

2024年 11月 1 日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 11 NOV 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號



2402491

16.10.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PH/1037
	Date Received 收到日期	11 NOV 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

TSE Chung Fai

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,593 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,183 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	1,833 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group) ("R(D)")
(f) Current use(s) 現時用途	Place of Recreation, Sports or Culture  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)”<sup>#</sup> notified 已獲通知「現行土地擁有人」<sup>#</sup>的詳細資料

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
05/09/2024 - 19/09/2024(DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 03/10/2024 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	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  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	4,661 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,932 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	14 .....
Proposed domestic floor area 擬議住用樓面面積	N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,183 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,183 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Plans 4 and 5. ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	10 .....
Motorcycle Parking Spaces 電單車車位	N/A .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A .....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A .....
Coach Spaces 旅遊巴車位	N/A .....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	N/A .....
Heavy Goods Vehicle Spaces 重型貨車車位	N/A .....
Others (Please Specify) 其他 (請列明)	Light Bus: 2 .....

Proposed operating hours 擬議營運時間

09:00 to 18:00 daily, including public holiday.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Kam Tin Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 4,773 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2. m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):          申請人仍未履行下列附帶條件：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div style="margin-bottom: 10px;">         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 .....       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> month(s) 個月 .....       </div>





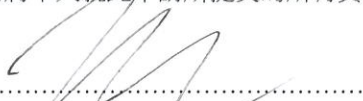
**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of 代表 R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation 機構 Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

14/10/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	6,593 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,833 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	Residential (Group) ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	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



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,183 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	14	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.7m - 6.5m (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 - 2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	29 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		10
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		10 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light Bus: _____ _____		N/A N/A 1 N/A N/A 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing land status of the site, Plan showing the area of filling of land, Swept path analysis, Photographic record showing existing drainage facilities, FSIs proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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 Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 111 and Adjoining Government land (GL), Pat Heung, Yuen Long, New Territories* (the Site) for '**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**' (proposed development) (**Plan 1**).
- 1.2 Hong Kong is known for its fast-paced and overcrowded living environment. The daily lives of Hong Kong people have long been stressed by the city's tight living space, which has undoubtedly led to conflicts between people in Hong Kong. In view of this, the applicant is intended to provide an ideal agricultural experience destination, perfect for families, friends, and school groups. It not only offers opportunities to connect with nature but also features various agricultural activities and educational programs that allow visitors to learn about animal husbandry, sustainable farming practices and wilderness adventure. The applicant seeks to operate the proposed development by providing large amount of open space at the Site, to promote healthy living through agricultural and recreational activities, as well as to alleviate pressure and achieve social harmony.
- 1.3 The proposed development divides into 3 parts; the Animal Interaction Zone provides the shelters to a variety of adorable farm animals, such as little bunnies, sheep and pigs. Visitors can feed and pet these animals, experiencing the joys of farm life firsthand; The Children's Learning Centres host various workshops and educational courses covering topics such as agricultural knowledge, environmental conservation, and sustainable development, making it suitable for participants of all ages; and Barbecue Site allows the visitors to enjoy a meal in a relaxed outdoor setting area.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan (OZP) No.: S/YL-PH/11 (**Plan 2**). According to the Notes of the OZP, the 'place of recreation, sports or culture' is column 2 use while 'barbecue site' is neither a column 1 or column 2 use within the "R(D)" zone, which requires planning permission from the Board.

- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are occupied by temporary structures for open storage yards, warehouses, and workshops uses. Although the Site is zoned as “R(D)”, there is no known program to design the Site for residential use. As the proposed development is intended to provide recreational activities to serve the nearby locals, approval of the planning application on a temporary basis of 3 years would therefore not frustrate the long-term planning intention of the “R(D)” zone and would better utilise the precious land resources in the New Territories.
- 2.3 The Site is the subject of 8 previous S.16 planning applications, in which the latest planning application (No. A/YL-PH/795) for ‘*place of recreation, sports or culture*’ use (that was submitted by a different applicant comparing with the current application), was approved by the Board in 2018, therefore, approval of the current application is in line with the Board’s previous decisions. When compared to the previous application (No. A/YL-PH/795), the major development parameters and the operation mode are slightly adjusted to meet the operational needs, within which, the site area, GFA and number of structures of the current application are smaller than the previous application. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1 – Details of Compliance with Approval Condition of the Previous Application**

Approval Conditions of Application No. A/YL-PH/795		Date of Compliance
(f)	The submission of record of the existing drainage facilities	Complied with
(g)	The submission of a fire service installations (FSIs) proposal	Complied with
(h)	The implementation of the FSIs proposal	Not complied with

