

Our Ref. : DD135 Lot 24 RP & VL

Your Ref. : TPB/A/YL-PN/88

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

By Email

21 August 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),
Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.135 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PN/88)

We are writing to submit supplementary information in support of the subject application, details are as follows:

- (a) The revised development plans are provided by the applicant (**Plans 4 and 5**).
- (b) The applicant would like to provide clarifications on the subject application, details are as follows:

Animal Boarding Establishment (ABE) Operation

- The operation hours of the proposed ABE are 24 hours daily, including public holidays. All dogs and farm animals will be kept indoors at structures with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems outside the operation hours of the application site (the Site) (i.e. between 21:00 to 09:00). 2 staff members will be on shift work overnight to take care of the dogs and farm animals, as well as to handle any potential complaint.

Area for Holiday Camp and Barbecue Site

- About 4,959m² of the site area will be reserved as lawn area, within which 1,177m² will be used for tent camping area (i.e. about 11 camping tents) and 2,139m² will be used for barbecue area (about 25 barbecue pits) (**Plans 4 and 5**).

Filling of Land

- The existing land area of the Site comprises soil ground (i.e. about 15,855 m²) and an existing pond (i.e. about 428 m²) (**Plan 5**). Upon planning permission has been





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granted by the Town Planning Board, portion of the Site (i.e. about 5,801m², 36 % of the Site) is proposed to be filled with concrete of not more than 0.1m for site formation of structures and circulation space.

Should you require more information regarding the application, please contact our
or the undersigned at your convenience.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner



DEVELOPMENT PARAMETERS

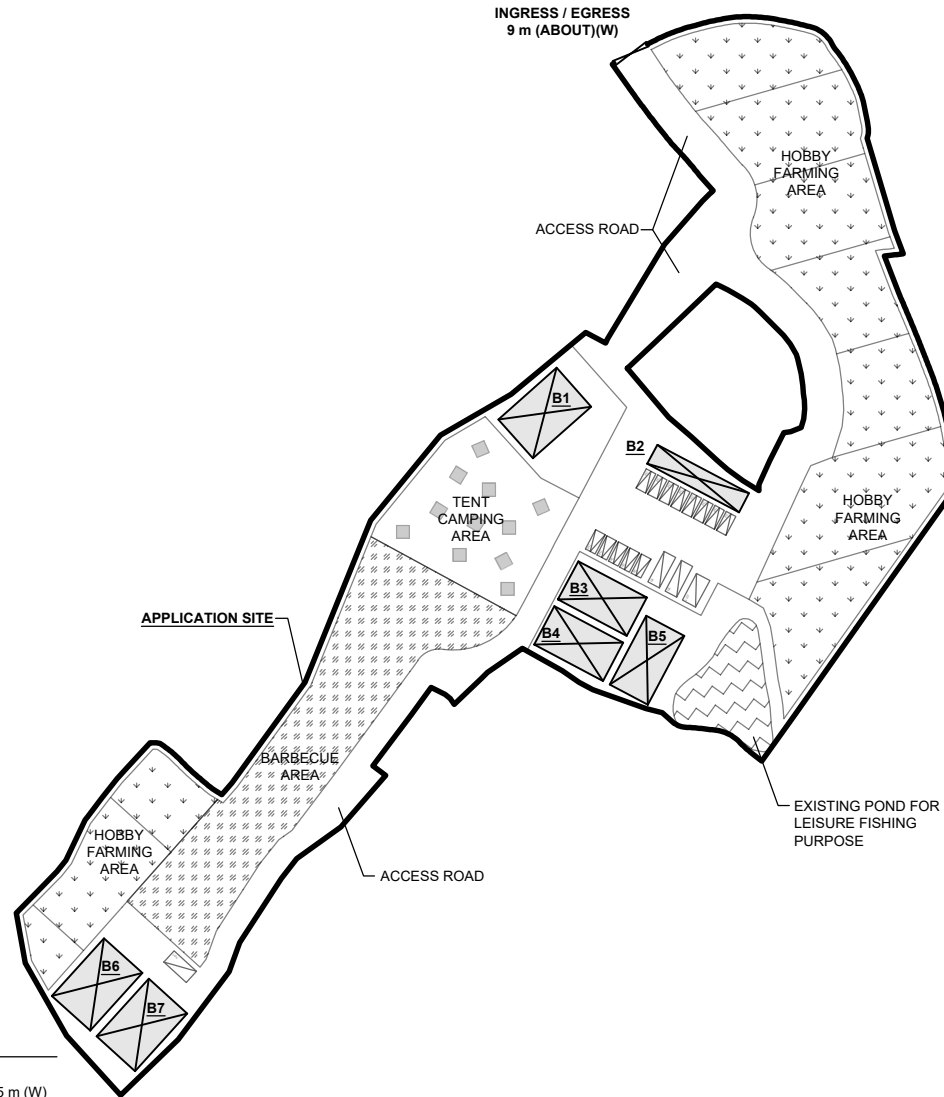
APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
COVERED AREA	: 1,308 m ²	(ABOUT)
UNCOVERED AREA	: 14,975 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 8 %	(ABOUT)

NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,308 m ²	(ABOUT)
TOTAL GFA	: 1,308 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

