



DeSPACE (International) Limited

Date: 3rd September 2026

Pages: 1 + Attachments

BY EMAIL

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(CC: Ms. TANG Wai Shan, Sandi (Town Plnr/Yuen Long W 5),
Mr. LAM Ting Hong, Kevin (Town Planning Grad / 6)),

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

PROPOSED TEMPORARY PLACE FOR RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AT LOT 1347 (PART), 1398 (PART), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (PART), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (PART) AND 1447 RP (PART) IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

APPLICATION NO. A/YL-TT/810 – Supplementary Information

We refer to the captioned planning application submitted to the Town Planning Board on 13th August 2026.

References are made to the phone call dated 2nd September 2026 regarding further comments from the Planning Department. Please find **Attachment 1** for the replacement pages P.12 of the application form and **Attachment 2** for the the revised planning statement.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok and Mr. Kin Leung at [REDACTED] or the undersigned at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



Greg Lam

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Lot Index Plan, Layout Plan, Swept Path Analysis, Land Filling Plan, Existing Run In/out Plan, Approved Drainage Proposal, Drainage Record Plan, Approved Fire Service Installation Proposal, Approved Certificate of Fire Service Installation and Equipment, Landscape Proposal		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

SUPPLEMENTARY PLANNING STATEMENT

APPLICATION FOR PERMISSION UNDER SECTION 16
OF THE TOWN PLANNING ORDINANCE (CAP.131)

**PROPOSED TEMPORARY PLACE FOR RECREATION, SPORTS
OR CULTURE (HOBBY FARM), BARBECUE SITE AND SHOP
AND SERVICES WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
AT LOT 1347 (PART), 1398 (PART), 1403, 1404, 1406,
1408, 1409, 1410, 1411, 1412, 1413 RP (PART), 1415,
1419, 1420, 1421, 1422, 1423 RP, 1441 (PART) AND 1447
RP (PART) IN D.D. 117 AND ADJOINING GOVERNMENT
LAND, TAI TONG, YUEN LONG, NEW TERRITORIES**

AUG 2026

APPLICANT:

HAPPY FARM HK LIMITED

PLANNING CONSULTANT:



DeSPACE (International) Limited

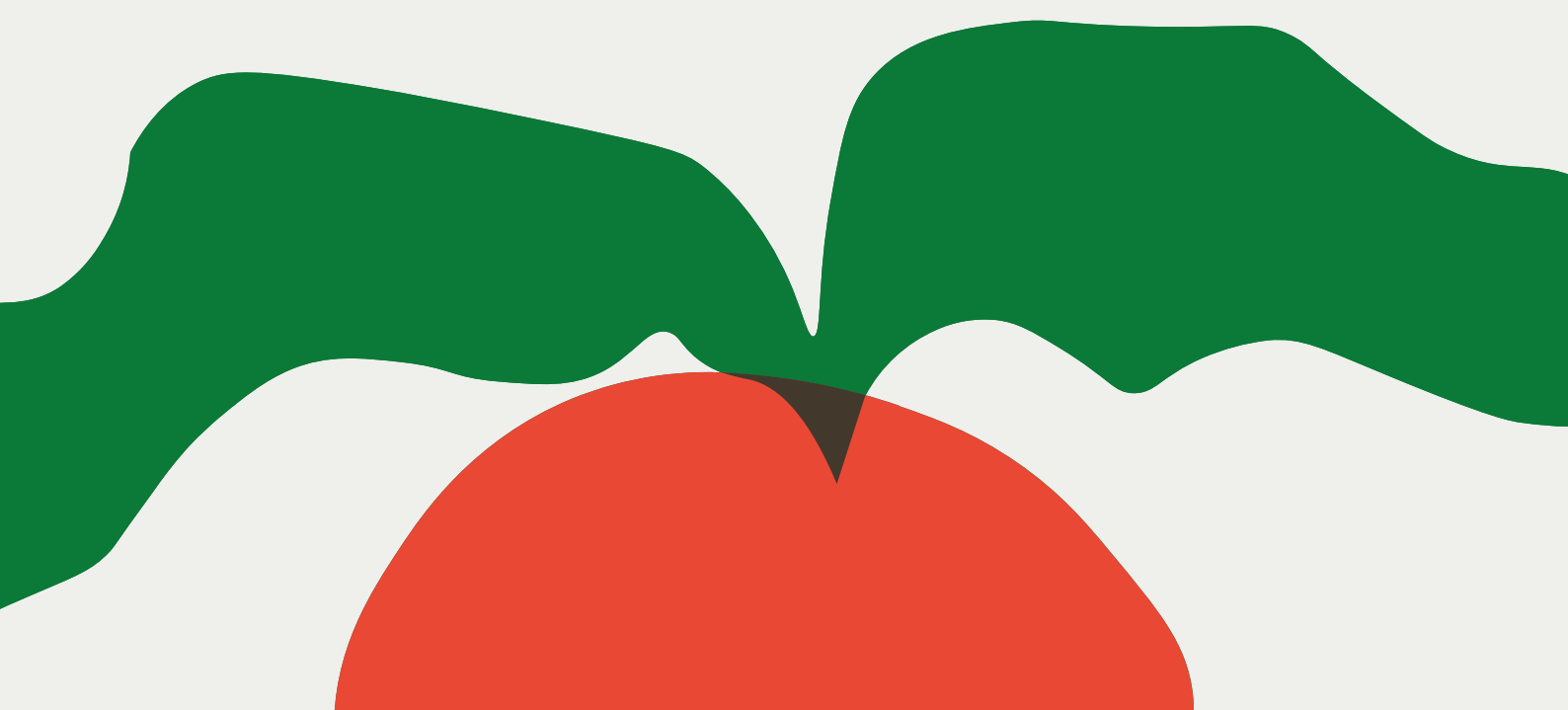


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Executive Summary

The Applicant now seeks town planning permission from the Town Planning Board (“TPB”) for Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years (the “Proposed Development”) at Lot 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D.117 (the Application Site). The Application Site has a total area of about 17,660m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (the “OZP”), the proposed “Place for Recreation, Sports or Culture (Hobby Farm)” and “Barbecue Site” are Column 2 uses under the “Agriculture” zone, which requires planning permission from the TPB. While ‘Shop and Services’ use is neither a Column 1 or 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by active agricultural land and temporary structures intermixed with parking of vehicles, open storage.
- The proposed development is of the same nature as the previous approved planning application No. A/YL-TT/643;
- The nature of proposed temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services could serve the needs of local residents as well as visitors in the area.;
- There is no immediate permanent development proposal at the Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時元朗大棠丈量約份第 117 約地段第 1347 號 (部份)、第 1398 號 (部份)、第 1403 號、第 1404 號、第 1406 號、第 1408 號、第 1409 號、第 1410 號、第 1411 號、第 1412 號、第 1413 號餘段 (部份)、第 1415 號、第 1419 號、第 1420 號、第 1421 號、第 1422 號、第 1423 號餘段、第 1441 號 (部份)、第 1447 號餘段 (部份)及毗連政府土地 (「申請地點」) 向城市規劃委員會 (「城規會」) 申請於上述地點作擬議臨時康體文娛場所 (休閒農莊)、燒烤場、商店及服務行業連附屬設施及相關的填土工程 (為期 3 年) (「擬議發展」)。申請地點總面積約 17,660 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據大棠分區計劃大綱核准圖編號 S/YL-TT/20 (「大綱草圖」)，擬議「康體文娛場所 (休閒農莊)」及「燒烤場」用途屬於「農業」地帶內的第二欄用途，須取得城規會的規劃許可。雖然「商店及服務行業」用途並非「農業」地帶的第一欄或第二欄用途，但根據大綱圖《註釋》說明頁，在任何土地或建築物進行為期不超過三年的臨時用途或發展，均須取得城規會的規劃許可。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以農地、臨時構築物、車輛停泊處及露天貨倉為主的鄉郊發展相容；
- 擬議發展的性質與先前獲批的規劃申請編號 A/YL-TT/643 相同。
- 擬議康體文娛場所 (休閒農莊)、燒烤場、商店及服務行業的性質可配合區內居民及訪客的需要；
- 申請地點目前並無永久發展計劃，批出為期 3 年的臨時許可並不影響「農業」地帶的長遠規劃意向；及
- 擬議發展不會對周邊交通、環境、排水及消防安全造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

1. Introduction

DeSPACE (International) Limited acts on behalf of the Applicant, namely **Happy Farm HK Limited**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board ("TPB") to seek planning permission for a Proposed Temporary Place For Recreation, Sports Or Culture (Hobby Farm), Barbecue Site And Shop And Services With Ancillary Facilities and associated filling of land for a period of 3 years at Lot 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D.117 and adjoining government land, Tai Tong, Yuen Long, New Territories (See **Figure 1** – Location Plan & **Figure 2** – Lot Index Plan).

The Application Site falls within the area zoned as "Agriculture" ("AGR") and "Open Storage" ("OS") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (the "OZP", see **Figure 1**). Since the portion of the Application Site falls within the "OS" area is only about 200m² (about 1% of the Application Site area), this area portion is regarded as minor boundary adjustment which is allowed under the covering Notes of the OZP. According to the Notes of the OZP, the applied uses are either a column 2 use; or not a column one nor two uses within the subject zones, hence, require planning permission from the Board.

This Planning Statement is written to provide the project information and justifications of the captioned planning application in order to seek favourable consideration by the TPB.

2. Site Context

2.1 Application Site and Its Surrounding Areas

The Application Site is partly fenced off and mainly consists of two portions. The western portion is partly paved with concrete/gravel and currently used for barbecue site with temporary structures, parking of vehicle and children recreational ground, whilst the eastern portion is currently used for agricultural use. It abuts to a local track connecting Tai Tong Shan Road (See **Figure 2**).

The surrounding areas are rural in nature, predominantly occupied with active agricultural land and temporary structures intermixed with parking of vehicles, open storage. The nature of the proposed development is considered not incompatible with the surrounding area.

2.2 Land Administration

With reference to the preliminary land status check, the Application Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.

Valid Short-Term Waiver ("STW") No. STW5915, STW5926, STW5927, STW5930 and STW5935 are held under the Application Site to permit the structures erected within the subject private lots. Regarding the occupation of GL, a valid Short-Term Tenancy ("STT") No. STTYL0363 is also held.

3. Town Planning Context

3.1 Statutory Planning Requirements

The Application Site is currently zoned “AGR” and “OS” on the OZP and the Applicant intends to use the Application Site for the purpose of a Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years. According to the Notes of the OZP with regard to “AGR” zone, this zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Majority of the Site (i.e. 10,596m², 60% of the Site) will be reserved as farm area, which is similar to the always permitted agricultural use within the “AGR” zone. Since the portion of the Application Site falls within the “OS” area is only about 200m² (about 1% of the Application Site area), this area portion is regarded as minor boundary adjustment which is allowed under the covering Notes of the OZP.

According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the “AGR” zone and would better utilize deserted agricultural land in the New Territories.

3.2 Previous Planning Application

The Application Site is subject to 4 previous planning application under Section 16 of the Town Planning Ordinance (Nos. A/YL-TT/394, 417, 505 and 643) for similar use that were submitted by different applicant. They were approved by the Board between 2016 and 2024. Approval of the current application is in line with the Board’s previous decisions. The approval was granted based on the consideration that the proposal would not frustrate the long-term planning intention of the “AGR” and “OS” zone and is not incompatible with the surrounding area. The other major development parameters, including the gross floor area (GFA), site coverage and no. of structures are slightly revised to meet the operational need of the proposed development while the no. of parking and loading/unloading (L/UL) spaces and operation hours remain unchanged.

A/YL-TT/643 was revoked on 4 July 2026 due to non-compliance with the approval condition requiring implementation of the accepted drainage proposal within the specified time limit. The delay was attributable to the time required for procuring a suitable contractor while taking into account the financial implications. Upon appointment of the contractor, the Applicant promptly proceeded with and completed the required drainage works. In view of the completed works, the Applicant now seeks to resubmit the application for planning permission for the proposed development.

In support of the application, the applicant submitted photographic records of the existing run-in/out, drainage record plan, fire service installations (FSIs) and landscape proposals to mitigate potential impact arisen from the proposed development (**Appendices 1 to 7**).

4. Proposed Development

The Application Site has a total site area of about 17,660m², including about 92m² of GL. The Proposed Development involves 28 blocks of temporary structures (See **Figure 3 – Layout Plan**).

As compared with the previously approved application No. A/YL-TT/643, the current application has a decrease in total GFA, covered area, and plot ratio, whereas the proposed use, maximum BH, no. of storeys and operation hours are the same. A comparison of the major development parameters of the current application and the previous approved application is summarised as **Table 1** below.

Table 1: Major Development Parameters

Major Development Parameters	A/YL-TT/643 (a)	Current Application (b)	Difference (b) - (a)
Proposed Use	Temporary Place For Recreation, Sports Or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years		-
Site Area (about)	17,660m ² (incl. 92m ² of GL)	17,660m ² (incl. 92m ² of GL)	-
Total GFA (about)	2,744m ²	2,583m ²	- 161m ² (- 5.9%)
Plot Ratio (about)	0.16	0.15	-0.01 (-6.25%)
Covered Area (about)	2,744m ²	2,583m ²	- 161m ² (- 5.9%)
Uncovered Area (about)	14,916 m ²	15,077m ²	+161m ² (+ 5.9%)
No. of Blocks	28	28	-
Maximum BH	6m	6m	-
No. of Storey	1	1	-
No. of Parking Spaces	Private car parking space for Staff (5m(L) x 2.5m(W))		
	5 spaces	5 spaces	-
	Private car parking space for Visitors (5m(L) x 2.5m(W))		
	20 spaces	20 spaces	-
	Light Goods Vehicle L/UL (3.5m (W) x 8m (L))		
	1 space	1 space	-
	Minibus L/UL (3m (W) x 8m (L))		
	2 spaces	2 spaces	-
Operation Hours	9:00 a.m. - 10:00 p.m. (daily), including public holidays		-

A total of 28 structures, with a total GFA of 2,583 m², are proposed at the Site. They are proposed for a reception, shop and services, storage areas for tools and barbecue equipment, rain shelters for barbecue and recreational activities, a covered children playing area, a landscaping water tank, a guard house and portable toilets.

The majority of the Site, covering about 10,596 m² (60%), will be retained as farmland. To provide flat surface for the site formation of the proposed structures, barbecue area, parking and loading/unloading spaces, and internal circulation, portions of the Site have previously been filled with concrete (about 4,232 m²) and gravel (about 1,088 m²) to a depth of not more than 0.2 m (see **Appendix 1 – Land Filling Plan**). Such land filling is essential for the operation of the proposed development and has been limited to the minimum necessary extent. The Applicant will strictly adhere to the proposed scheme, and no additional land filling will be undertaken during the planning approval period.

One ingress/egress point, approximately 5 m wide, is provided at the southern part of the Site (**Appendix 2 - Existing Run In/out Plan**). No medium or heavy goods vehicles, as defined under the Road Traffic Ordinance, will be permitted to enter, exit, park or be stored at the Site at any time during the planning approval period.

The farm area will operate on an organic basis without the use of pesticides, with various fruits and vegetables cultivated for visitors to harvest and take away for free as leisure activities. Recreational facilities, including a barbecue area and covered shelters for activities such as ball games, card games and yoga, will also be provided. Given the absence of restaurants in the immediate vicinity, a covered barbecue area comprising no more than 40 barbecue pits and a fresh provision shop selling chilled and frozen meat at Structure B2 will be made available exclusively to Site visitors.

Following the TPB's grant of planning permission, the Applicant will submit an application to the Food and Environmental Hygiene Department for a Fresh Provision Shop Licence to permit the sale of chilled and frozen meat in support of the Site's barbecue activities.

The proposed development will operate daily, including public holidays, from 9:00 a.m. to 10:00 p.m., with 15 staff members working at the Site. The number of visitors is expected to be limited to no more than 80 per day. Admission will be by prior appointment and subject to an entrance fee, while the use of parking spaces must also be reserved in advance. These arrangements will enable the Applicant to control visitor and vehicle numbers, regulate parking demand and minimise potential disturbance to the public. Walk-in visitors will not be permitted.

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of “AGR” Zone

The applied use of temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years had a valid planning approval obtained in 2024. It is revoked due to the non-compliance of approval condition (c): the implementation of the revised drainage proposal. There is no immediate permanent development proposal at the Application Site. Approval of the current application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” and “OS”

zone. The Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. The majority of the Site is used as farm area which is in line with the planning intention of the “AGR” zone. It should be encouraged to make economic use and better utilisation of scarce land resources on a temporary basis.

5.2 Compatible Land Use

In view of the surrounding land uses which are intermixed with active agricultural land and temporary structures intermixed with parking of vehicles, open storage, the proposed temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services could serve the needs of local residents as well as visitors in the area.

5.3 Previously Approved Planning Application for the Same Use and Associated Filling of Land on the Site

The Applicant would like to re-submit the application to extend the time limit for complying with the outstanding approval condition of the previously planning application No. A/YL-TT/643 as the time limit has expired. As compared with the previous approved application, the proposed development is of the same nature. The Applicant has already secured approval on the drainage proposal and fire service installations proposal which are applicable to the subject application. As a matter of fact, the Applicant has completed the implementation of the drainage proposal under Planning Application No. A/YL-TT/643. Please find **Appendix 3 – Approved Drainage Proposal** and **Appendix 4 – Drainage Record Plan** respectively.

5.4 No Insurmountable Traffic Impacts

The Application Site is accessed via a local track connected to Tai Tong Shan Road (see **Figure 1**). Ample internal circulation space within the Site will allow for smooth vehicle movements to and from the access road, thereby avoiding vehicle queuing and maintaining an efficient traffic flow. A detailed swept path analysis is provided in **Figure 4 – Swept Path Analysis**.

To accommodate the projected traffic demand, TWENTY(20) private car parking spaces (5m(L) x 2.5m(W)) will be designated exclusively for visitor parking. No goods vehicles will be permitted to enter the site. Staff will be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site. Based on observations of existing activity patterns, the incremental traffic impact during peak hours is expected to be negligible, as summarized in **Table 2**.

In conclusion, the Proposed Development is not expected to cause any adverse traffic implications on the local access road or adjoining road network. The minor increase in traffic generation will be well within the capacity of the existing infrastructure.

Table 2: Trip Generation and Attraction of the Proposed Development

Time Period	PC		Minibus		LGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00-10:00)	15	8	1	1	1	1	27
Trips at PM peak per hour (18:00-19:00)	10	12	1	1	1	1	26
Traffic trip per hour (average)	5	5	0.5	0.5	0.5	0.5	12

5.4 No Insurmountable Environmental Impacts

No significant sewage impact will be caused to the surrounding areas. The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

5.5 No Insurmountable Drainage Impacts

Although the previous planning approval (Planning No.: A/YL-TT/643) was revoked due to the non-compliance of approval condition (c): the implementation of the revised drainage proposal, the implementation of the drainage proposal is completed now. The approved revised drainage proposal and the evidence of the implementation of the drainage proposal are attached as **Appendix 3 and Appendix 4**. It is anticipated that drainage impacts from the Proposed Development are negligible. The Applicant will be liable for the maintenance of the proposed drainage at his/her cost. The change in the drainage proposal under the current application compared to the previously approved proposal is minimal with no significant change.