- 2.4 For approval condition (h), during the operation of the previous application, the applicant submitted a FSIs proposal for compliance with condition, and the submission was considered acceptable by D of FS. The applicant subsequently commenced the implementation works of the accepted FSIs proposal. However, due to the reduced number of visitors at the Site, the applicant did not have sufficient funding to complete the remaining phase of the FSIs, hence, the construction works were temporarily put on hold. In order to increase the revenue generated from the Site, the applicant intends to rearrange the layout of the Site which fits



with the site area (i.e. introducing rain shelters at the activity plaza, etc.) and to include new structures for various activities (i.e. agricultural tools exhibition centre, children learning centre for recreational use.) to increase attractiveness of the development. With the addition of new attractions, the applicant intends to complete works for the remaining phase of FSIs during the planning approval period of the current application. In support of the application, the applicant has submitted the photographic record showing the existing drainage facilities within the Site and a FSIs proposal to minimise impact to the surrounding areas (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 6,593 m<sup>2</sup> (about), including 1,833m<sup>2</sup> of GL (**Plan 3**). The operation hours of the Site are from 09:00 to 18:00 daily, including public holidays. A total of 14 structures are proposed at the Site for agricultural tools exhibition centre, pet garden, farming lecture room, refreshment kiosk, children learning centre, multi-function room for children activities, rain shelter for activity plaza, observatory viewing deck, storage of miscellaneous goods, agricultural demonstration centre, rain shelter for children activity and washroom with total GFA of 2,183 m<sup>2</sup> (**Plans 4 and 5**). Major development parameters are shown at **Table 2** below:

**Table 2 - Major Development Parameters**

<b>Application Site Area</b>	6,593 m <sup>2</sup> (about), including 1,833m <sup>2</sup> of GL
<b>Covered Area</b>	1,932 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,661 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.3 (about)
<b>Site Coverage</b>	29% (about)
<b>Number of Structure</b>	14
<b>Total GFA</b>	2,183m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,183m <sup>2</sup> (about)
<b>Building Height</b>	2.7 m – 6.5 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 It is estimated that 10 staff will work at the Site. It is estimated that the proposed development would be able to attract not more than 80 visitors per day (i.e. 40 in the morning and 40 in the afternoon). Visitors is required to make appointment in advance to access the

Site, which could help to prevent excessive number of visitors and affect the public. Walk-in and individual visitors will not be served.

3.3 Portion of the Site is reserved as lawn area for picnic, outdoor recreational and barbecue activities (i.e. 1,650m<sup>2</sup>). Furthermore, an existing pond 170m<sup>2</sup> (about) is reserved at the Site for viewing purpose. As no eating place is provided in close vicinity of the Site, barbecue area (i.e. about 25 barbecue pits) will be provided at the Site for visitor to support the operation of the proposed development. Snacks from the proposed refreshment kiosk (structure B4) are the major food sources for barbecue activities at the Site. Structures B8 and B13 are available for visitors to conduct various types of recreational, sports or cultural activities, i.e. dancing, painting and drawing etc.

3.4 An area of 4,773 m<sup>2</sup> (about) have already been filled with concrete with existing site level of +37.6mPD. (**Plan 6**). The hard-paved area is intended to facilitate a flat surface for site formation of structures, footpath, parking and loading/unloading (L/UL) spaces and circulation area. Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.

3.5 The Site is accessible from Kam Tin Road via a local access (**Plan 1**). A total of 13 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 3** below:

**Table 3**– Parking and L/UL Provision of the Proposed Development

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
PC Parking Space for Visitor - 2.5 m (W) x 5 m (L)	8
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Light Bus (LB) - 3 m (W) x 8 m (L)	2

3.6 L/UL space for light bus is provided for visitors who are travelling together in groups. 5.5 tonnes lorry will be deployed for the transportation of goods and garage to support the operation. Sufficient space is provided for vehicle to smoothly manouvre within the Site to



ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 7**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction						
	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (09:00 – 10:00)	4	2	1	0	2	0	9
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	1	5	0	1	0	2	9
Trip per hour (10:00 – 17:00)	1	1	0	0	0	0	2

- 3.7 For visitor who are commuting to the Site by public transport, the nearest bus stop is located approximately 500m west of the Site with frequent franchise minibus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 5** and below:

**Table 5: Public Transport Serving the Site**

Route No.	Termination Points		Frequency
Franchised Bus			
608	Wang Toi Shan (Pat Heung)	Kam Sheung Road Station	10 – 13 minutes

Source: HKeMobility (Transport Department)

- 3.8 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.
- 3.9 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. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs) for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. the submission of the photographic record showing the existing drainage facilities and FSIs proposals to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**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**’.

