

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

2 June 2025

Dear Sir,

4th 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) A RtoC Table:

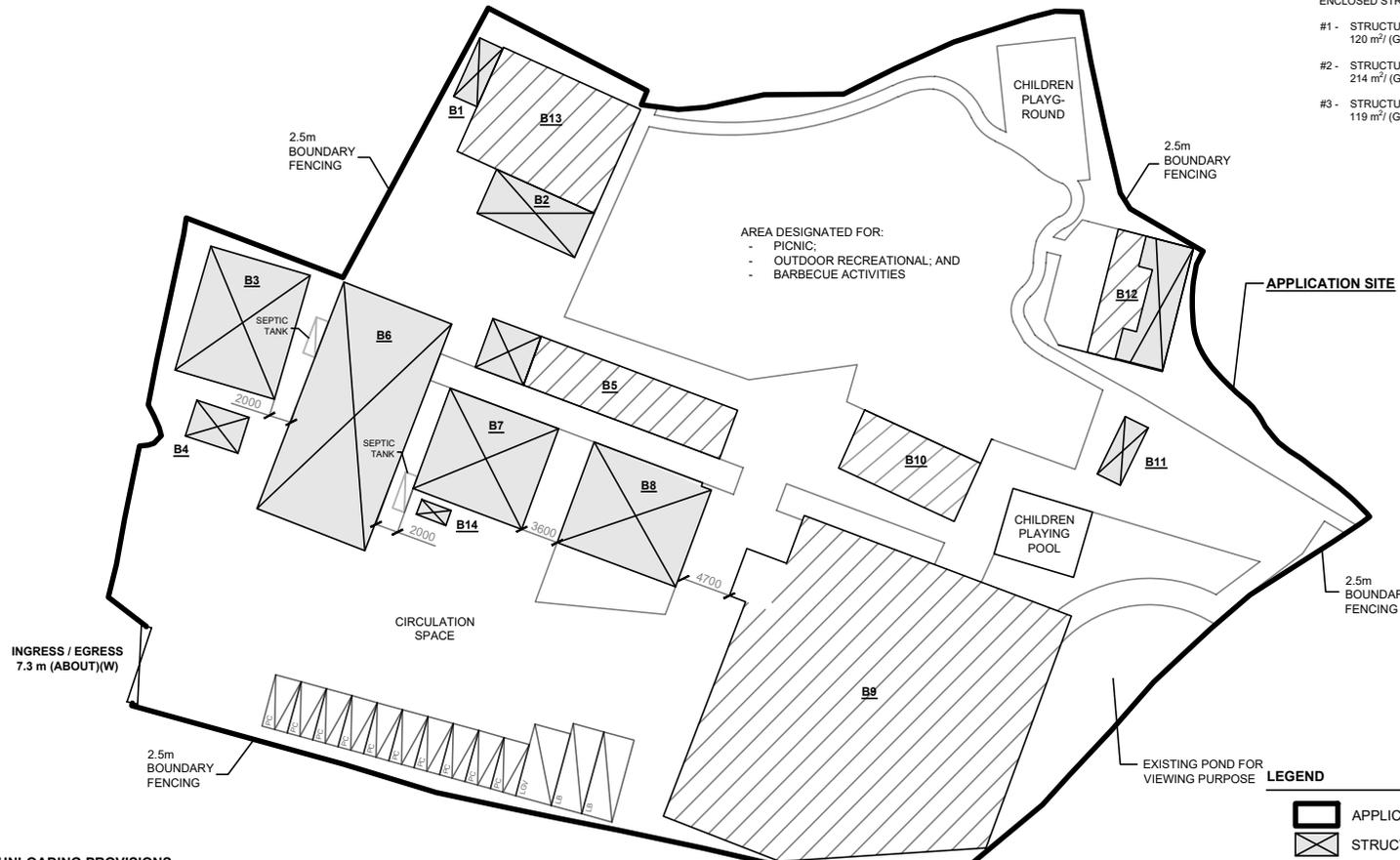
Departmental Comments		Applicant’s Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	The applicant should advise whether the washroom proposed at the Site is a portable toilet. Besides, it is noted that the proposed use would involve an animal interaction zone which would accommodate farm animals, and a barbecue site. As such, the applicant should clarify how potential waste and wastewater generated from activities conducted in these areas would be collected, handled, and disposed of.	<p>Please note that portable toilet will be provided at the application site (the Site).</p> <p>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.</p> <p>As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system is proposed for sewage treatment at the Site (Plan 1). The applicant will strictly follow the <i>ProPECCPN 1/23</i> when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.</p>

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	FRESHMENT 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)	5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,932 m² (ABOUT)	2,183 m² (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)



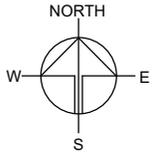
AREA DESIGNATED FOR:
 - PICNIC;
 - OUTDOOR RECREATIONAL; AND
 - BARBECUE ACTIVITIES

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)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (LB)
- INGRESS / EGRESS
- SEPTIC TANK



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