5.6 No Insurmountable Fire Safety Impacts

An approved FSI proposal and approved Certificate of Fire Service Installation and Equipment are attached as **Appendix 5 and Appendix 6**. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at his/her cost. The change in the FSI provision under the current application compared to the previously approved proposal is minimal.

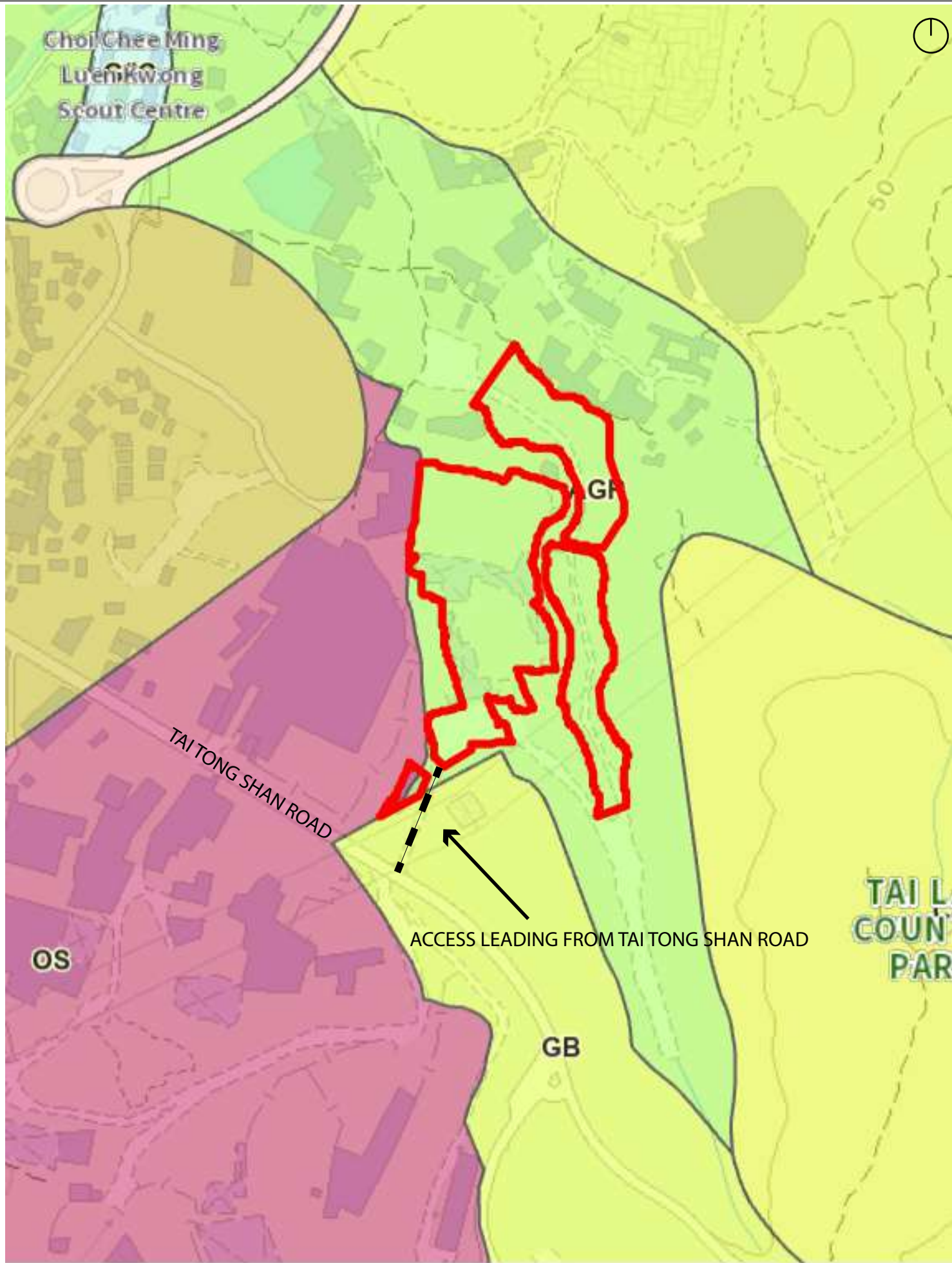
6. Conclusion

This section 16 planning application is submitted to seek planning permission for a Proposed Temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services with Ancillary Facilities and associated filling of land for a period of 3 years at Lot 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D.117 and adjoining government land, Tai Tong, Yuen Long, New Territories.

The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by active agricultural land and temporary structures intermixed with parking of vehicles, open storage.;
- The proposed development is of the same nature as the previous approved planning application No. A/YL-TT/643;
- The nature of temporary Place for Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Shop and Services could serve the needs of local residents as well as visitors in the area.;
- There is no immediate permanent development proposal at the Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

In view of the above, members of the TPB are respectfully requested to favourably consider the present application in support of the proposed development.



TITLE:
LOCATION PLAN

FIGURE NO.:
1

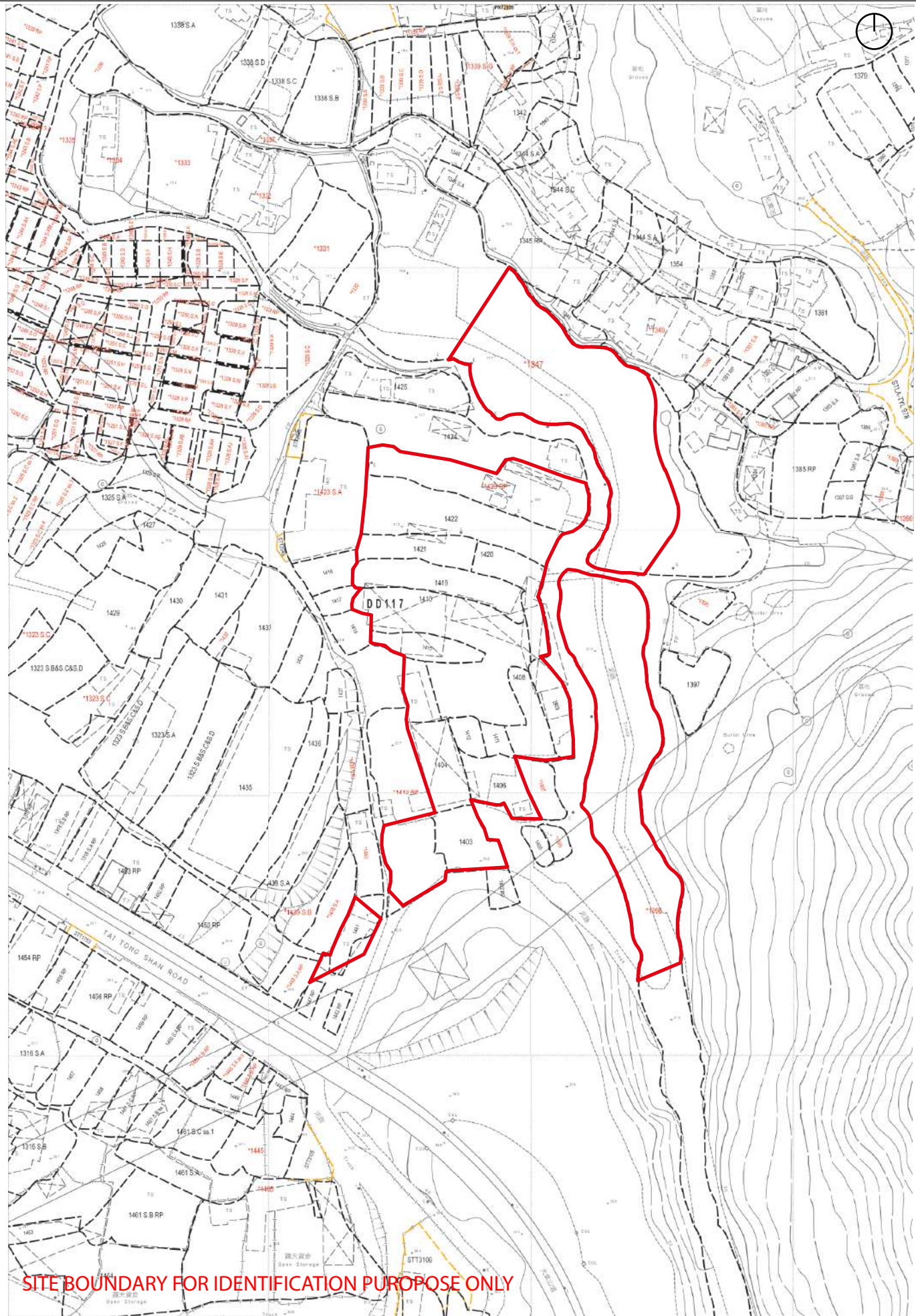
DATE:
AUG 2026

LEGEND:
 APPLICATION SITE

SCALE:
N.T.S

PREPARED BY:





TITLE:
LOT INDEX PLAN

FIGURE NO.:
2

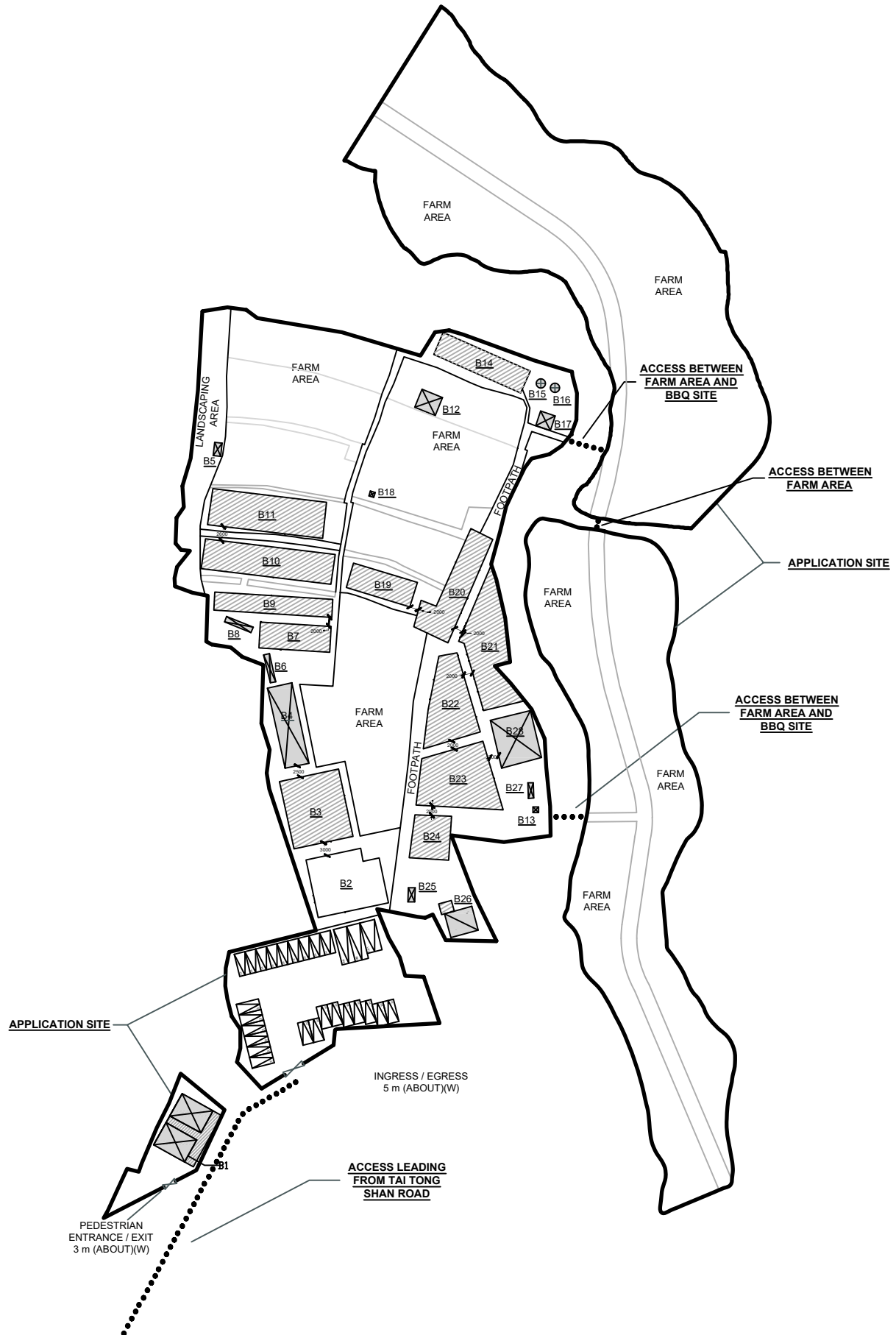
DATE:
AUG 2026

LEGEND:
 APPLICATION SITE

SCALE:
N.T.S

PREPARED BY:

 DeSPACE (International) Limited



TITLE:
LAYOUT PLAN (1/2)

FIGURE NO.:
3

DATE:
AUG 2026

LEGEND:

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)

- L/UL SPACE (MB)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

SCALE:
N.T.S

PREPARED BY:



STRUCTURE	CATEGORY	USE	COVERED AREA (ABOUT)	BUILDING HEIGHT (ABOUT)	TYPE
B1	AF	STORAGE OF TOOLS	135 m ²	4 m (1-STOREY)	ENCLOSED
B2	SS	RECEPTION AND SHOP AND SERVICES	205 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B3	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B4	AF	COVERED CHILDREN PLAYING AREA AND RAIN SHELTER	104 m ²	3.5 m (1-STOREY)	ENCLOSED
B5	AF	PORTABLE TOILET	7 m ²	2.3 m (1-STOREY)	ENCLOSED
B6	AF	PORTABLE TOILET	9 m ²	2.5 m (1-STOREY)	ENCLOSED
B7	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B8	AF	PORTABLE TOILET	9 m ²	2.5 m (1-STOREY)	ENCLOSED
B9	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B10	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B11	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B12	AF	COVERED CHILDREN PLAYING AREA AND RAIN SHELTER	25 m ²	3 m (1-STOREY)	ENCLOSED
B13	AF	PORTABLE TOILET	4 m ²	2.4 m (1-STOREY)	ENCLOSED
B14	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B15	AF	WATER TANK FOR LANDSCAPING USE	4 m ²	6 m (1-STOREY)	ENCLOSED
B16	AF	WATER TANK FOR LANDSCAPING USE	4 m ²	6 m (1-STOREY)	ENCLOSED
B17	AF	STORAGE OF TOOLS	13 m ²	3 m (1-STOREY)	ENCLOSED
B18	AF	STORAGE OF TOOLS	2 m ²	3 m (1-STOREY)	ENCLOSED
B19	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B20	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B21	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B22	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B23	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B24	BBQ	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ²	3.5 m (1-STOREY)	OPEN-SIDED
B25	AF	GUARD HOUSE	5 m ²	2.5 m (1-STOREY)	ENCLOSED
B26	AF	STORAGE OF TOOLS	43 m ²	3 m (1-STOREY)	ENCLOSED
B27	AF	PORTABLE TOILET	4 m ²	2.5 m (1-STOREY)	ENCLOSED
B28	AF	STORAGE OF TOOLS AND BBQ PIT	102 m ²	3.5 m (1-STOREY)	ENCLOSED
TOTAL			<u>2,583 m²</u>	<u>2.3-6 m (1-STOREY)</u>	

ENCLOSED: 15 (54%)

OPEN-SIDED: 13 (46%)

LEGEND

AF: ANCILLARY USES
BBQ: BARBECUE SITE
SS: SHOP AND SERVICES

SUB TOTAL

470 m² (18%)
1,908 m² (74%)
205 m² (8%)

REMARK:

As per the approved planning application No. A/YL-TT/643 dated 4 October 2025, the permitted covered area under the planning approval is 2,744 m².

TITLE:
LAYOUT PLAN (2/2)

FIGURE NO.:
3

DATE:
AUG 2026

SCALE:
N.T.S

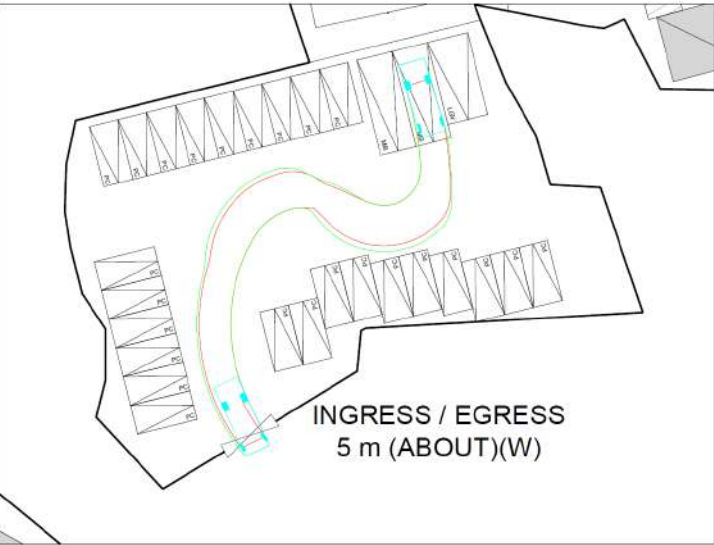
PREPARED BY:



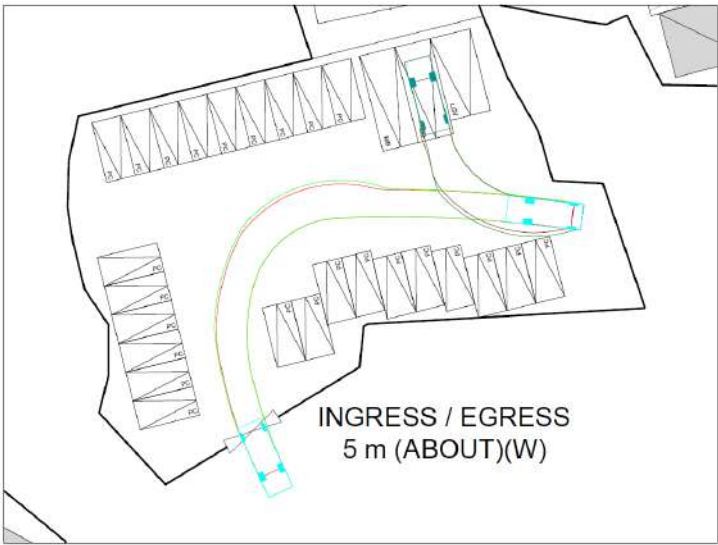
DeSPACE (International) Limited

TYPE OF VEHICLE: MINIBUS / LIGHTBUS
DIMENSION OF VEHICLE: 2m (W) x 6.5m (L)