**R-riches Property Consultants Limited**

**October 2024**

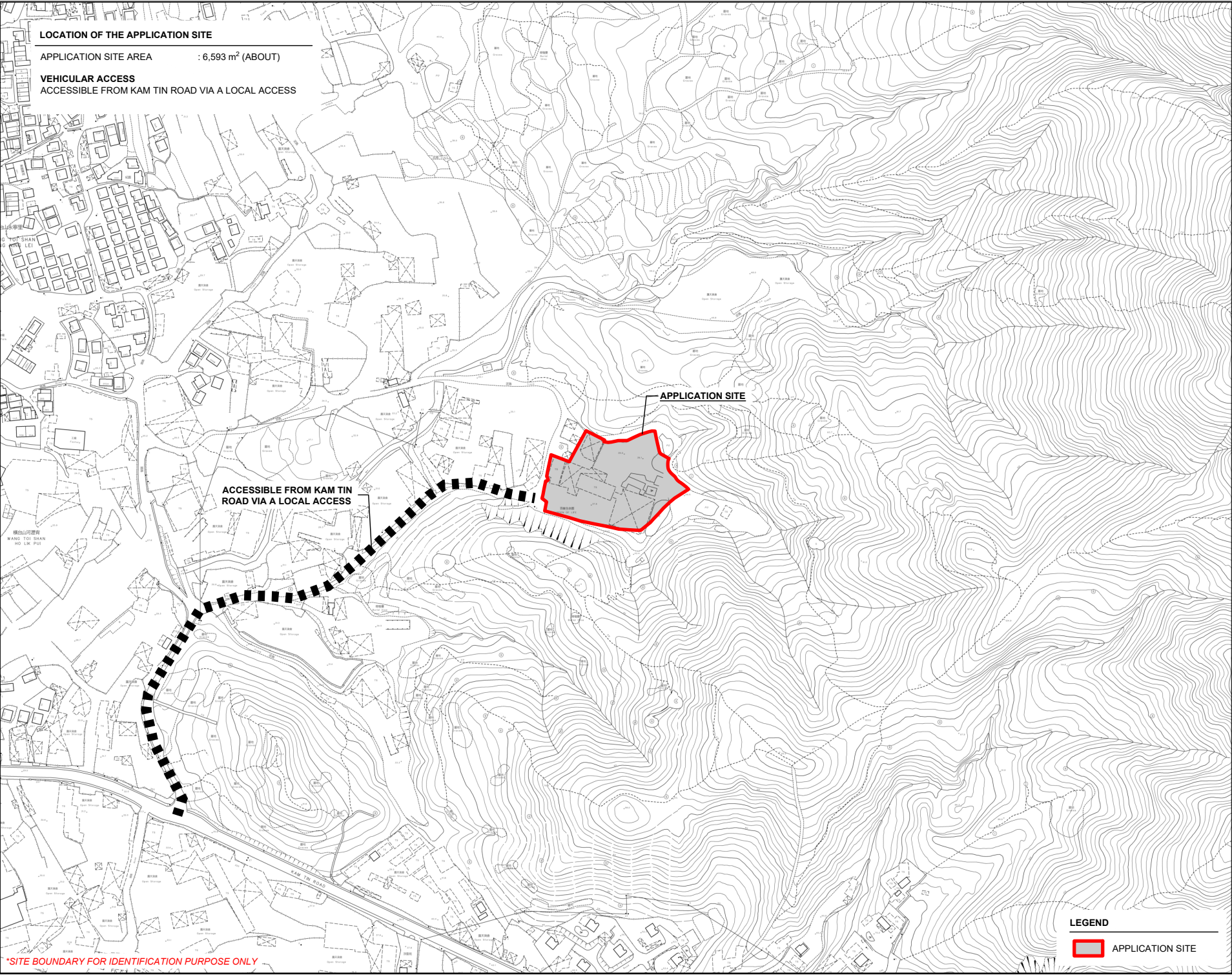


## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Details of Structures
<b>Plan 6</b>	Filling of Land Area of the Application Site
<b>Plan 7</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	The Photographic Record showing the Existing Drainage Facilities at the Site
<b>Appendix II</b>	The Fire Service Installations Proposal



