

Our Ref.: DD111 Lot 3040 & VL
Your Ref.: TPB/A/YL-PH/1037

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

By Email

26 May 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture and Barbecue Site with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in
“Residential (Group D)” Zone, Lots 3037 RP (Part), 3039 and 3040 (Part)
in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/1037)

We are writing to submit further information to provide clarifications 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 [REDACTED]

[REDACTED]

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone, Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories

(Application No. A/YL-PH/1037)

- (i) The applicant would like to provide clarifications in response to the public comments, details are as follows:

Environmental & Sewerage Treatment Aspects

- 2.5m high solid metal wall will be erected along the whole site boundary as sound and visual barrier to minimize potential nuisance to the surrounding area (**Plan 1**).
- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff and visitor. The applicant will implement good practices under the *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs) *PN 1/23* when designing on-site sewage system within the application site (the Site). Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- The applicant will strictly follow the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- Adequate mitigation measures are provided, i.e. the submission of the photographic records showing the existing drainage facilities within the Site and a fire service installations proposal to mitigate any adverse impact arising from the proposed development

Operation Aspect

- Restricted operation hours from 09:00 to 18:00 daily, including public holidays, will take place for the proposed development. It is estimated that the maximum visitors per day is 80. To prevent excessive number of visitors and affect the public, advanced booking system will be adopted to regulate the number of visitors, walk-in and individual visitor will not be served.
- 2 loading/unloading spaces for light bus are provided within the Site for visitors who are travelling together in groups.

- No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time.
 - All visitors are required to take away their own waste. Garbage or other forms of waste will be taken away by staff to the nearest public refuse collection point regularly by the use of trolleys.
- (ii) Please be confirmed that the site coverage and building height of the proposed development are 29% and 2.7m to 6.5m (1 to 2-storey) respectively (**Plan 1**).
- (iii) The area of the entire existing pond is 332m² (about). The existing pond (i.e. 170m²) shown on the layout plan refers to the portion of the existing pond within the Site.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,593 m ²	(ABOUT)
COVERED AREA	: 1,932 m ²	(ABOUT)
UNCOVERED AREA	: 4,661 m ²	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 29 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,183 m ²	(ABOUT)
TOTAL GFA	: 2,183 m ²	(ABOUT)
BUILDING HEIGHT	: 2.7 m - 6.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	AGRICULTURAL TOOLS EXHIBITION CENTRE	15 m ² (ABOUT)	30 m ² (ABOUT)	5.2 m (ABOUT)(2-STOREY)
B2	PET GARDEN	46 m ² (ABOUT)	46 m ² (ABOUT)	3.6 m (ABOUT)(1-STOREY)
B3	FARMING LECTURE ROOM	120 m ² (ABOUT)	230 m ² (ABOUT) ^{#1}	5.6 m (ABOUT)(2-STOREY)
B4	REFRESHMENT KIOSK	18 m ² (ABOUT)	18 m ² (ABOUT)	2.7 m (ABOUT)(1-STOREY)
B5**	PET GARDEN	122 m ² (ABOUT)	122 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	CHILDREN LEARNING CENTRE	214 m ² (ABOUT)	229 m ² (ABOUT) ^{#2}	5.3 m (ABOUT)(2-STOREY)
B7	CHILDREN LEARNING CENTRE	111 m ² (ABOUT)	111 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	MULTI-FUNCTION ROOM FOR CHILDREN ACTIVITIES	119 m ² (ABOUT)	230 m ² (ABOUT) ^{#3}	6.5 m (ABOUT)(2-STOREY)
B9*	RAIN SHELTER FOR ACTIVITY PLAZA	832 m ² (ABOUT)	832 m ² (ABOUT)	5.2 m (ABOUT)(1-STOREY)
B10*	OBSERVATORY VIEWING DECK	73 m ² (ABOUT)	73 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B11	STORAGE OF MISCELLANEOUS GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12**	AGRICULTURAL DEMONSTRATION CENTRE	89 m ² (ABOUT)	89 m ² (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B13*	RAIN SHELTER FOR CHILDREN ACTIVITY	153 m ² (ABOUT)	153 m ² (ABOUT)	5.2 m (ABOUT)(1-STOREY)
B14	WASHROOM	5 m ² (ABOUT)	5m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,932 m ² (ABOUT)	2,183 m ² (ABOUT)	