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

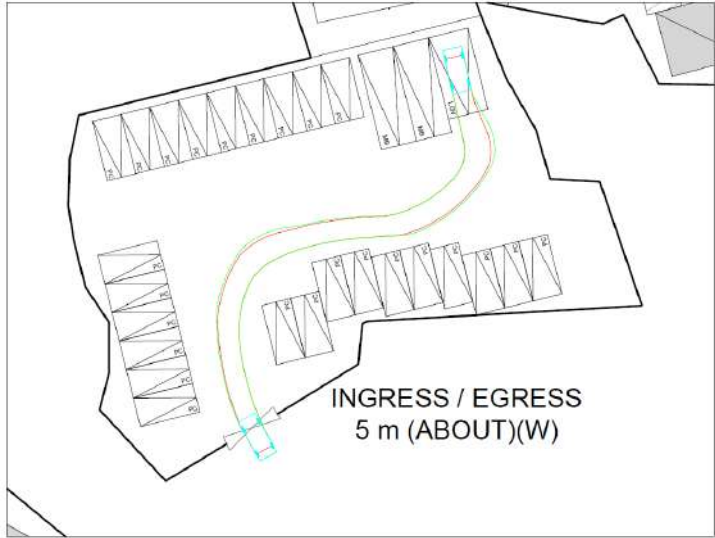


TYPE OF VEHICLE: LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE: 2.1m (W) x 5.2m (L)

FROM THE APPLICATION SITE TO THE LOCAL ACCESS



FROM THE LOCAL ACCESS TO THE APPLICATION SITE



TITLE:
SWEEP PATH ANALYSIS

FIGURE NO.:
4

DATE:
AUG 2026

SCALE:
N.T.S

PREPARED BY:
 DeSPACE (International) Limited

Appendix 1

Land Filling Plan



PAVED RATIO OF THE APPLICATION SITE

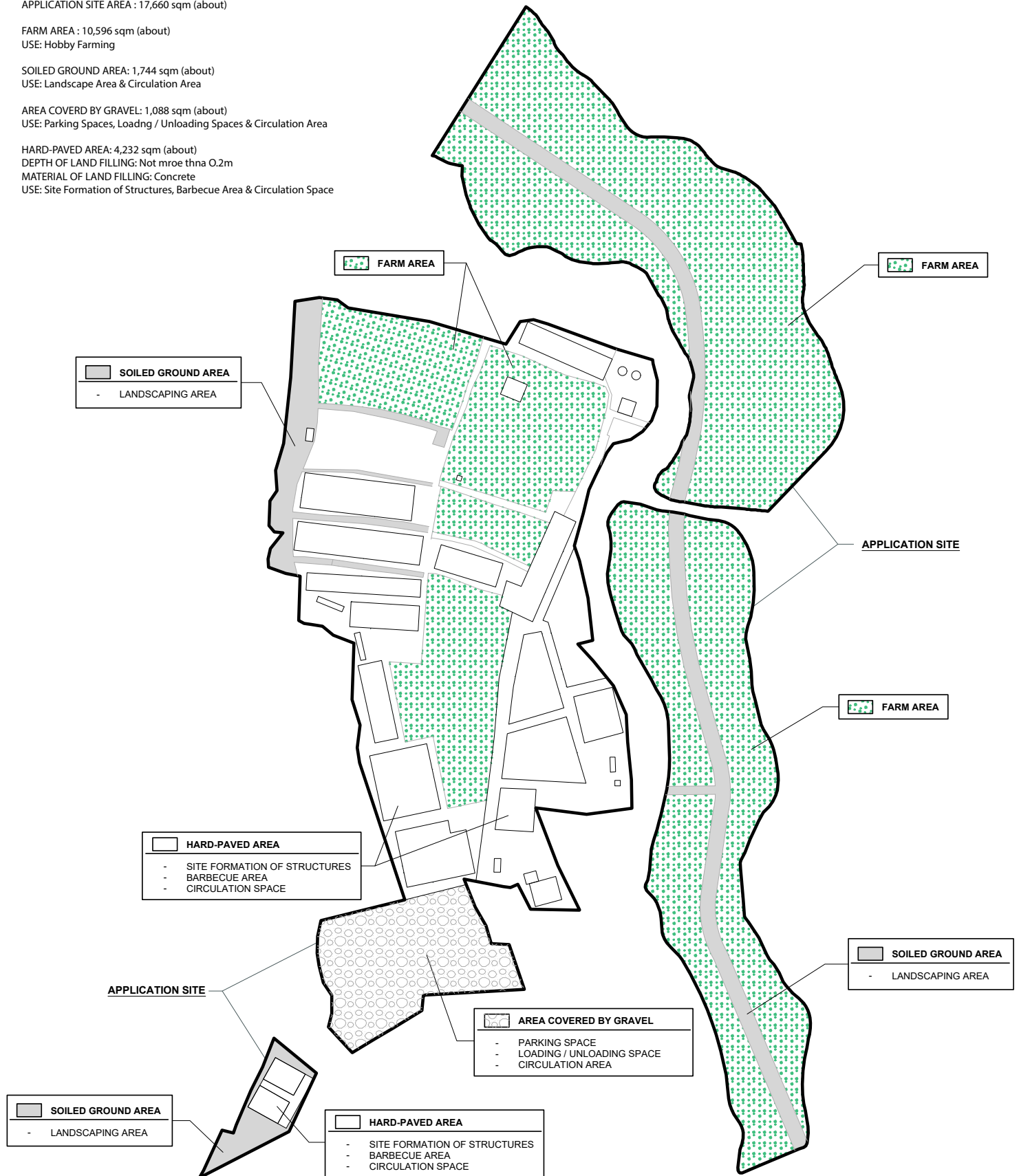
APPLICATION SITE AREA : 17,660 sqm (about)

FARM AREA : 10,596 sqm (about)
USE: Hobby Farming

SOILED GROUND AREA: 1,744 sqm (about)
USE: Landscape Area & Circulation Area

AREA COVERD BY GRAVEL: 1,088 sqm (about)
USE: Parking Spaces, Loadng / Unloading Spaces & Circulation Area

HARD-PAVED AREA: 4,232 sqm (about)
DEPTH OF LAND FILLING: Not mroe thna 0.2m
MATERIAL OF LAND FILLING: Concrete
USE: Site Formation of Structures, Barbecue Area & Circulation Space



TITLE:
LAND FILLING PLAN

LEGEND:
 APPLICATION SITE

SCALE:
N.T.S

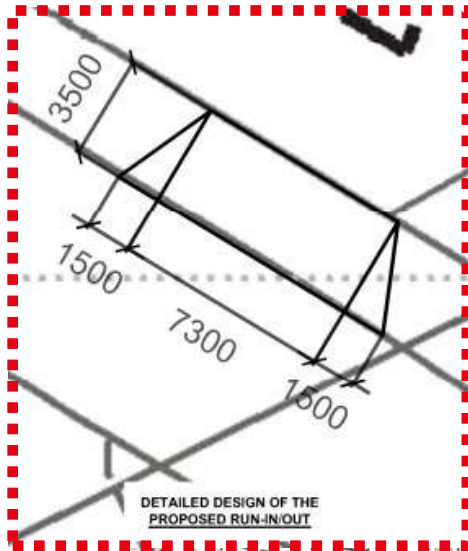
APPENDIX:
1

DATE:
AUG 2026

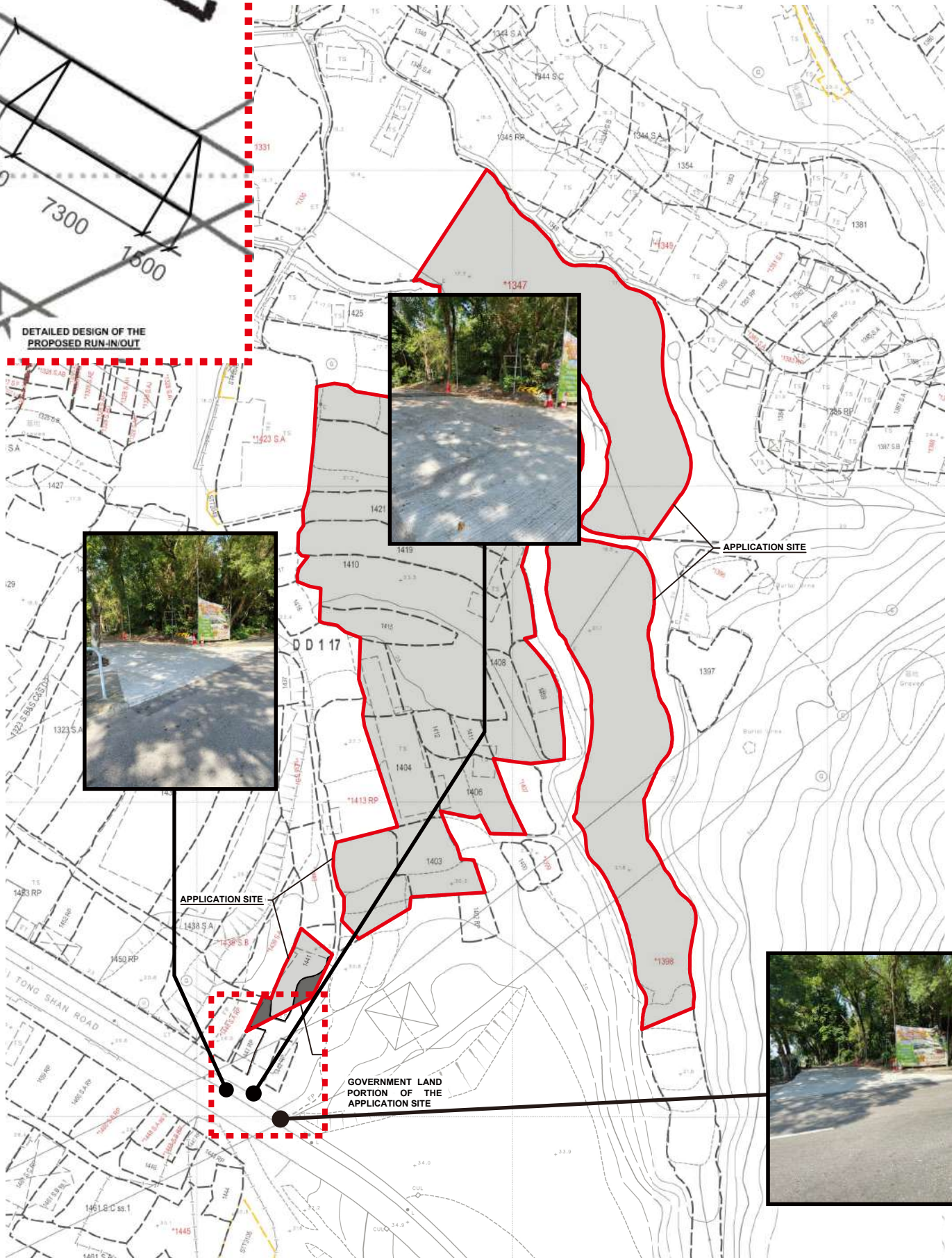
PREPARED BY:
 DeSPACE (international) Limited

Appendix 2

Existing Run In/out Plan



DETAILED DESIGN OF THE
PROPOSED RUN-IN/OUT



APPLICATION SITE

APPLICATION SITE

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

TITLE:
EXISTING RUN IN/OUT PLAN

LEGEND:
 APPLICATION SITE

SCALE:
N.T.S

APPENDIX:
2

DATE:
AUG 2026

PREPARED BY:
 DeSPACE (International) Limited

Appendix 3

Approved Drainage Proposal

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Post & Fax [REDACTED]
Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/643
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

5 February 2026

DeSPACE (International) Ltd.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam,

**Compliance with Approval Condition (b)
Planning Application No. A/YL-TT/643**

I refer to your submission dated 15.1.2026 for compliance with the captioned approval condition (b) on the submission of a revised drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. LOU Tai-yeong (Tel: 3965 8929) of DSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD

(Attn.: Mr. LOU Tai-yeong)

Internal

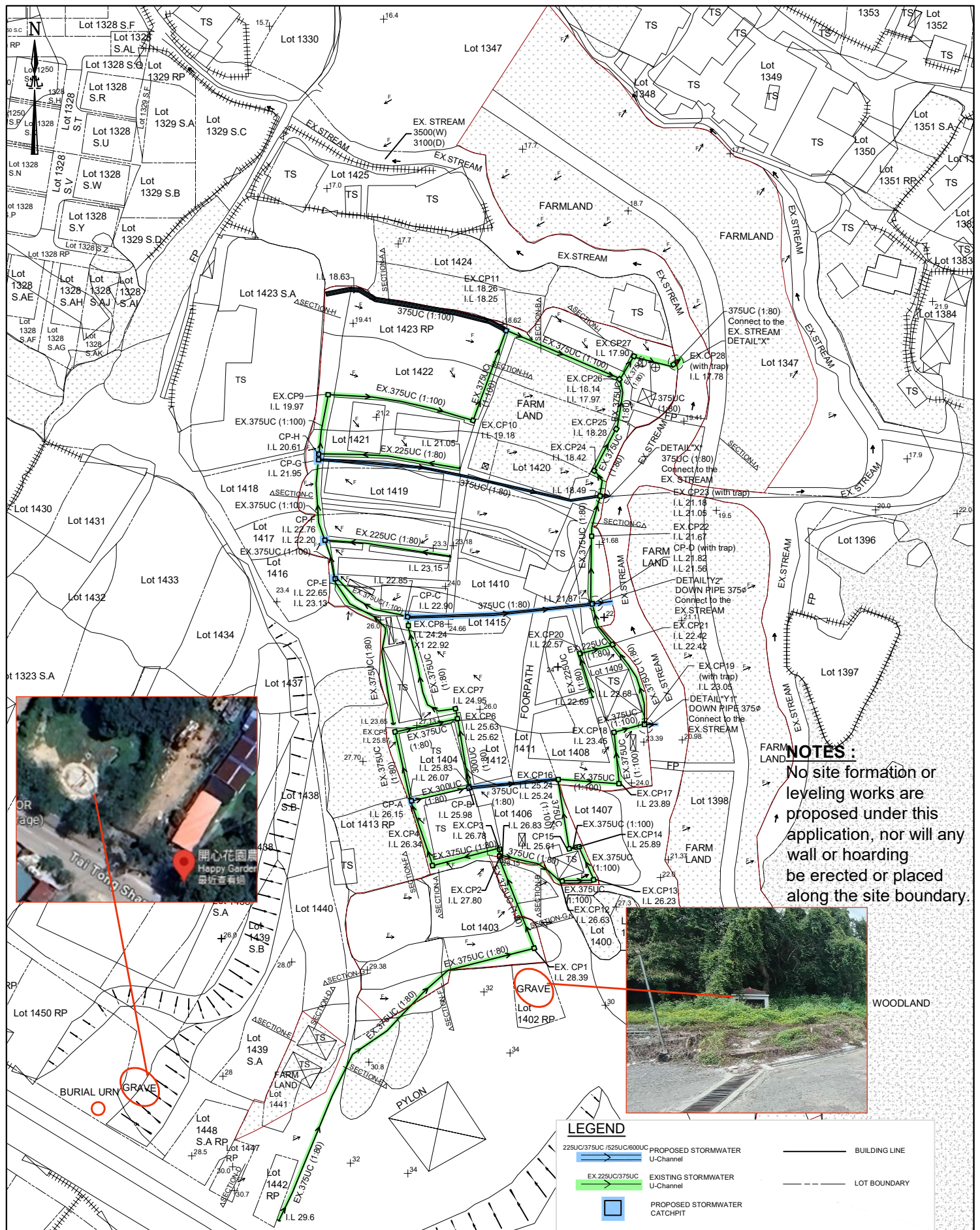
CTP/TPB (2)

ET/KL/kl

APPENDIX

Comments of the Chief Engineer/Mainland North of Drainage Services Department
(CE/MN of DSD)

- i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- iii) The existing stream, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant(s) shall resolve any conflicts/disagreements arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, the DO/YL should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockages of the system.
- iv) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- v) The applicant should resolve any conflicts/disagreements with relevant lot owner(s) and seek permission from the DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s).



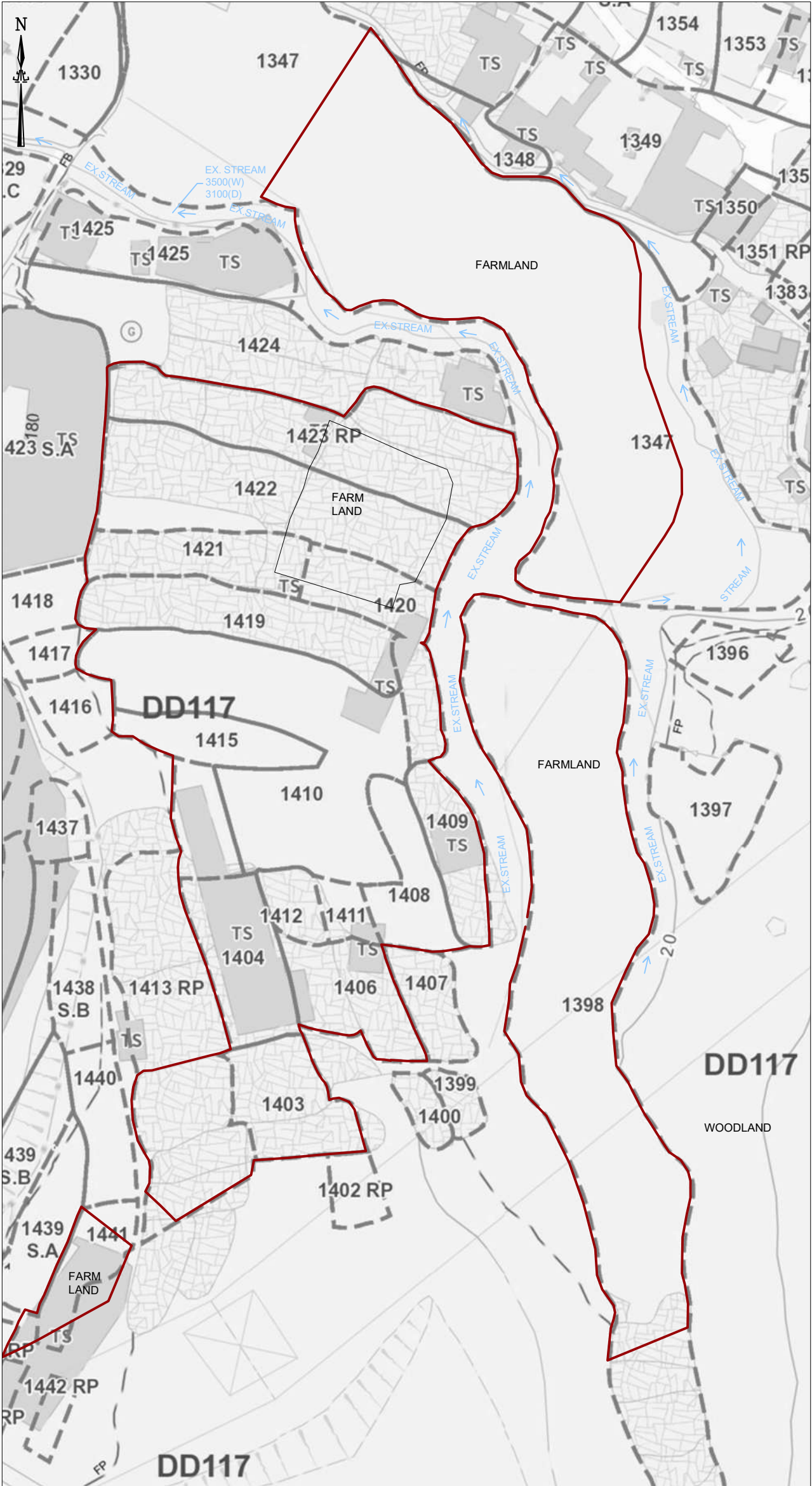
NOTES:
 No site formation or leveling works are proposed under this application, nor will any wall or hoarding be erected or placed along the site boundary.