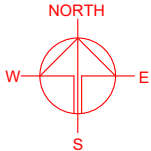
**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 6,593 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM KAM TIN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM KAM TIN  
ROAD VIA A LOCAL ACCESS



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 : 4000 @ A4

DRAWN BY

MN

DATE

24.9.2024

REVISED BY

DATE

APPROVED BY

DATE

**LEGEND**



APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

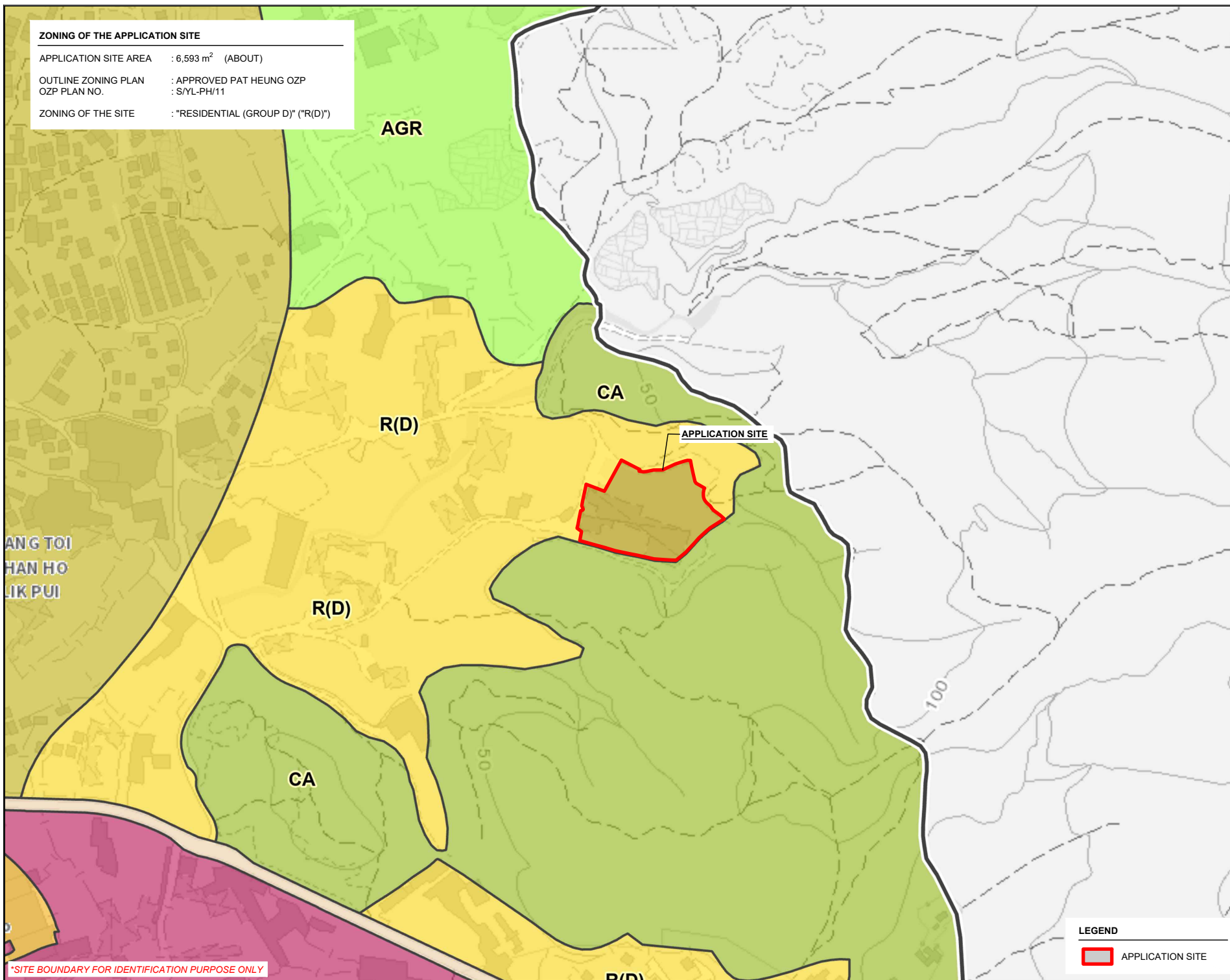
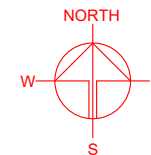
VER.