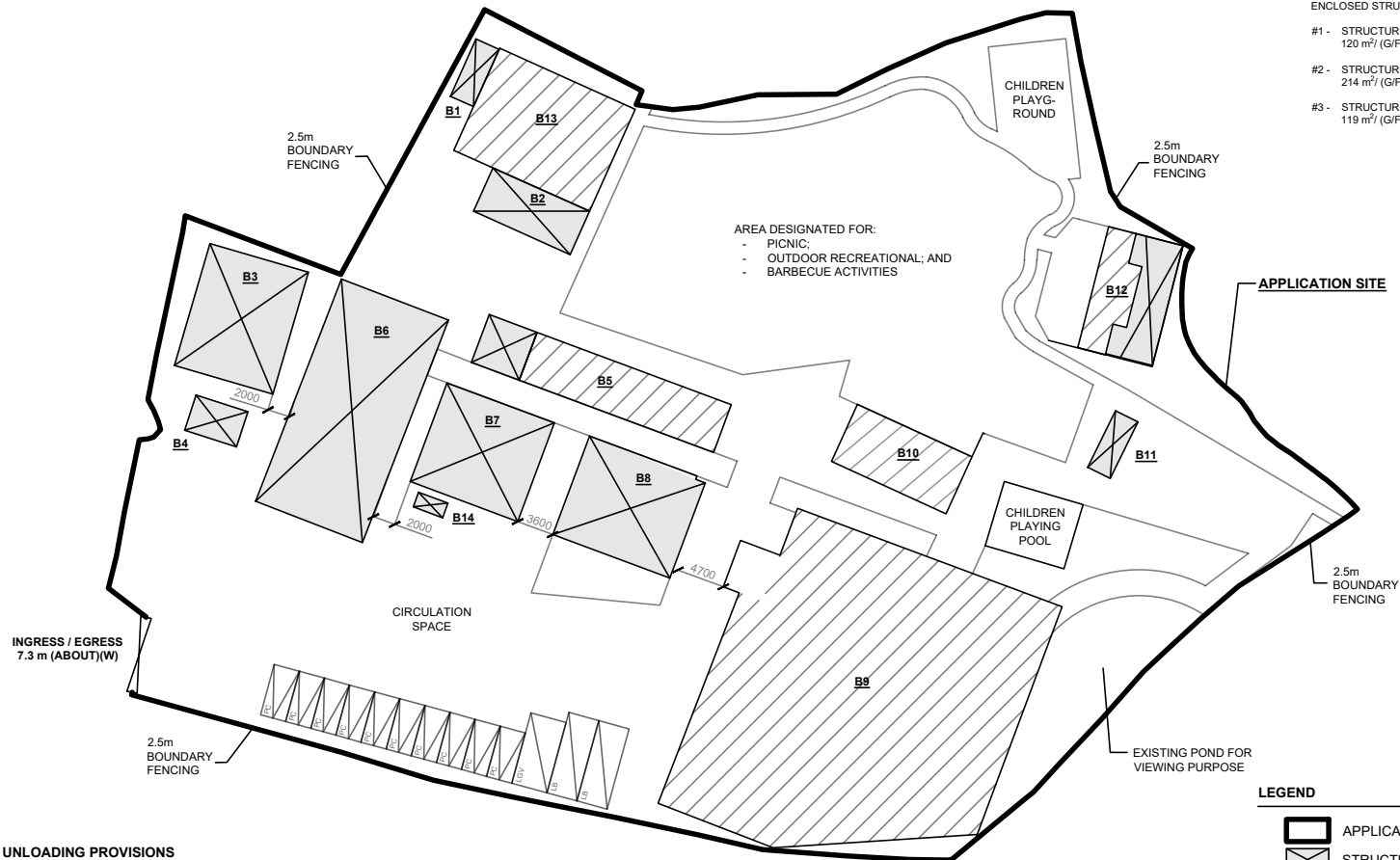
*STRUCTURES B9, B10 AND B13 ARE SHED STRUCTURES

** STRUCTURES B5 AND B12 ARE COMBINED WITH ENCLOSED STRUCTURE AND SHED STRUCTURES

#1 - STRUCTURE B3 GFA CALCULATION:
120 m² (G/F) + 110 m² (1/F) = 230 m² (ABOUT)

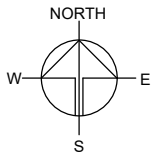
#2 - STRUCTURE B6 GFA CALCULATION:
214 m² (G/F) + 15 m² (1/F) = 229 m² (ABOUT)

#3 - STRUCTURE B8 GFA CALCULATION:
119 m² (G/F) + 111 m² (1/F) = 230 m² (ABOUT)



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 2
DIMENSION OF L/UL SPACE	: 8 m (L) x 3 m (W)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY MN DATE 2.10.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 1 VER. 001