LEGEND

225UC(1:80) / 525UC(600UC)	PROPOSED STORMWATER U-Channel	BUILDING LINE
EX 225UC(1:80)	EXISTING STORMWATER U-Channel	LOT BOUNDARY
[Blue Square]	PROPOSED STORMWATER CATCHPIT	

PLAN (SCALE 1 : 1200.)		APPLICATION AREA Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.		DRAWING TITLE STORMWATER DRAINAGE WORK		DRAWING NO. ST-1H		DRAWING DATE 3 JUN 2026		This drawings and all related information are property of Solar-Iil Design Consulting Limited, any use must be approved by the company.		Solar-Iil Design Consulting Limited 景佑設計工程顧問有限公司	
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STORMWATER DRAINAGE PLAN
(SCALE 1 : 1000)

CATCHPIT	C L	A 1	A 2	X 1	X 2
EX.CP01 (CEDD DRAWING NO. C2405/1)	28.77	28.39	-----	28.09	-----
EX.CP02 (CEDD DRAWING NO. C2405/1)	28.22	27.80	-----	26.79	-----
EX.CP03 (CEDD DRAWING NO. C2405/1)	27.20	26.78	-----	26.54	-----
EX.CP04 (CEDD DRAWING NO. C2405/1)	26.80	26.34	-----	26.34	-----
CP-A (CEDD DRAWING NO. C2405/1)	26.80	26.15	-----	26.15	-----
CP-B (CEDD DRAWING NO. C2405/1)	26.70	25.98	-----	25.51	-----
EX.CP05 (CEDD DRAWING NO. C2405/1)	26.70	25.87	-----	25.81	-----
EX.CP06 (CEDD DRAWING NO. C2405/1)	26.01	25.63	25.62	24.98	-----
EX.CP07 (CEDD DRAWING NO. C2405/1)	25.33	24.95	-----	24.58	-----
EX.CP08 (CEDD DRAWING NO. C2405/1)	24.62	24.24	-----	22.92	-----
CP-C (CEDD DRAWING NO. C2405/1)	24.40	22.90	-----	22.10	-----
CP-D (WITH TRAP) (CEDD DRAWING NO. C2406/1)	22.20	21.82	21.56	21.56	-----
CP-E (CEDD DRAWING NO. C2405/1)	24.00	22.65	23.13	22.29	-----
CP-F (CEDD DRAWING NO. C2405/1)	23.30	22.76	22.20	22.16	-----
CP-G (CEDD DRAWING NO. C2405/1)	22.50	21.95	-----	21.90	-----
CP-H (CEDD DRAWING NO. C2405/1)	21.40	20.61	-----	20.11	-----
EX.CP09 (CEDD DRAWING NO. C2405/1)	20.35	19.97	-----	19.53	-----
EX.CP10 (CEDD DRAWING NO. C2405/1)	19.56	19.18	-----	18.48	-----
EX.CP11 (CEDD DRAWING NO. C2405/1)	18.64	18.26	18.25	18.25	-----
EX.CP12 (CEDD DRAWING NO. C2405/1)	27.01	26.63	-----	26.30	-----
EX.CP13 (CEDD DRAWING NO. C2405/1)	26.85	26.23	-----	25.98	-----
EX.CP14 (CEDD DRAWING NO. C2405/1)	26.65	25.89	-----	25.63	-----
EX.CP15 (CEDD DRAWING NO. C2405/1)	26.65	25.61	-----	25.40	-----
EX.CP16 (CEDD DRAWING NO. C2405/1)	26.00	25.24	25.24	24.04	-----
EX.CP17 (CEDD DRAWING NO. C2405/1)	24.50	23.89	-----	23.59	-----
EX.CP18 (CEDD DRAWING NO. C2405/1)	24.00	23.45	-----	23.15	-----
EX.CP19 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	23.43	23.05	-----	23.00	-----
EX.CP20 (CEDD DRAWING NO. C2405/1)	23.35	22.57	-----	22.52	-----
EX.CP21 (CEDD DRAWING NO. C2405/1)	22.80	22.42	22.42	21.95	-----
EX.CP22 (CEDD DRAWING NO. C2405/1)	22.05	21.67	-----	21.30	-----
EX.CP23 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	21.56	21.18	21.05	21.00	-----
EX.CP24 (CEDD DRAWING NO. C2405/1)	18.82	18.42	-----	18.42	-----
EX.CP25 (CEDD DRAWING NO. C2405/1)	18.68	18.28	-----	18.28	-----
EX.CP26 (CEDD DRAWING NO. C2405/1)	18.54	18.14	17.97	17.97	-----
EX.CP27 (CEDD DRAWING NO. C2405/1)	18.28	17.90	-----	17.90	-----
EX.CP28 (WITH TRAP) (CEDD DRAWING NO. C2406/1)	18.20	17.78	-----	17.76	-----

LEGEND

- 375UC/ 300UC/ 225UC

U-Channel

PROPOSED STORMWATER CATCHPIT

LOT BOUNDARY

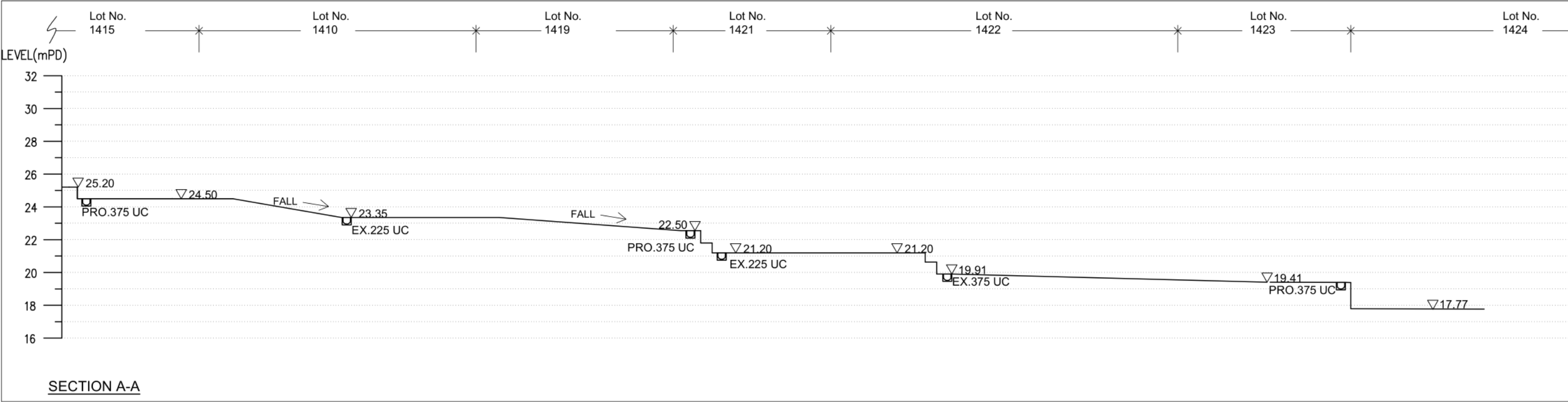
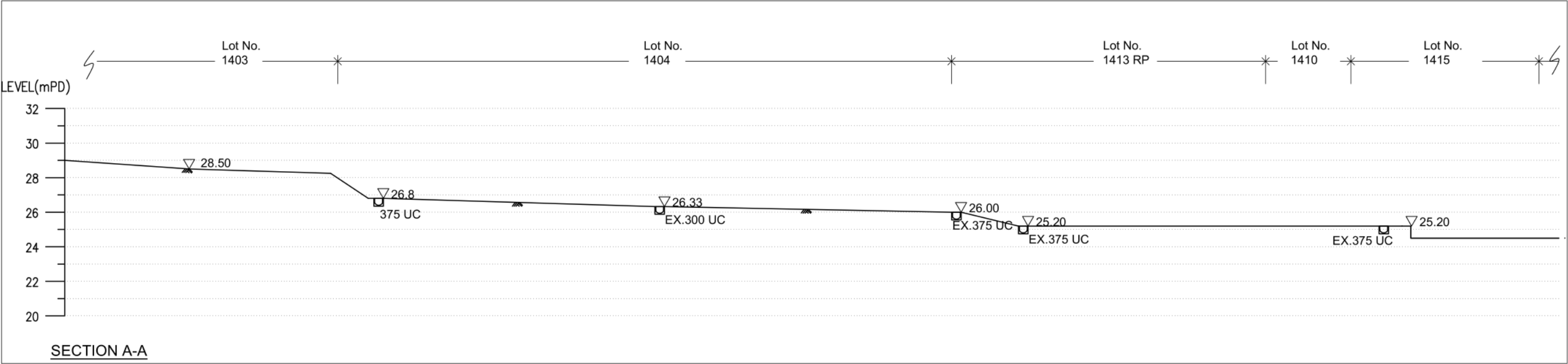
BUILDING LINE

SUBJECT BUILDING

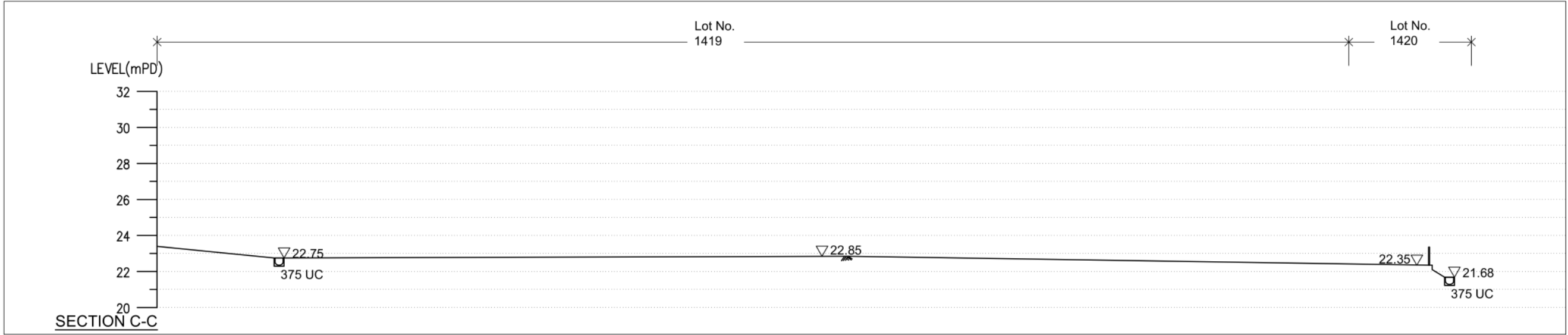
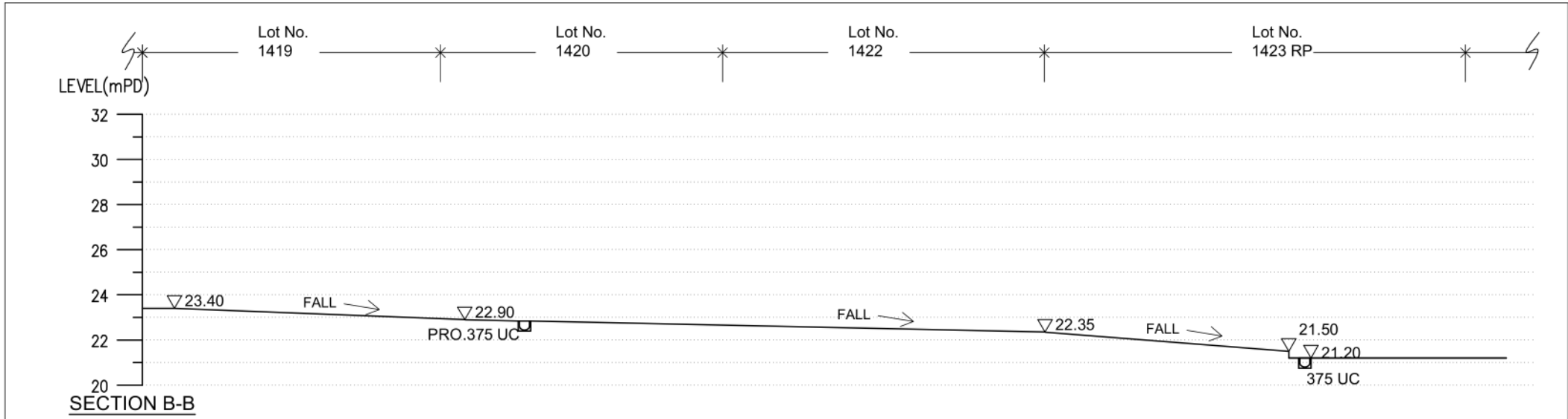
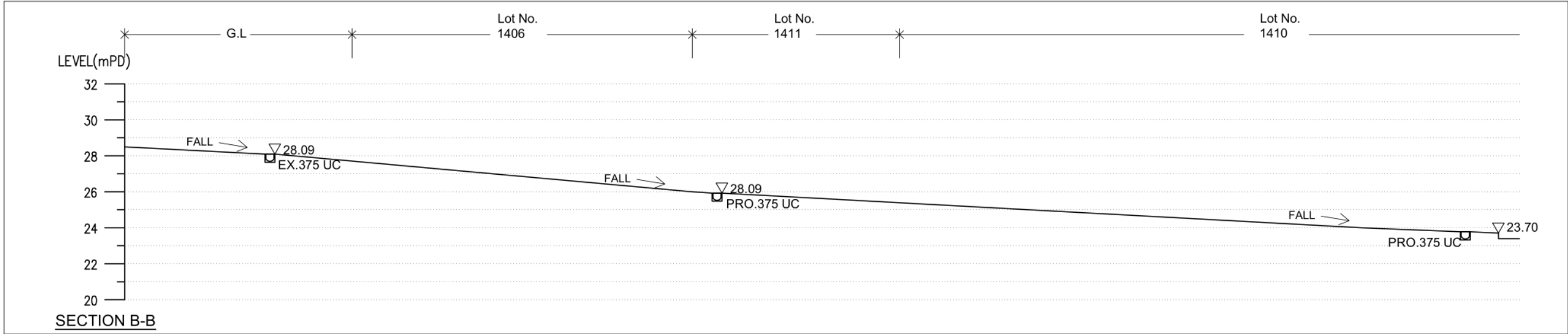
PLATFORM LEVEL IN mPD

