



盈卓物業  
顧問有限公司

Our Ref. : DD106 Lot 2063, 2064 & GL  
Your Ref. : TPB/A/YL-KTS/1076

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

**By Email**

28 August 2025

Dear Sir,

### 3<sup>rd</sup> Further Information

**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities  
for a Period of 5 Years in “Village Type Development” Zone, Lots 2063 and 2064 in  
D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1076)**

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/FSYLE, PlanD

(Attn.: Mr. Woody LIN  
(Attn.: Mr. Michael SO

email: wkwlin@pland.gov.hk )  
email: mckso@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities  
for a Period of 5 Years in “Village Type Development” Zone, Lots 2063 and 2064 in  
D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/1076)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD))</b> <b>(Contact Person: Mr. Woody LIN; Tel: 3168 4040)</b>		
(a)	Compared to the previous application A/YL-KTS/897, the height of existing structures is <u>6m</u> but not <u>5m</u> . Please review;	The height of existing structures (i.e. 6m) is reflecting the existing condition of the application site (the Site).
(b)	Please explain the purpose of the tree felling in the development proposal;	Since a large portion of the Site is designated for parking, loading/unloading and circulation areas to support the operation of the Site. The proposed parking spaces are close to the elderly activity centre to minimize walking distances for elderly visitors. The proposed tree felling is therefore considered necessary to facilitate the proposed development. A total of 13 new trees are proposed to be planted along the periphery boundary of the Site with a compensation ratio of 1:1 to mitigate the landscape impact.
(c)	Regarding the Further Information (1) received on 9.7.2025 Item 2(b), please provide the treatment of the proposed planting strip; and	A continuous soil trench with a depth of 1.2 m will be provided for healthy tree growth. Regular maintenance will be carried out by the applicant during the planning approval period.
(d)	Regarding the proposed outdoor activities, please provide operation details and whether mitigation measures would be taken to reduce the volume level.	The operation hours of the proposed development will be restricted from 09:00 to 21:00 daily, including public holidays. No operation or any outdoor activities will take place beyond the operation hours.

		<p>The recreational activities, i.e. unicorn dance, etc. are seasonal scheduled, which are conducted during specific dates, such as festivals and ceremonies in the local communities. The performances are held over a limited number of sessions within the season, reducing the overall frequency and potential noise impact on the surrounding community. The applicant will consult the nearby villagers regarding the use of public announcement system, portable loud speaker, or any form of audio amplification which would be only on seasonal basis, as well as the unicorn training and performance times in order to minimise the potential noise impact on the nearby locals.</p> <p>The proposed preservation and direct plantation of trees will also act as sound buffers between the Site and nearby residents.</p>
(e)	Regarding the previously approved applications A/YL-KTS/897&792, please briefly explain why the approval conditions could not be implemented.	<p>The previous applicant failed to obtain the Short Term Tenancy from the Land Department due to land administrative matters. The previous applicant also failed to implement the accepted fire service installations and drainage proposals within the specified period of time, which led to revocation of the previous application on 10/06/2023.</p>