PROPOSED USES

HOBBY FARM	: 5,095 m ²	(ABOUT)
FISHING GROUND	: 428 m ²	(ABOUT)
HOLIDAY CAMP	: 1,177 m ²	(ABOUT)
NO. OF CAMPING TENT	: 11	(ABOUT)
BARBECUE SITE	: 2,139 m ²	(ABOUT)
NO. OF BARBECUE PIT	: 25	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	120 m ² (ABOUT)	120 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	CANTEEN FOR STAFF AND VISITOR	180 m ² (ABOUT)	180 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION AND STORE ROOM	180 m ² (ABOUT)	180 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	180 m ² (ABOUT)	180 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	ANIMAL BOARDING ESTABLISHMENT	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	ANIMAL BOARDING ESTABLISHMENT	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		1,308 m ² (ABOUT)	1,308 m ² (ABOUT)	

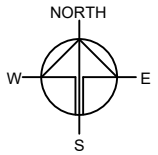


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13	
DIMENSION OF L/U/L SPACE	: 5 m (L) x 2.5 m (W)	
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1	
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)	
NO. OF L/U/L SPACE FOR LIGHT BUS	: 2	
DIMENSION OF L/U/L SPACE	: 8 m (L) x 3 m (W)	

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS



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PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), HOLIDAY CAMP, BARBECUE SITE AND ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1750 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
EXISTING SOILED AREA	: 15,855 m ²	(ABOUT)
EXISTING SITE LEVELS	: +4.4 mPD TO +5.2 mPD	(ABOUT)
EXISTING POND AREA	: 428 m ²	(ABOUT)



LEGEND

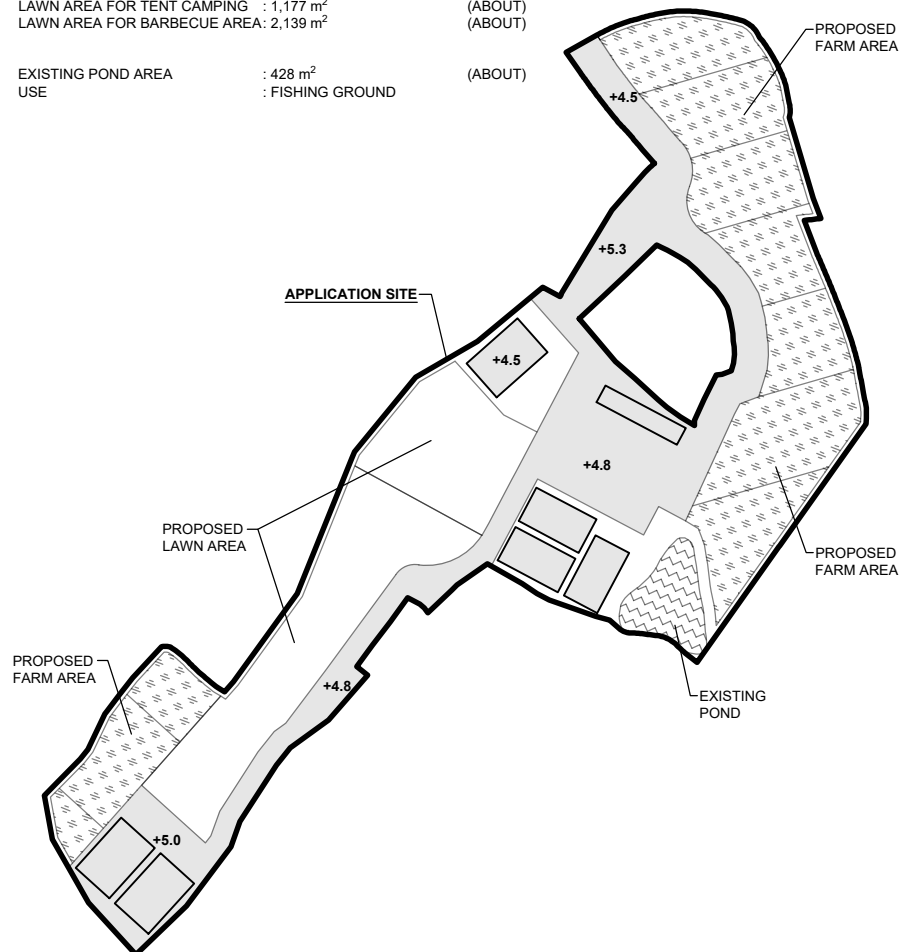
	APPLICATION SITE
+4.4	EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

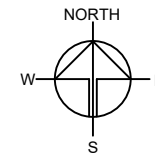
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m ²	(ABOUT)
COVERED BY STRUCTURE	: 1,308 m ²	(ABOUT)
PROPOSED FILLING AREA	: 5,801 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +4.5 mPD TO +5.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
PROPOSED FARM AREA	: 5,095 m ²	(ABOUT)
USE	: HOBBY FARMING	
PROPOSED LAWN AREA	: 4,959 m ²	(ABOUT)
LAWN AREA FOR TENT CAMPING	: 1,177 m ²	(ABOUT)
LAWN AREA FOR BARBECUE AREA	: 2,139 m ²	(ABOUT)
EXISTING POND AREA	: 428 m ²	(ABOUT)
USE	: FISHING GROUND	



LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA
+4.5	PROPOSED SITE LEVEL



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PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), HOLIDAY CAMP, BARBECUE SITE AND ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	22.7.2025

REVISED BY	DATE
LT	20.8.2025

APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001