APPLICATION FOR STORMWATER DRAINAGE WORK

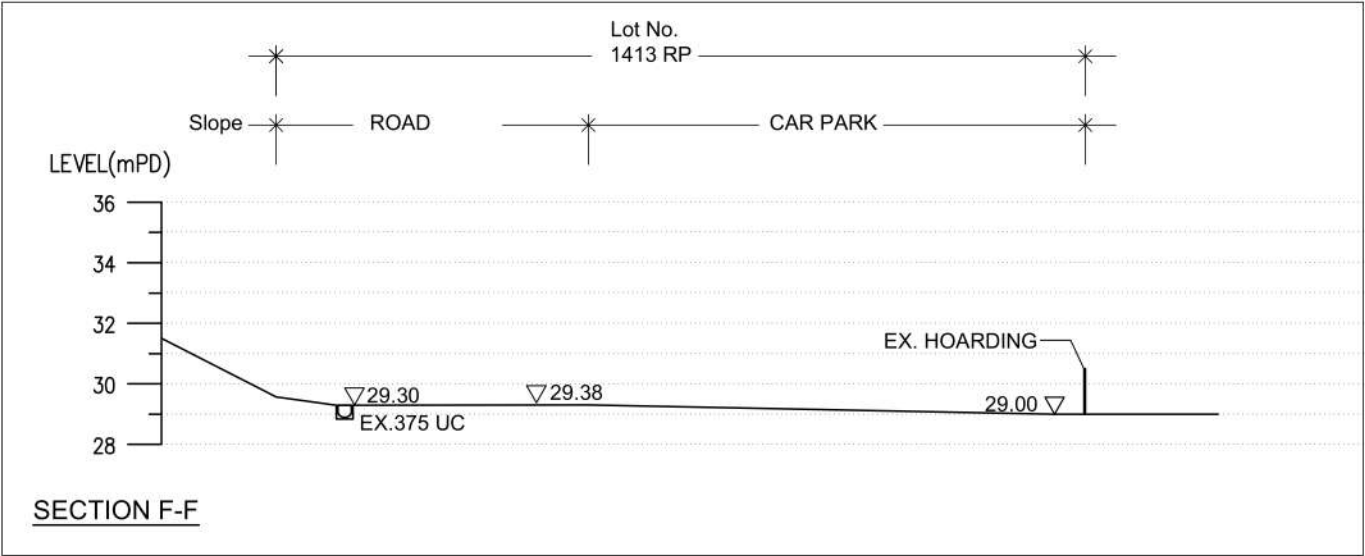
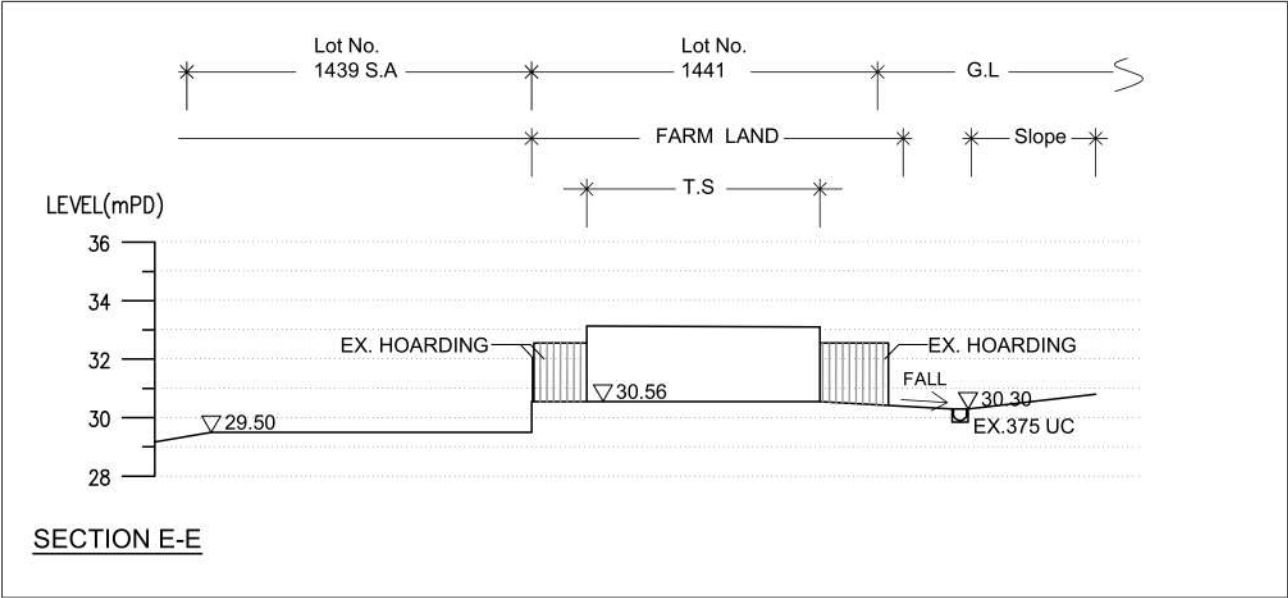
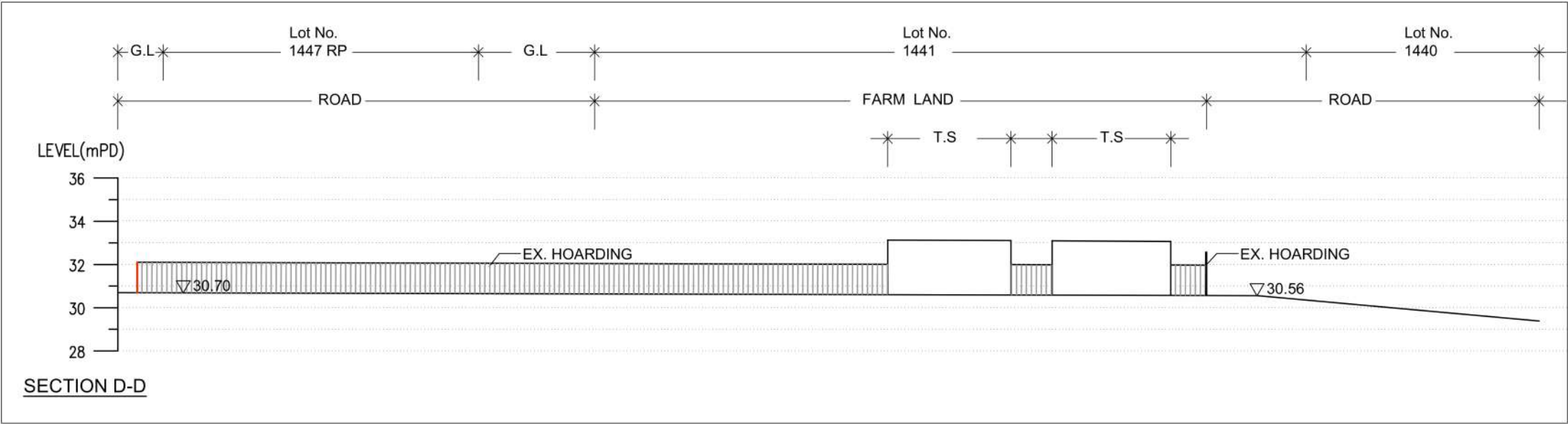
SITE PHOTO VIEW
- NOTES FOR DRAINAGE WORKS
- No site formation or leveling works are proposed under this application.
- “Area J” does not involve any paving works and is currently used as active farmland that depends on a reliable water supply for irrigation. Rainwater is primarily absorbed into the soil and utilised by crops. Any excess stormwater, after infiltration and uptake, is conveyed as surface runoff and ultimately discharged into nearby watercourses.
- APPLICATION SITE
- Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.
- DRAWING TITLE
- STORMWATER
DRAINAGE WORK
- DRAWING NO.
- ST-2H
- DRAWING DATE
- 3 JUN 2026
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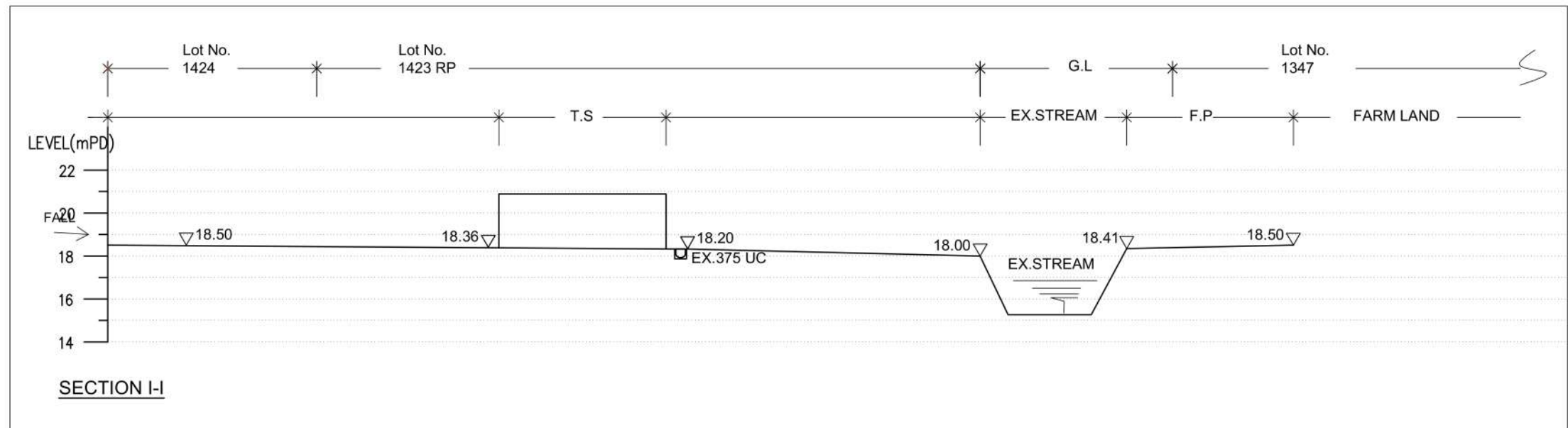
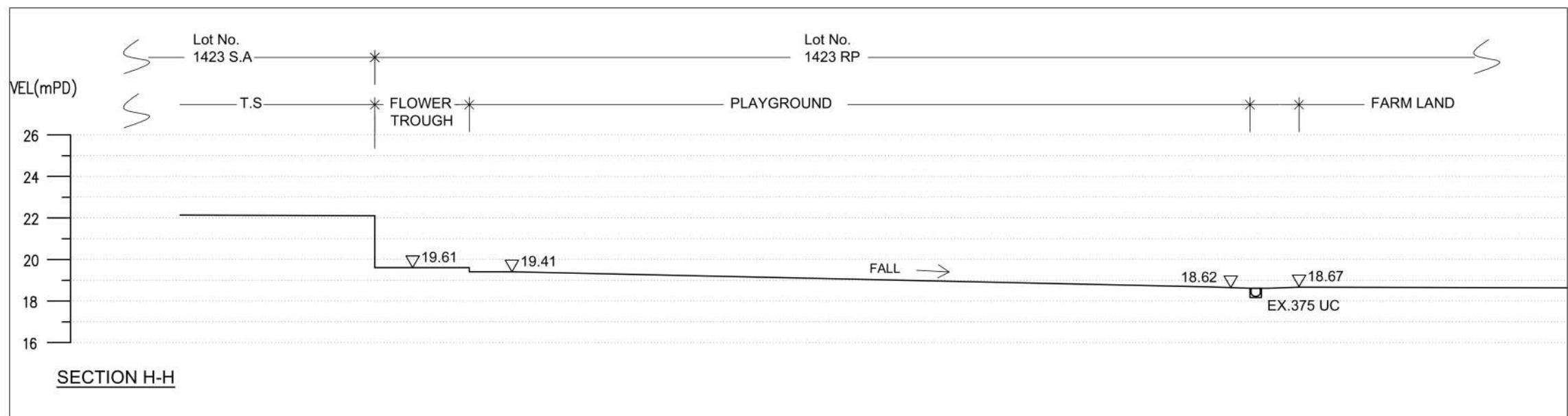
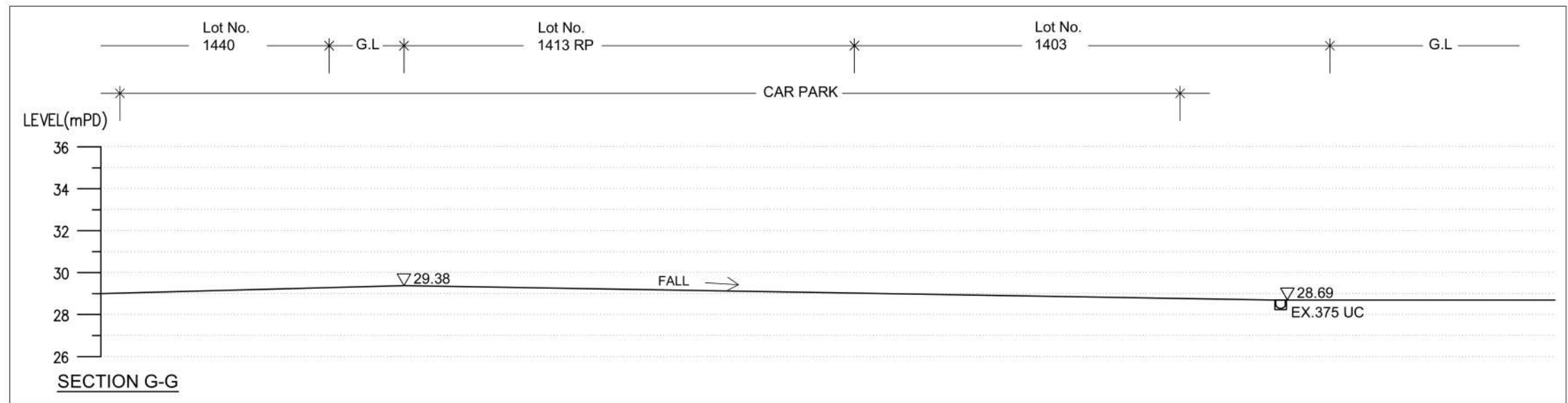
APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-3H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



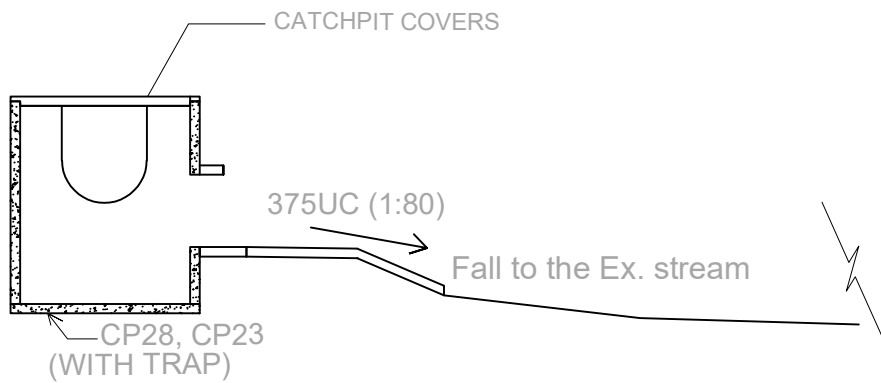
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		DRAWING DATE 3 JUN 2026		



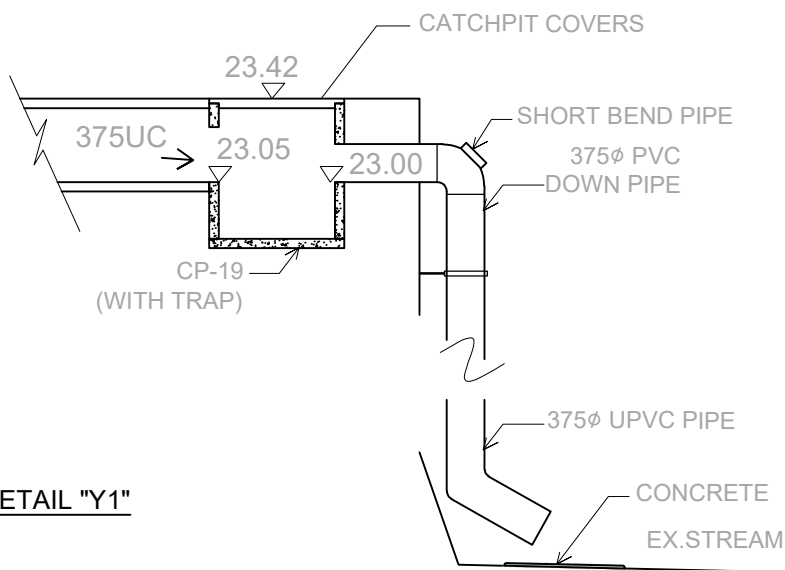
APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-5H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



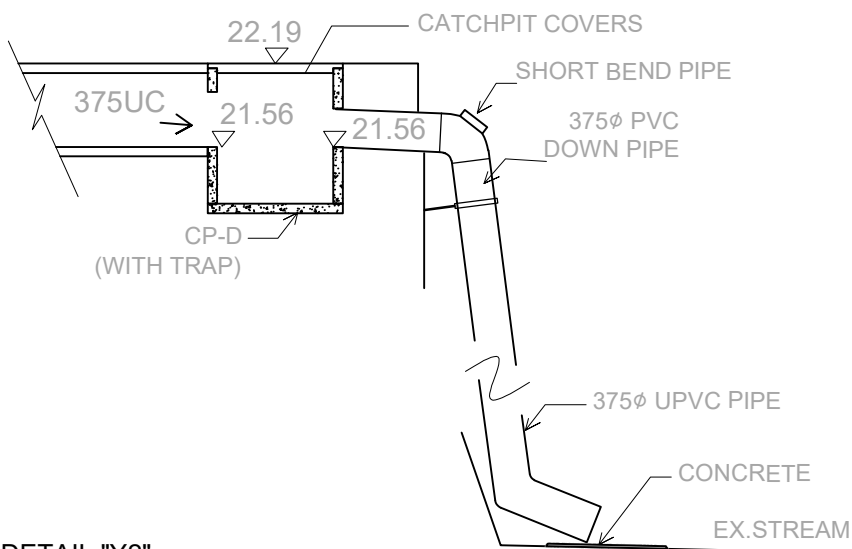
APPLICATION SITE Lots 3669 S.A ss. 2, 3669 S.B ss. 1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104 Pok Wai, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-6H	This drawings and all related information are property of Solar-Iil Design Consulting Limited, any use must be approved by the company.	Solar-Iil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



DETAIL "X"



DETAIL "Y1"



DETAIL "Y2"

APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-7H

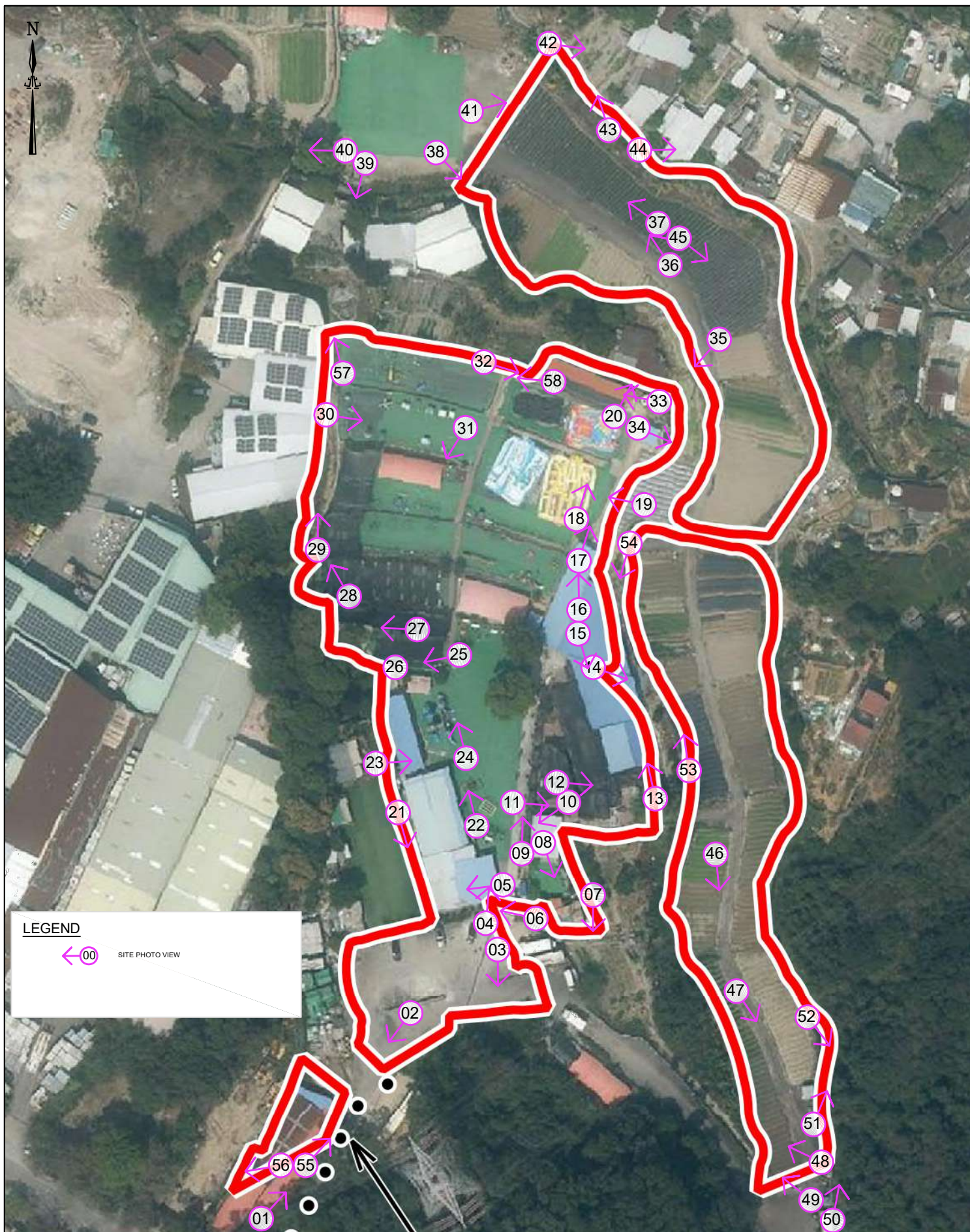
DRAWING DATE

3 JUN 2026

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Consulting Limited**

景佑設計工程顧問有限公司



APPLICATION AREA Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-8H DRAWING DATE 3 JUN 2026	This drawings and all related information are property of Solar-Iil Design Consulting Limited, any use must be approved by the company.	Solar-Iil Design Consulting Limited 景佑設計工程顧問有限公司
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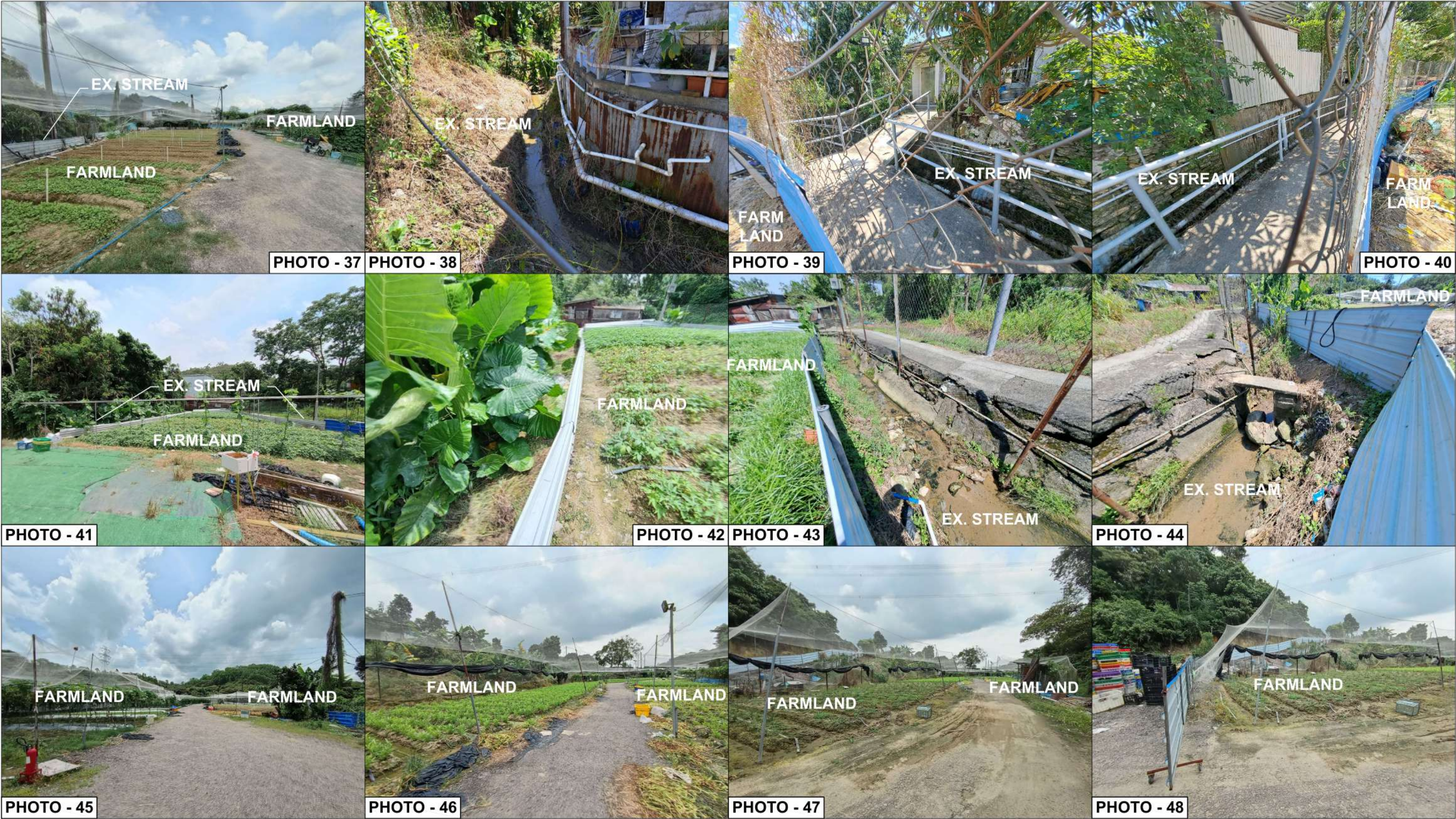
APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-9H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-10H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-11H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-12H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 3 JUN 2026		



