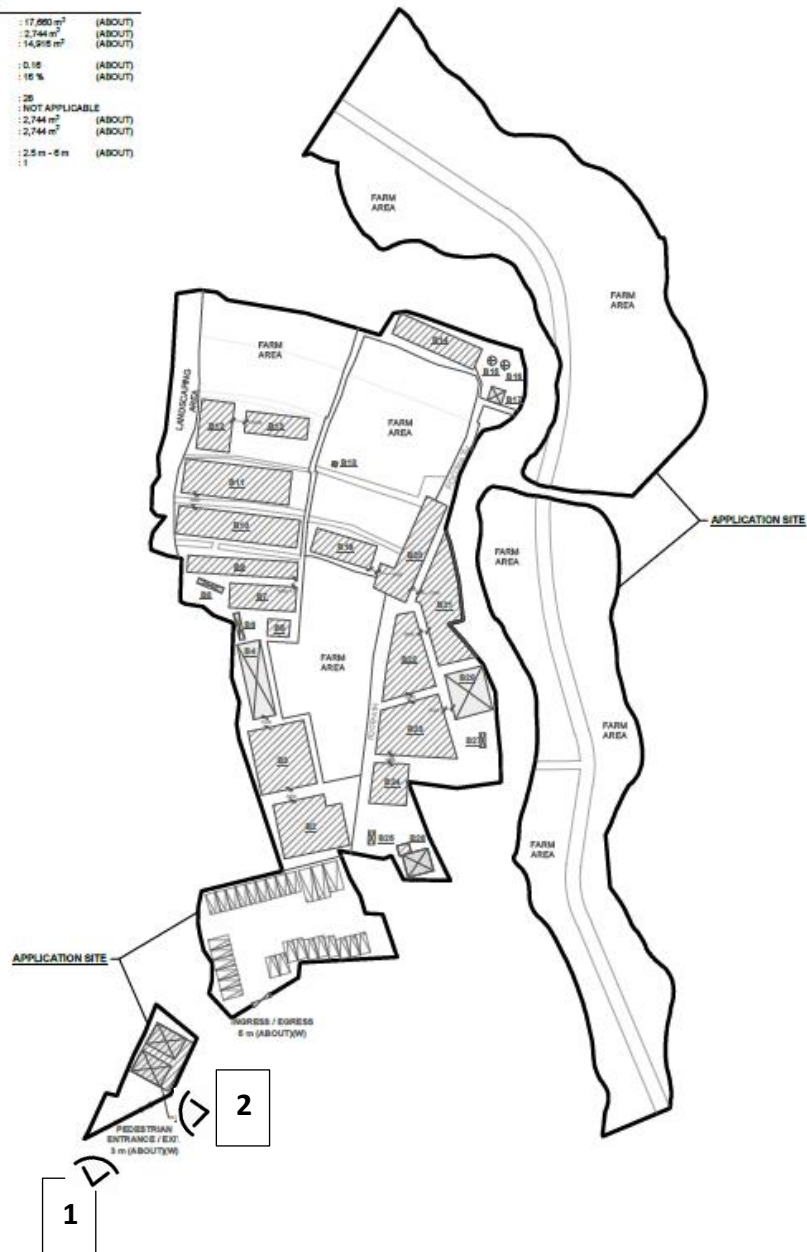
Departmental Comments	Applicant’s Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG; Tel: 2443 1072)</b>	
(a) Please submit further FI to confirm that he/she would cease the unlawful occupation of Government land (i.e. about 188m <sup>2</sup> outside the application site) not covered by the subject planning application immediately.	Please be kindly informed that the demolishing work of the unauthorised structure erected on Government land (GL) (i.e. about 188m <sup>2</sup> outside the application site (the Site)) has been commenced by the applicant. Please refer to the photographic record showing the existing condition of the Site ( <b>Annex I</b> ). The applicant will cease the unlawful occupation outside the Site after planning approval has been obtained from the Town Planning Board.

Annex I – Photographic Record

**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)

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 17,880 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 2,744 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 14,916 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 26	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,744 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	





Photos were taken on 12.9.2024.