PHOTO - 49



PHOTO - 50



PHOTO - 51



PHOTO - 52



PHOTO - 53



PHOTO - 54

APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-13H

DRAWING DATE

3 JUN 2026

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PHOTO - 55



PHOTO - 56



PHOTO - 57



PHOTO - 58

APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-14H

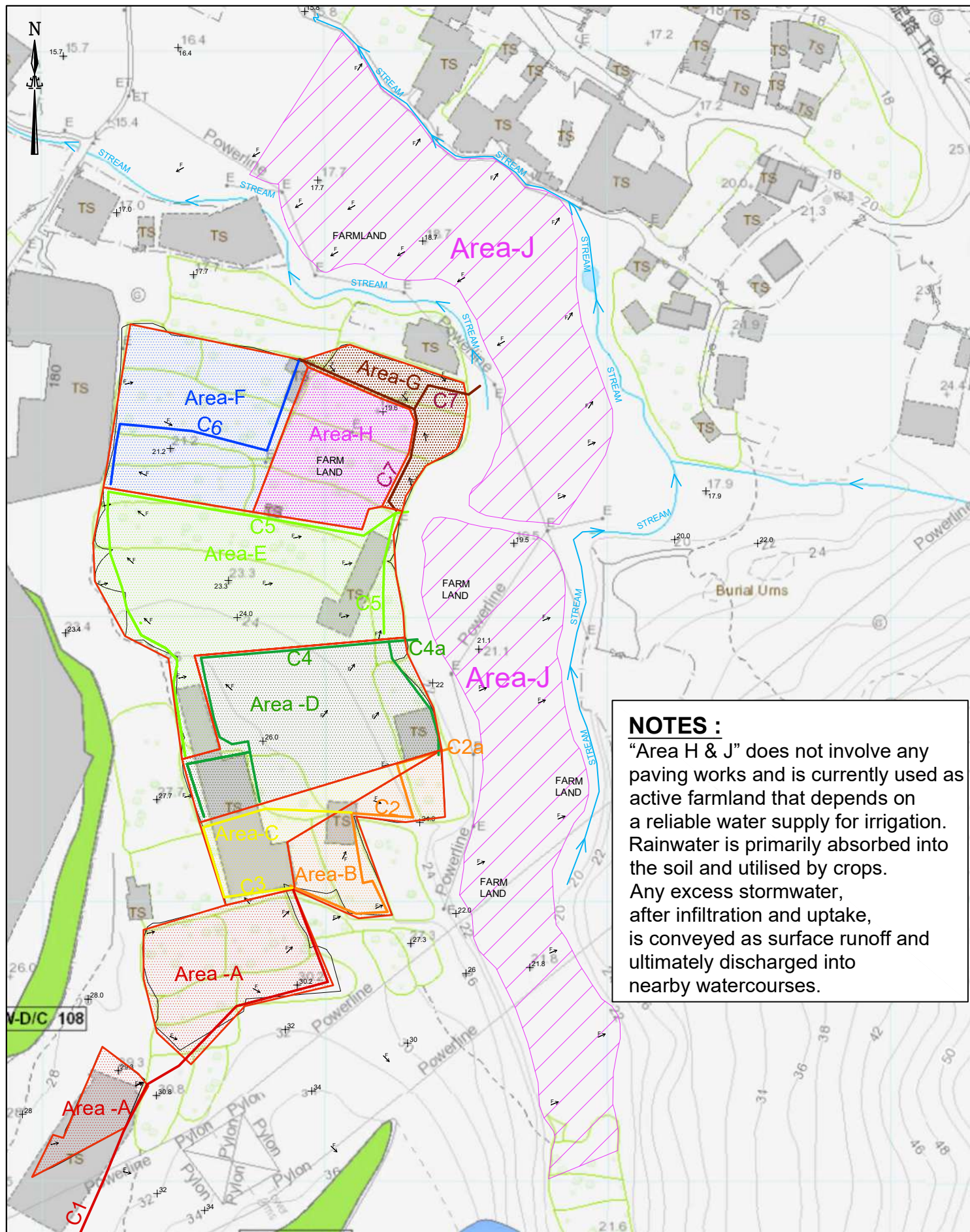
DRAWING DATE

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NOTES :

“Area H & J” does not involve any paving works and is currently used as active farmland that depends on a reliable water supply for irrigation. Rainwater is primarily absorbed into the soil and utilised by crops. Any excess stormwater, after infiltration and uptake, is conveyed as surface runoff and ultimately discharged into nearby watercourses.

APPLICATION AREA

Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.

DRAWING TITLE

DESIGN OF SURFACE DRAINAGE SYSTEM

DRAWING NO.

SF-1H

DRAWING DATE

3 JAN 2026

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APPLICATION SITE

Date: 1 JAN 2026

Various Lots in D.D. 117 and Adjoining Government Land,
Tai Tong, Yuen Long, New Territories

Design of Surface Drainage System

Design Statement

- 1 Design Based on a 200 year return period storm
- 2 Maximum run-off estimation is based on the "Rational Method", i.e.

$$Q = K.I.A / 60$$

where,

Q = Max runoff (l / min)

K = Run-off mean intensity rainfall (mm/min) which depends on the
time concentration t

$$t = 0.14465 * (L / H^{0.2} * A^{0.1})$$

H = Average fall (m per 100m) from summit of catchment to the
point of des (δh/δL) per 100m, %

L = Distance in metres measured on the line of natural flow between
the design section and that point of the catchment from which water
would take the longest time to reach the design section.

- 3 Design channels referred to Technical Guidance Note No. 43, GEO.
- 4 Design of underground pipes referred to the Municipal Group Design Handbook, 1990.

Discharge from Catchment

Area Ref no.	Area (m ²)	L (m)	δh (m)	δL (m)	H ((δh / δL) x 100) (m/100m), (%)	Time Conc t (min)	i. (mm/hr)	For Permanent drainag i x 1.281	Q (l/min)
Area-A	1120	131	0.6	121	0.50	11	305	391	7294
Area-B	590	99	1.92	54	3.56	6	365	468	4598
Area-C	560	98	0.7	55	1.27	7	350	448	4185
Area-D	1860	115	1.13	95	1.19	8	330	423	13105
Area-E	2350	125	0.7	89	0.79	9	325	416	16307
Area-F	1360	120	0.92	95	0.97	8	330	423	9582
Area-G	520	55	0.85	48	1.77	4	400	512	4441
Area-H	810	65	0.15	59	0.25	6	365	468	1894

Channel Ref.	Area	Total Q (l/min)	Channel Size (mm)	Gradient	Capacity of Channel (l/min)	Velocity >1.3 & < 4 (m/s)	Check
C1	A	7294	375UC	1 in 80	18000	2.35	OK
C2	A+B	11892	375UC	1 in 100	17000	1.95	OK
C3	A+C	11479	375UC	1 in 80	18000	2.63	OK
C2a	A+B+C	16077	375ø	Down pipe	17,474	3.02	OK
C4	D	13105	375UC	1 in 80	18000	2.35	OK
C4a	D	13105	375ø	Down pipe	17,474	2.63	OK
C5	E	16307	375UC	1 in 80	18000	2.35	OK
C6	F	9582	375UC	1 in 100	17000	2.35	OK
C7	F+G+H	15917	375UC	1 in 80	18000	2.35	OK

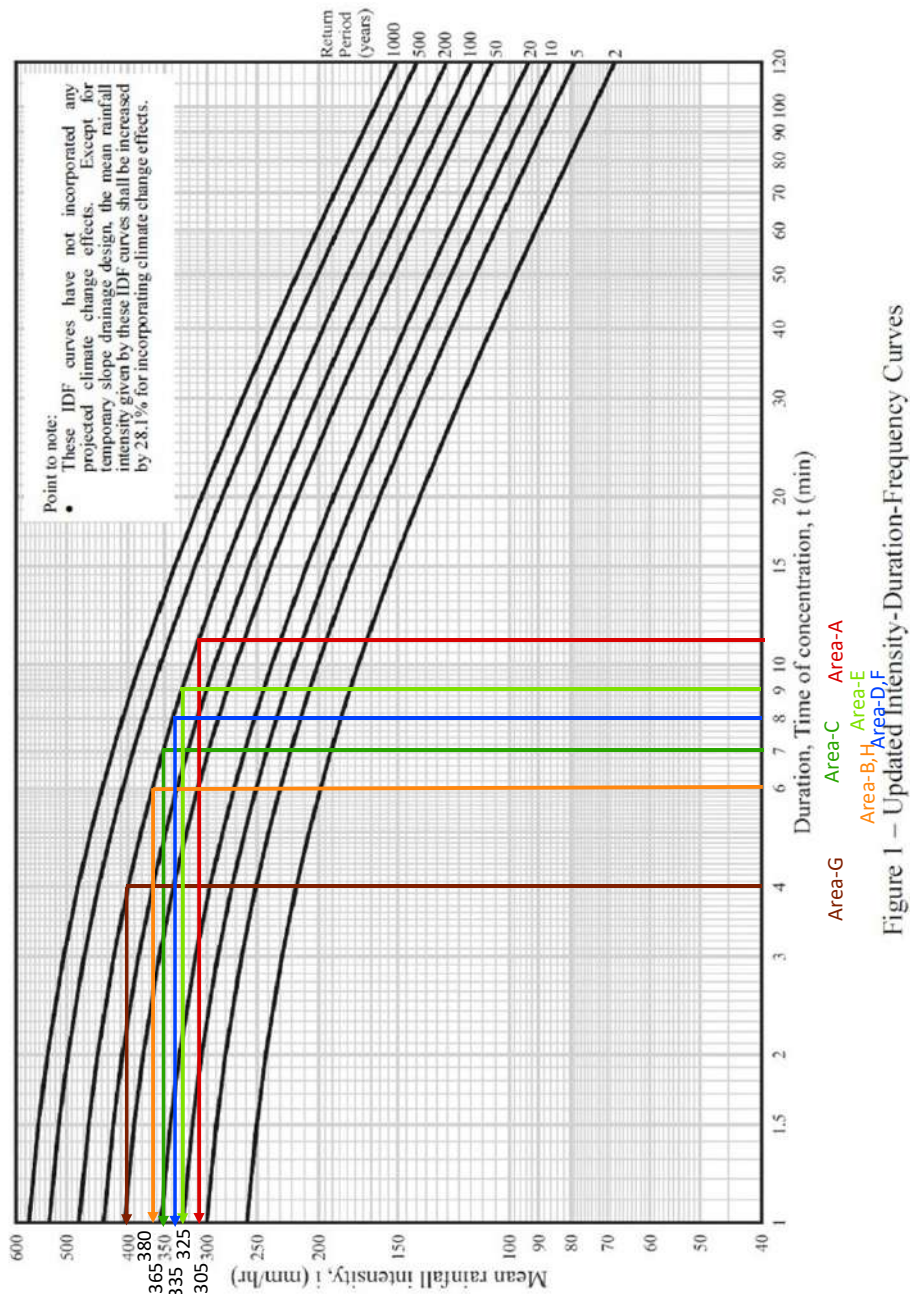
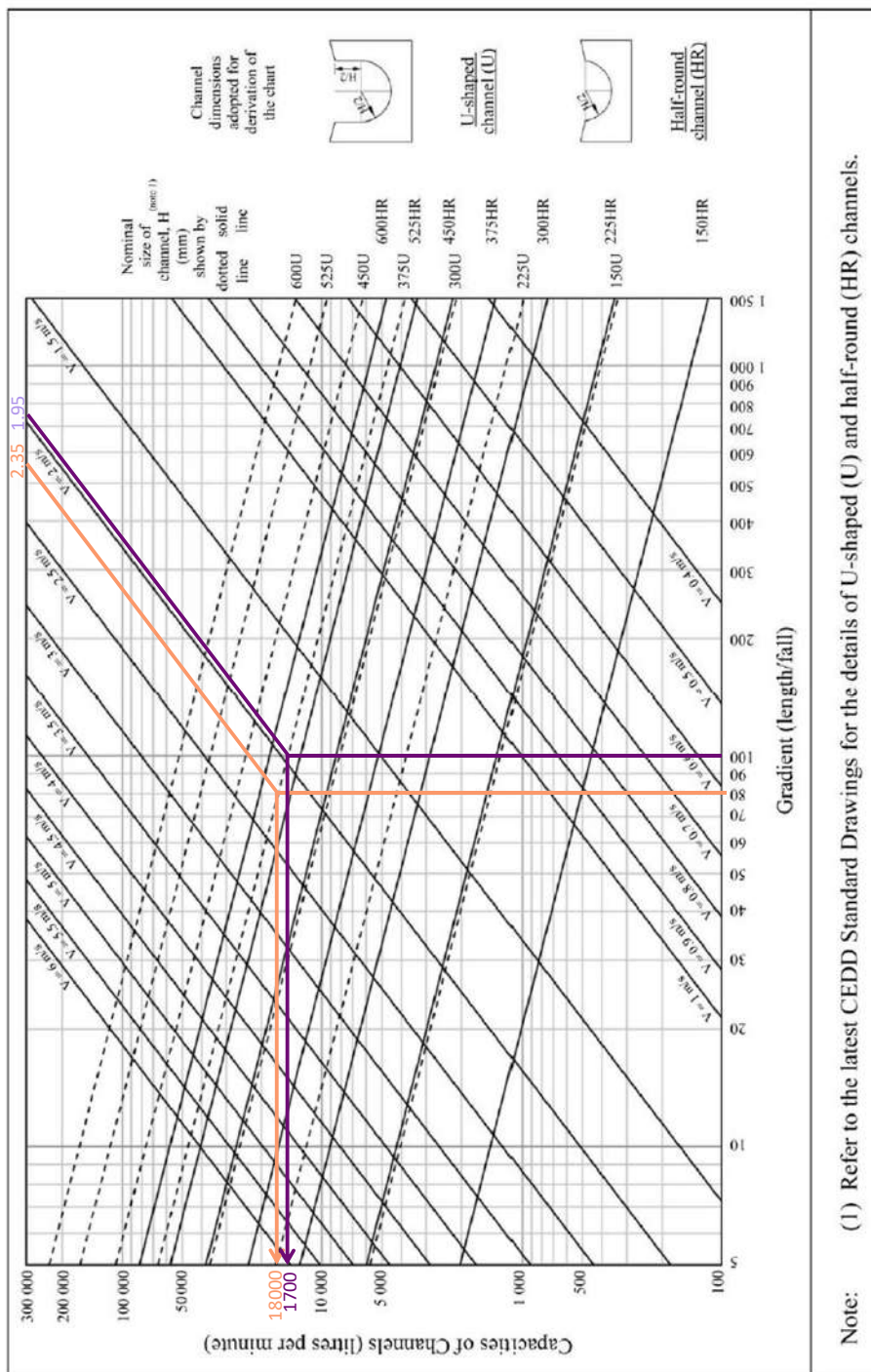


Figure 1 – Updated Intensity-Duration-Frequency Curves

- Notes:
1. These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).
 2. The mathematical formulae of these IDF curves are shown in Table 1 of Annex TGN 30 A1.

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



A13

(p.3 of 4)

$k_s = 0.015 \text{ mm}$
 $S = 0.00400 \text{ to } 0.02000$

Water (or sewage) at 15°C;
 full bore conditions.

ie hydraulic gradient =
 1 in 250 to 1 in 50

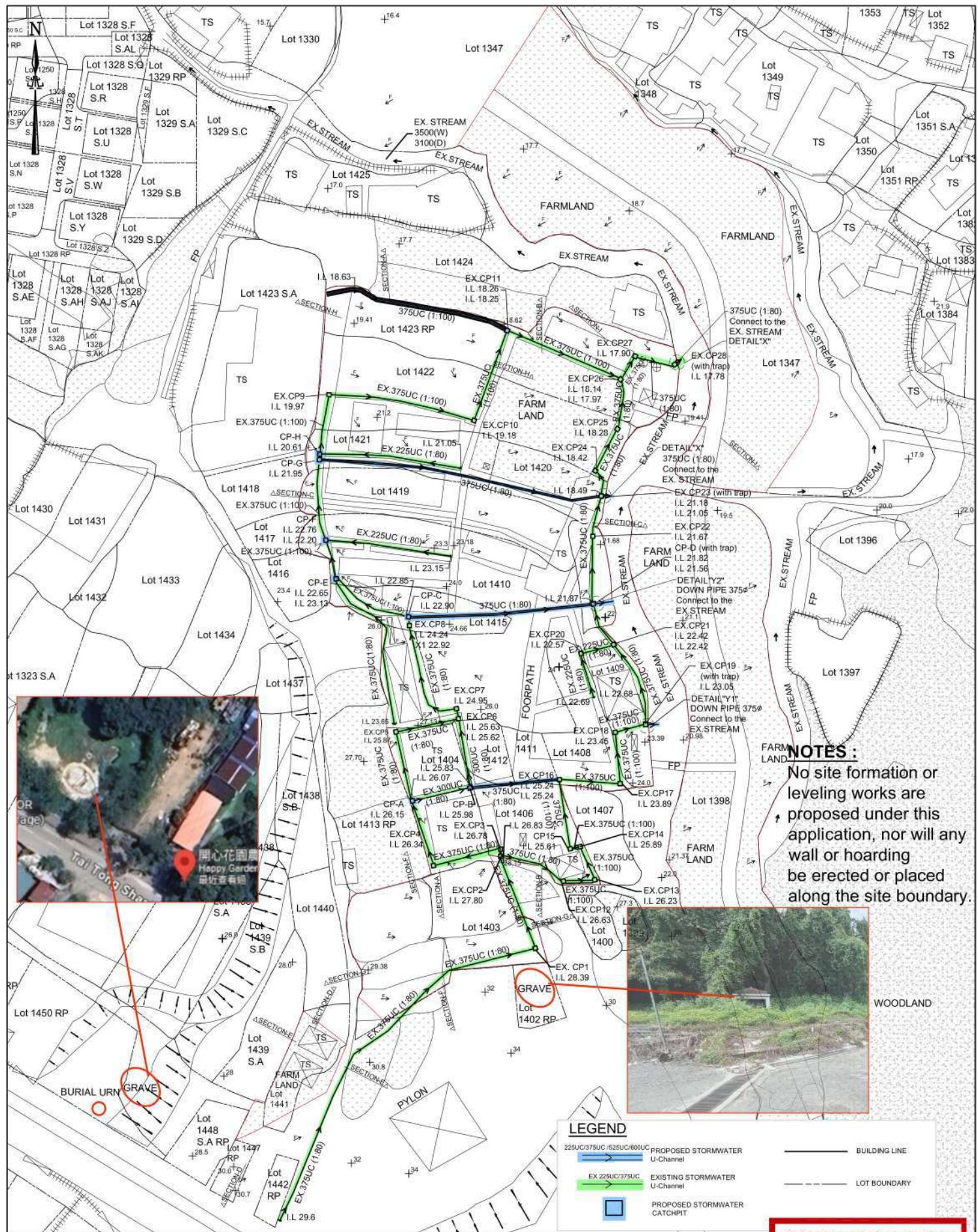
velocities in ms^{-1}
 discharges in litres/sec

Gradient	(Equivalent) Pipe diameters in mm														
	150	200	225	250	275	300	350	375	400	450	500	525	600	630	
0.00400	0.801	0.870	1.048	1.123	1.195	1.264	1.397	1.460	1.522	1.641	1.755	1.811	1.971	2.032	
1/ 250	14.157	30.468	41.668	55.119	70.972	89.376	134.40	161.30	191.29	261.06	344.69	391.98	557.19	633.53	
0.00420	0.823	0.896	1.076	1.153	1.227	1.298	1.434	1.499	1.563	1.685	1.802	1.859	2.023	2.088	
1/ 238	14.543	31.293	42.795	56.604	72.881	91.776	138.00	165.61	196.40	266.02	353.86	402.41	571.97	650.32	
0.00440	0.844	1.022	1.104	1.183	1.258	1.332	1.471	1.538	1.603	1.728	1.848	1.906	2.074	2.139	
1/ 227	14.920	32.100	43.895	58.057	74.748	94.123	141.52	169.83	201.39	274.82	362.82	412.59	586.42	666.73	
0.00460	0.865	1.047	1.131	1.212	1.289	1.364	1.507	1.575	1.642	1.770	1.893	1.952	2.124	2.190	
1/ 217	15.290	32.890	44.973	59.490	76.576	96.421	144.97	173.96	206.29	281.48	371.60	422.57	600.55	682.79	
0.00480	0.886	1.072	1.158	1.240	1.319	1.396	1.542	1.612	1.680	1.811	1.936	1.997	2.173	2.241	
1/ 208	15.652	33.664	46.029	60.874	78.367	98.673	148.34	178.00	211.08	288.00	380.19	432.33	614.40	698.53	
0.00500	0.906	1.096	1.184	1.268	1.349	1.427	1.576	1.648	1.717	1.851	1.979	2.041	2.221	2.290	
1/ 200	16.007	34.423	47.065	62.241	80.124	100.88	151.65	181.97	215.77	294.40	388.62	441.91	627.98	713.95	
0.00550	0.955	1.154	1.247	1.335	1.421	1.503	1.660	1.735	1.808	1.948	2.083	2.148	2.337	2.410	
1/ 182	16.888	36.262	49.573	65.551	84.377	106.23	159.66	191.57	227.15	309.88	409.02	465.08	660.84	751.27	
0.00600	1.001	1.210	1.307	1.400	1.489	1.575	1.739	1.818	1.894	2.042	2.183	2.251	2.449	2.525	
1/ 167	17.693	38.025	51.977	68.723	88.452	111.35	167.34	200.77	238.04	324.71	426.56	487.28	692.30	787.01	
0.00650	1.046	1.264	1.365	1.462	1.555	1.645	1.816	1.898	1.978	2.131	2.278	2.349	2.555	2.635	
1/ 154	18.486	39.721	54.289	71.773	92.371	116.27	174.72	209.61	248.51	338.98	447.33	508.61	722.53	821.35	
0.00700	1.089	1.316	1.421	1.522	1.619	1.712	1.890	1.975	2.058	2.218	2.370	2.444	2.659	2.741	
1/ 143	19.252	41.356	56.520	74.716	96.151	121.02	181.84	218.14	258.61	352.71	465.43	529.17	751.68	854.45	
0.00750	1.131	1.367	1.476	1.580	1.680	1.777	1.961	2.050	2.136	2.301	2.460	2.536	2.758	2.844	
1/ 133	19.993	42.938	58.676	77.561	99.805	125.62	188.72	226.38	268.37	365.99	482.93	549.04	779.84	886.44	
0.00800	1.172	1.416	1.528	1.636	1.740	1.840	2.031	2.122	2.211	2.382	2.546	2.625	2.855	2.943	
1/ 125	20.712	44.472	60.767	80.318	103.35	130.07	195.38	234.37	277.82	378.85	499.68	568.30	807.12	917.42	
0.00850	1.212	1.463	1.579	1.691	1.798	1.901	2.098	2.192	2.284	2.461	2.630	2.712	2.948	3.040	
1/ 118	21.409	45.961	62.797	82.995	106.79	134.39	201.65	242.12	287.00	391.35	516.32	586.98	833.60	947.49	
0.00900	1.250	1.509	1.629	1.744	1.854	1.961	2.163	2.260	2.355	2.537	2.711	2.795	3.039	3.133	
1/ 111	22.088	47.409	64.771	85.600	110.13	138.59	208.15	249.66	295.93	403.49	532.32	605.15	859.34	976.72	
0.00950	1.287	1.554	1.677	1.796	1.909	2.019	2.227	2.327	2.424	2.611	2.790	2.877	3.128	3.225	
1/ 105	22.750	48.821	66.695	88.137	113.39	142.68	214.27	257.00	304.62	415.32	547.89	622.84	884.40	1005.2	
0.01000	1.324	1.598	1.725	1.846	1.963	2.075	2.289	2.392	2.492	2.684	2.868	2.957	3.214	3.314	
1/ 100	23.395	50.198	68.571	90.611	116.57	146.67	220.25	264.16	313.10	426.85	563.08	640.09	908.84	1032.9	
0.01100	1.384	1.683	1.816	1.943	2.066	2.184	2.409	2.517	2.622	2.824	3.017	3.111	3.381	3.485	
1/ 91	24.643	52.858	72.196	95.391	122.70	154.38	231.80	277.99	329.47	449.12	592.40	673.39	956.01	1086.5	
0.01200	1.462	1.764	1.903	2.037	2.165	2.289	2.524	2.637	2.747	2.958	3.160	3.258	3.541	3.650	
1/ 83	25.638	55.406	75.669	99.970	128.58	161.77	242.85	291.23	345.14	470.44	620.47	705.27	1001.2	1137.8	
0.01300	1.527	1.842	1.987	2.126	2.260	2.389	2.635	2.752	2.866	3.087	3.297	3.399	3.694	3.808	
1/ 77	26.968	57.657	79.007	104.37	134.23	168.86	253.47	303.95	360.20	490.93	647.44	735.89	1044.5	1187.0	
0.01400	1.590	1.917	2.068	2.213	2.352	2.486	2.741	2.863	2.982	3.211	3.430	3.536	3.842	3.960	
1/ 71	28.097	60.219	82.227	108.61	139.68	175.70	263.71	316.22	374.72	510.67	673.42	765.41	1086.3	1234.5	
0.01500	1.651	1.990	2.146	2.296	2.440	2.579	2.844	2.970	3.094	3.331	3.558	3.667	3.985	4.107	
1/ 67	29.169	62.504	85.338	112.72	144.95	182.32	273.61	328.07	388.74	529.75	698.53	793.92	1126.7	1280.3	
0.01600	1.709	2.060	2.222	2.377	2.526	2.670	2.943	3.074	3.202	3.447	3.681	3.795	4.123	4.250	
1/ 63	30.288	64.717	88.353	116.69	150.05	188.72	283.19	339.55	402.33	548.22	722.85	821.53	1165.8	1324.7	
0.01700	1.767	2.128	2.296	2.456	2.610	2.758	3.040	3.175	3.307	3.560	3.802	3.919	4.257	4.388	
1/ 59	31.217	66.866	91.280	120.55	155.00	194.84	292.50	350.89	415.51	566.15	746.44	848.32	1203.7	1367.8	
0.01800	1.822	2.195	2.367	2.532	2.691	2.843	3.134	3.273	3.409	3.669	3.918	4.039	4.388	4.522	
1/ 56	32.189	68.956	94.126	124.30	159.81	200.98	301.54	361.51	428.33	583.57	769.37	874.36	1240.6	1409.7	
0.01900	1.876	2.260	2.437	2.607	2.770	2.927	3.226	3.369	3.508	3.776	4.032	4.156	4.515	4.653	
1/ 53	33.155	70.992	96.898	127.95	164.50	206.87	310.35	372.06	440.81	600.54	791.70	899.71	1276.5	1450.4	
0.02000	1.929	2.323	2.505	2.679	2.847	3.008	3.315	3.462	3.605	3.880	4.143	4.270	4.638	4.780	
1/ 50	34.087	72.977	99.602	131.51	169.07	212.61	318.93	382.34	452.97	617.08	813.46	924.43	1311.5	1490.1	
	110	150	160	180	200	220	250	270	290	330	360	380	440	460	
Q_{medial} for part-full circular pipes.															

$k_s = 0.015 \text{ mm}$ $S = 0.00400 \text{ to } 0.02000$

Appendix 4

Drainage Record Plan



PLAN
(SCALE 1 : 1200.)

RECORD PLAN

APPLICATION AREA

Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.

DRAWING TITLE

STORMWATER DRAINAGE WORK

DRAWING NO.

ST-1H

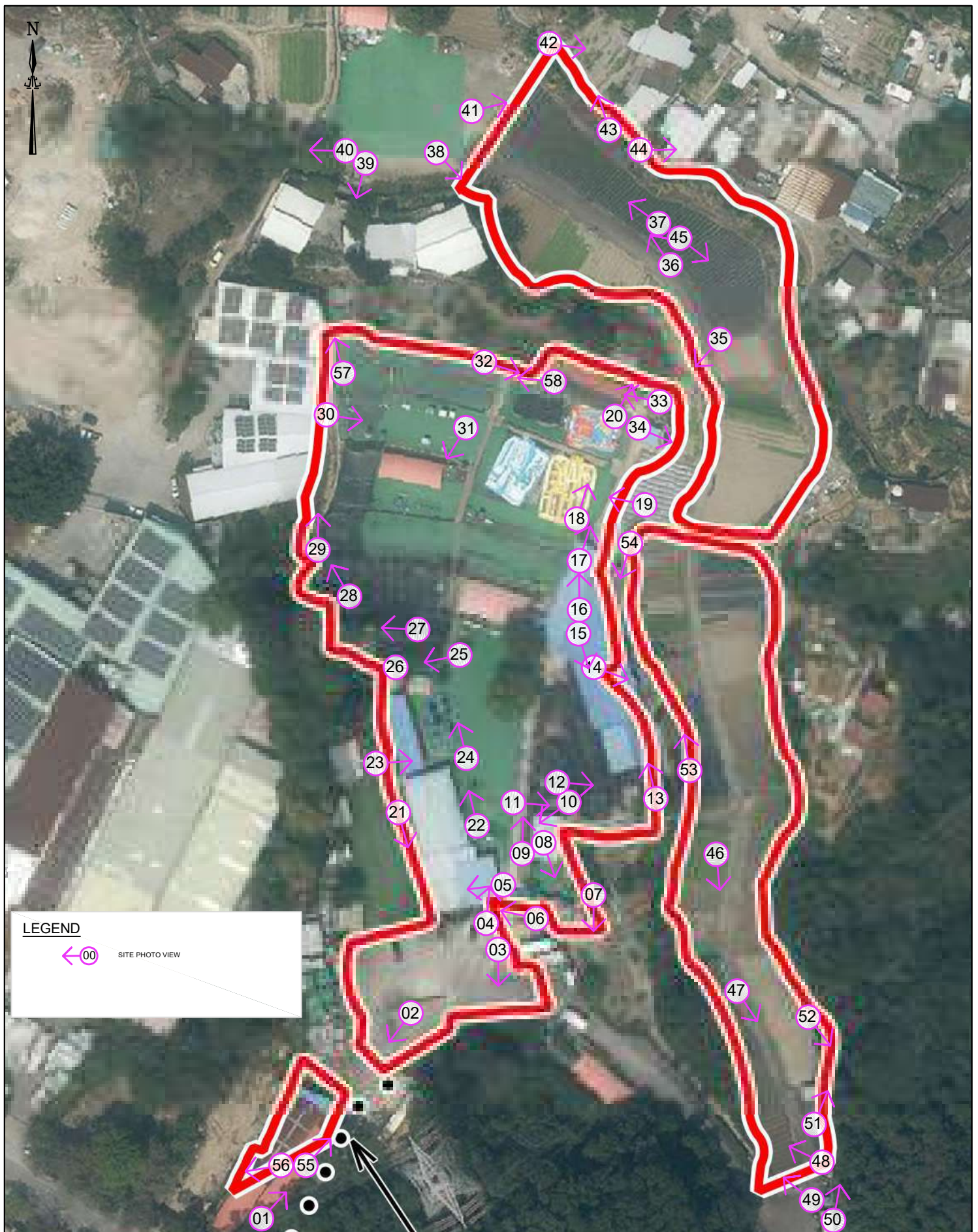
DRAWING DATE

3 JUN 2026

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APPLICATION SITE Various Lots in D.D.117 and Adjoining Government Land Tai Tong, Yuen Long, N.T.	DRAWING TITLE STORMWATER DRAINAGE WORK	DRAWING NO. ST-9H	This drawings and all related information are property of Solar-lil Design Consulting Limited, any use must be approved by the company.	Solar-lil Design Consulting Limited 景佑設計工程顧問有限公司
		DRAWING DATE 13 AUG 2026		



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		DRAWING DATE 13 AUG 2026		



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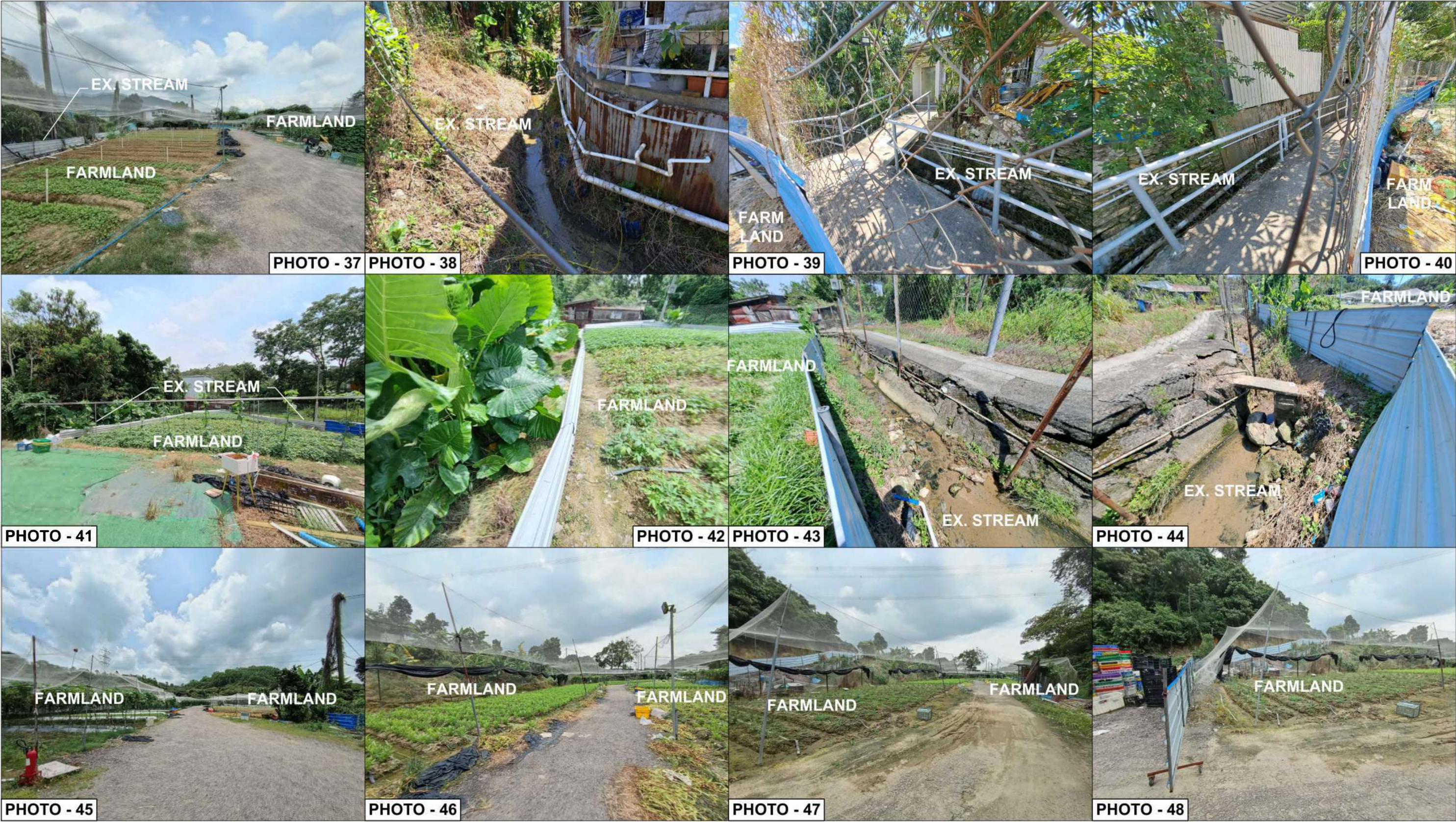




PHOTO - 49



PHOTO - 50



PHOTO - 51



PHOTO - 52



PHOTO - 53



PHOTO - 54

APPLICATION AREA

Various Lots in D.D.117 and
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Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-13H

DRAWING DATE

13 AUG 2026

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PHOTO - 55



PHOTO - 56



PHOTO - 57



PHOTO - 58

APPLICATION AREA

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DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

ST-14H

DRAWING DATE

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APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

RC-1A

DRAWING DATE

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APPLICATION AREA

Various Lots in D.D.117 and
Adjoining Government Land
Tai Tong,
Yuen Long, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE WORK

DRAWING NO.

RC-2A

DRAWING DATE

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Appendix 5

Approved Fire Service Installations Proposal

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓

**By Post & Fax****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Shung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/643
電話號碼 Tel. No. : 2158 6286
傳真機號碼 Fax No. : 2489 9711

5 June 2025

R-riches Property Consultants Ltd.

Dear Sir/Madam,

Compliance with Approval Condition (f)
Planning Application No. A/YL-TT/643

I refer to your submission dated 10.4.2025 and our interim reply dated 22.5.2025 for compliance with the captioned approval condition (f) on the implementation of the revised fire service installations proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of FSD or the undersigned.

Yours faithfully,

(Ms. Eva TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB (2)

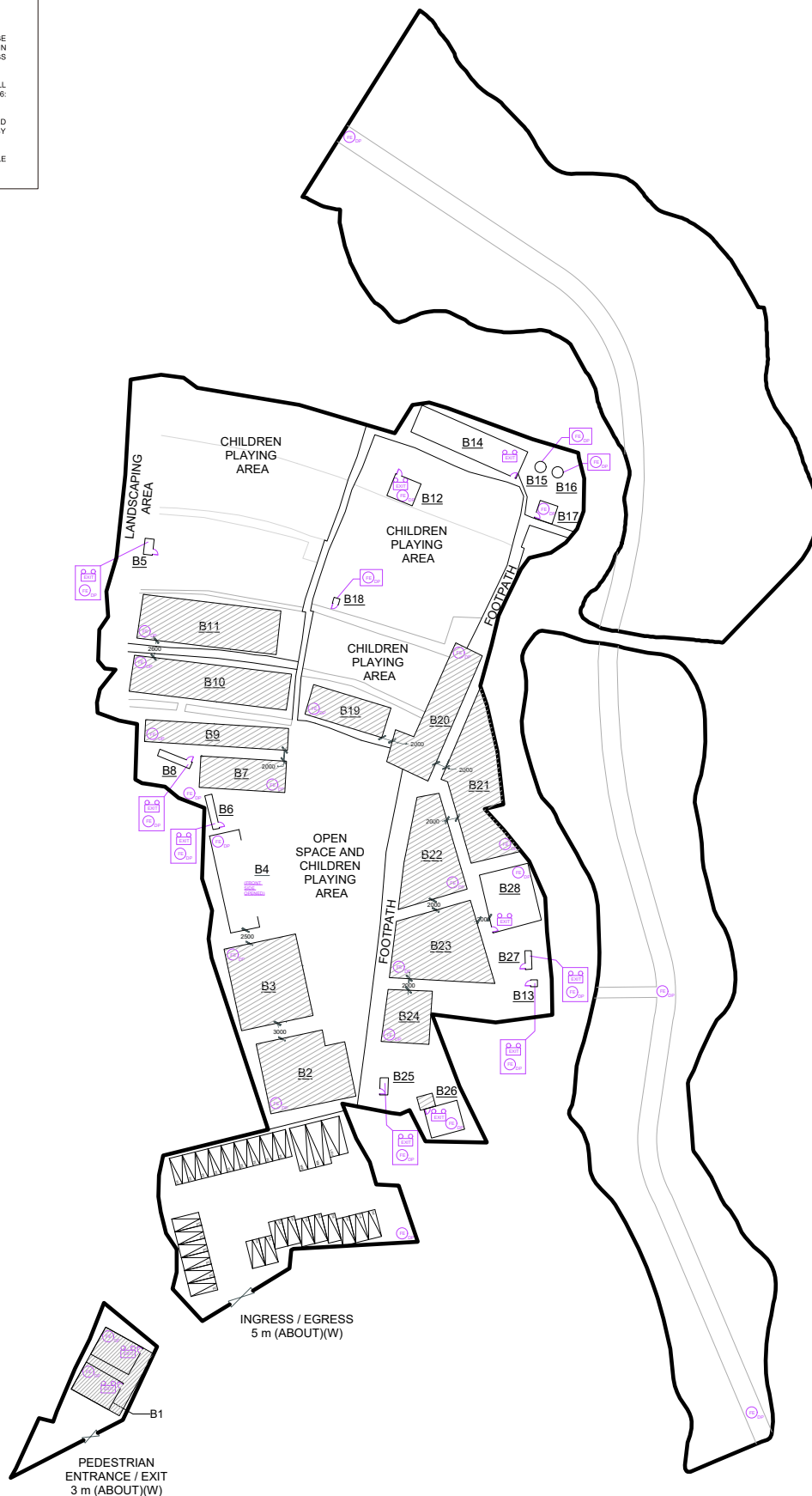
ET/MC/mc

FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



TITLE:
FIRE SERVICE INSTALLATIONS PLAN

APPENDIX:
4

DATE:
AUG 2026

LEGEND:

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)
- L/UL SPACE (MB)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

SCALE:
N.T.S

PREPARED BY:



Appendix 6

Approved Certificate of Fire Service Installation and
Equipment

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

FSD Ref.:
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

開心花園農莊

Address 地址

DD117, Lot 1408, Tai Tong Kuk, Yuen Long

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting -9 nos. emergency lighting	G/F	Conforms with FSD requirements	02/04/2025	01/04/2026
12	Exit Sign -9 nos. exit sign	G/F	Conforms with FSD requirements	02/04/2025	01/04/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

Chan Yiu Lam

FSD/RC No.:

消防處註冊號碼

RC1 / 0455 RC2 / 0627

Company Name:

公司名稱

德耀消防工程
有限公司

Telephone:

聯絡電話

Date:

日期

02/04/2025

For FSD use only

Inspected

Key-in

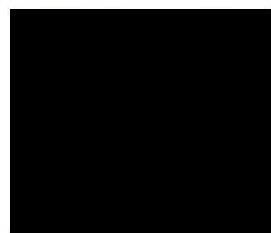
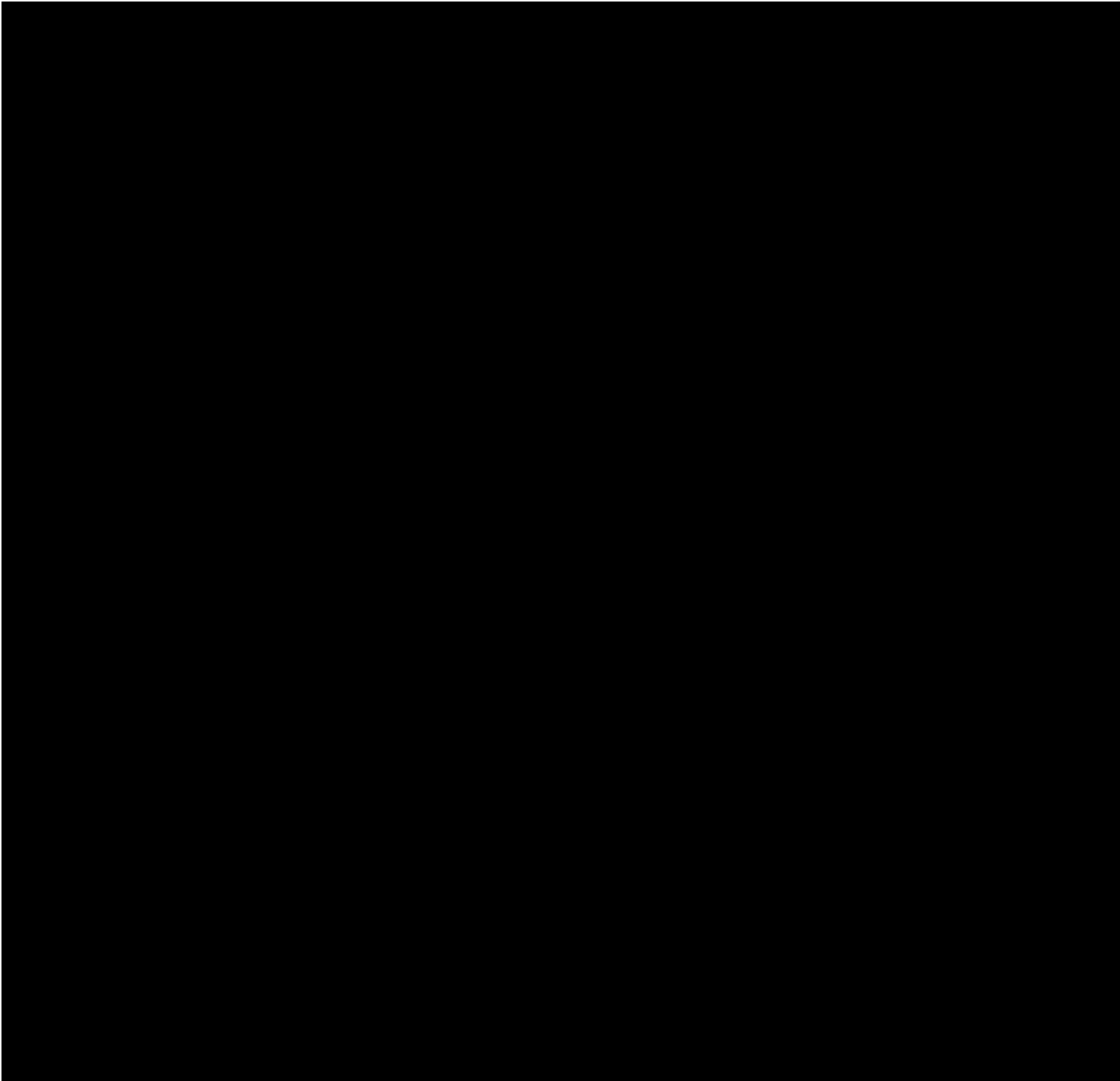
Verified

Serial Number

[REDACTED]

Name of Client 顧客姓名

開心花園農莊



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處編號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

開心花園農莊

Address 地址

DD117, LOT 1408, Tai Tong Kuk, Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguisher - 33nos. 5kg CO2 gas type F.E.	G/F	Conforms with FSD requirements	16/10/2024	15/10/2025

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

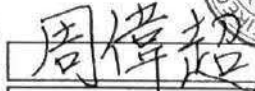
Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/備此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 

Name: Chow Wai Chiu

FSD/RC No.: RC3 / 0635 RC /

Company Name: Chow Wai Chiu

Telephone: 

Date: 16/10/2024

For FSD use only

Inspected

Key-in

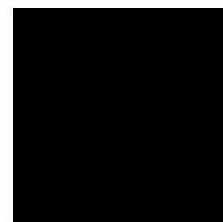
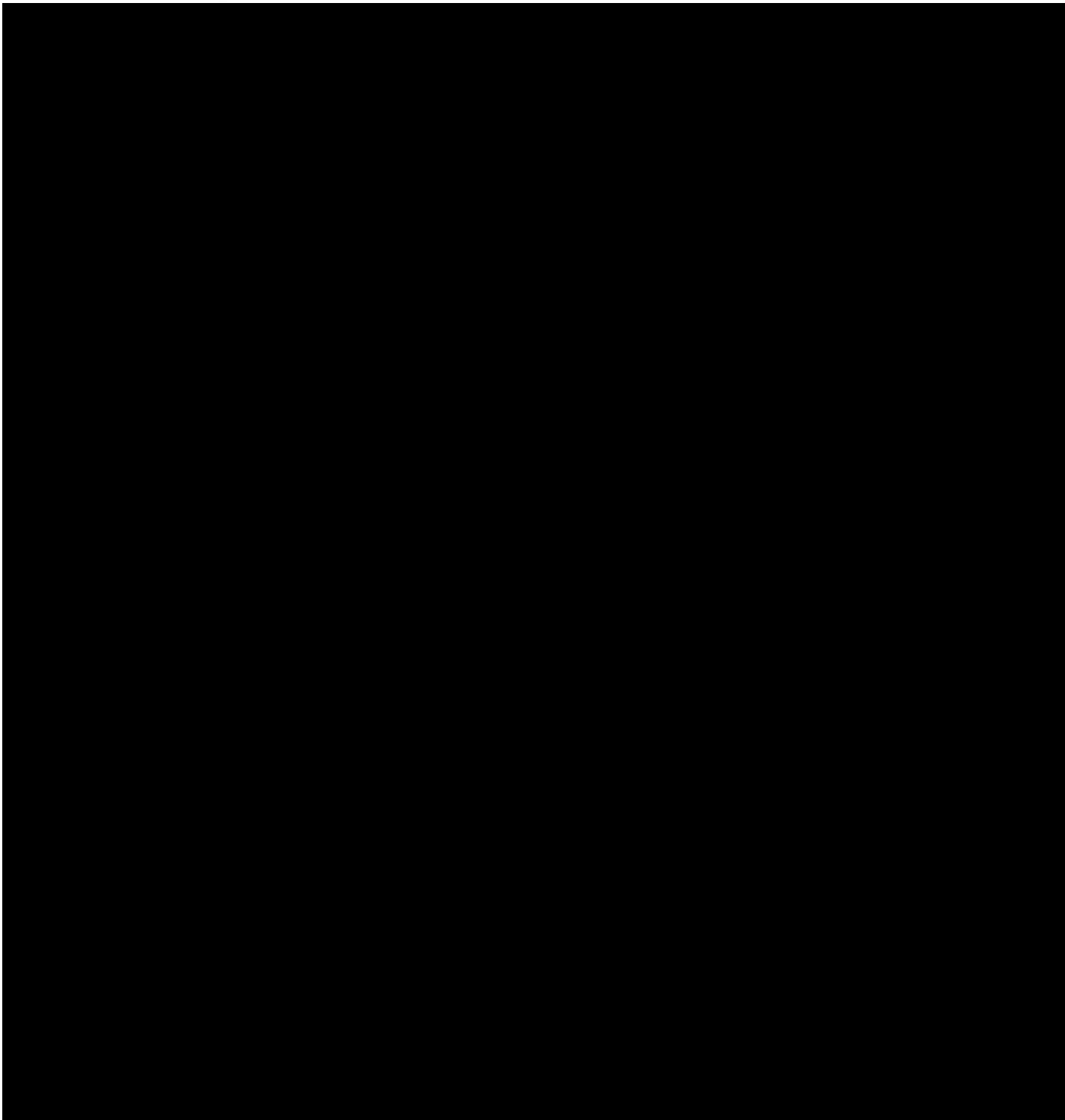
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Serial Number

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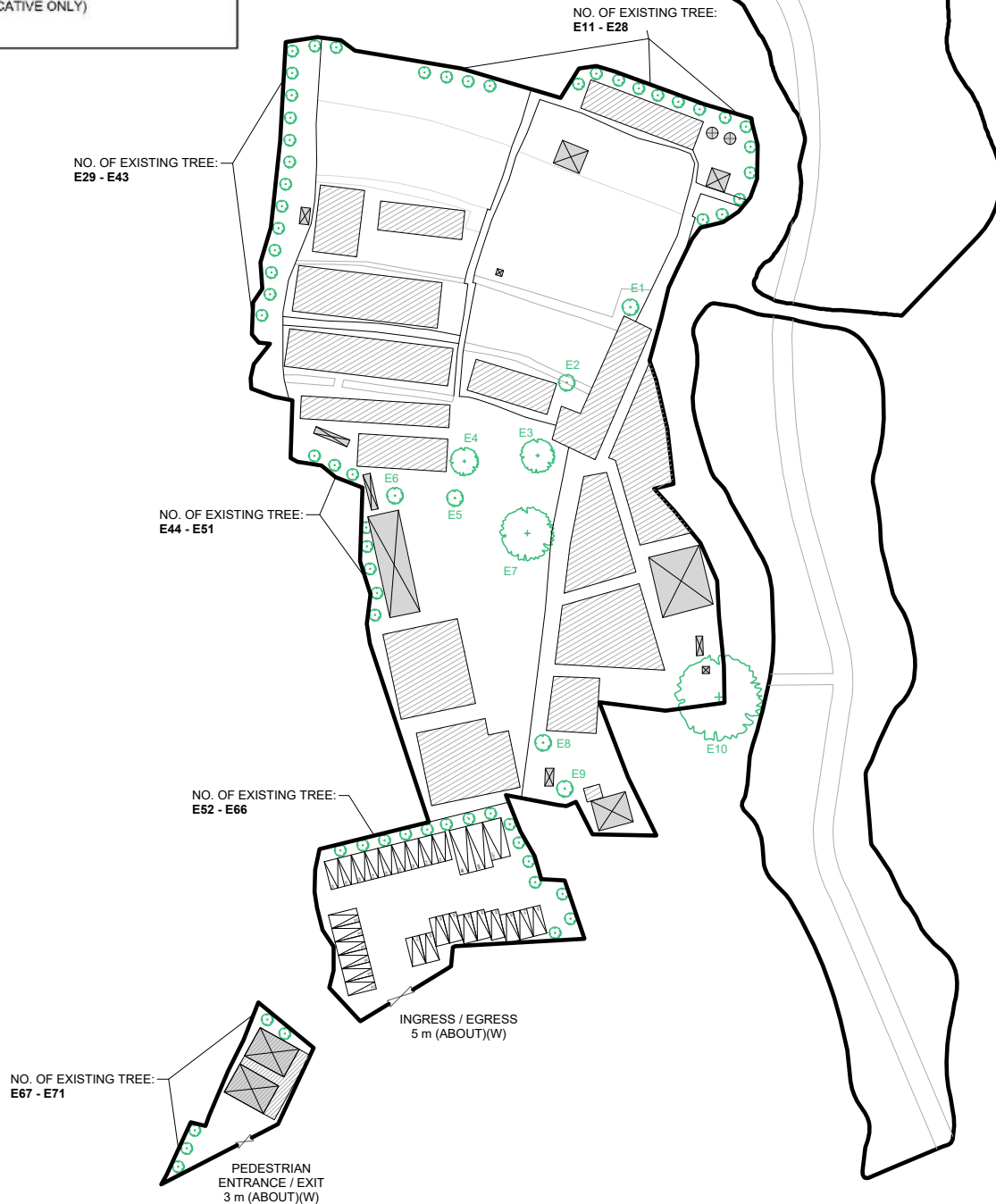
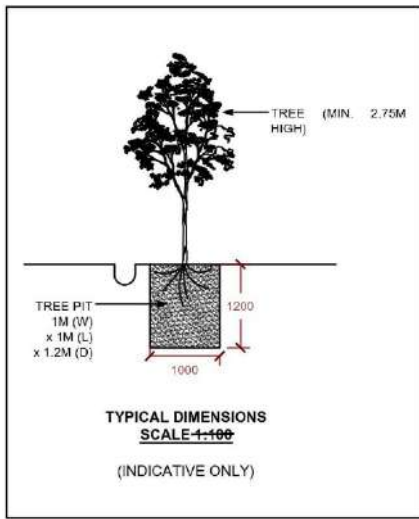
Name of Client 顧客姓名

開心花園農莊



Appendix 7

Landscape Proposal



TITLE:
LANDSCAPE PROPOSAL

APPENDIX:
5

DATE:
AUG 2026

LEGEND:

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)

- LGV L/UL SPACE (LGV)
- INGRESS / EGRESS
- MB L/UL SPACE (MB)
- EXISTING TREE

SCALE:
N.T.S

PREPARED BY:

DeSPACE (International) Limited