001



**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 6,593 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP  
OZP PLAN NO. : S/YL-PH/11  
ZONING OF THE SITE : "RESIDENTIAL (GROUP D)" ("R(D)")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

 APPLICATION SITE

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 : 4000 @ A4

DRAWN BY MN DATE 24.9.2024

REVISED BY DATE

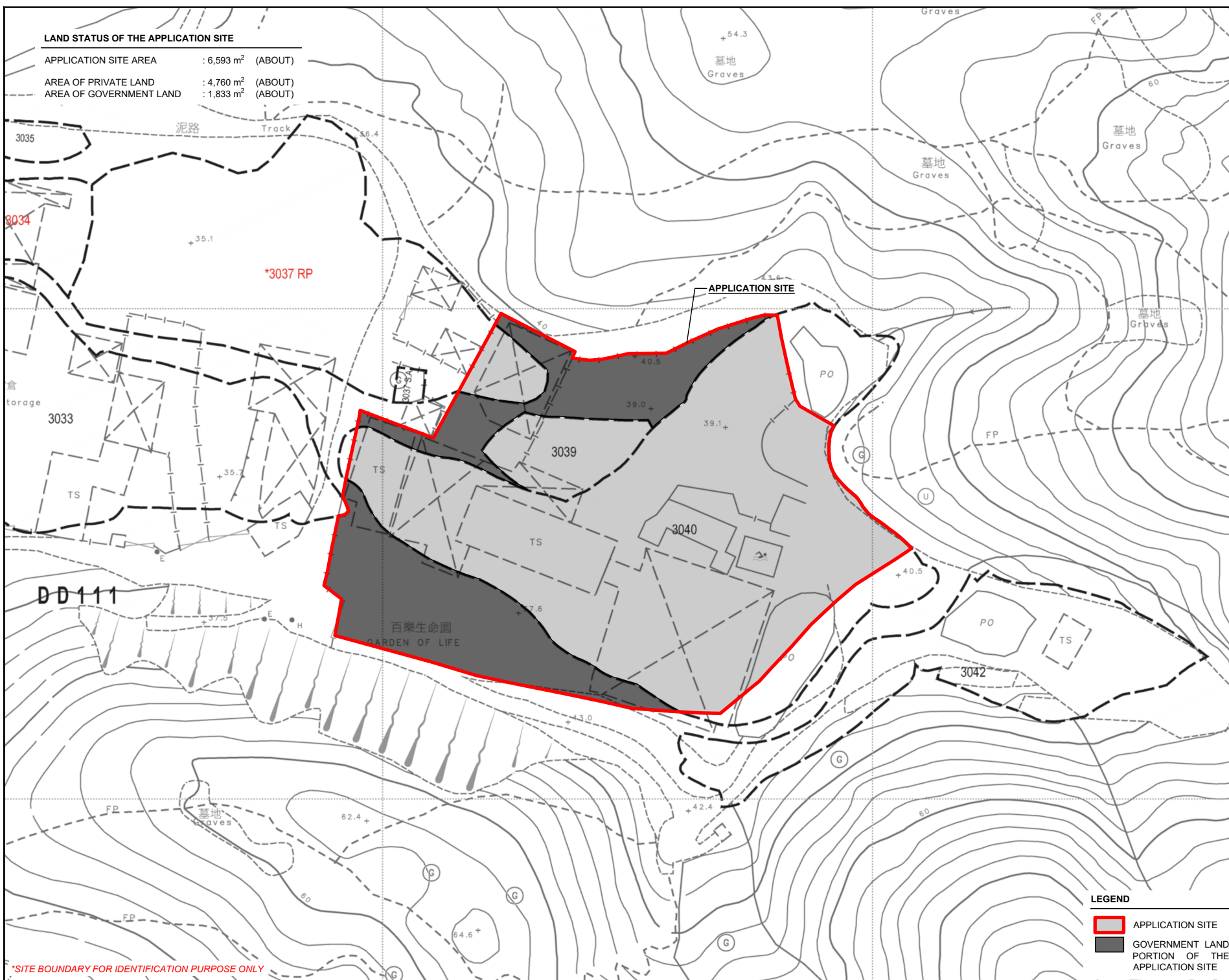
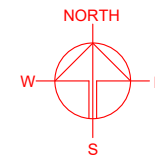
APPROVED BY DATE

DWG. TITLE  
ZONING OF THE SITE

DWG NO. PLAN 2 VER. 001

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,593 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 4,760 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : 1,833 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE APPLICATION SITE

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 : 1000 @ A4

DRAWN BY MN DATE 24.9.2024

REVISED BY DATE

APPROVED BY DATE

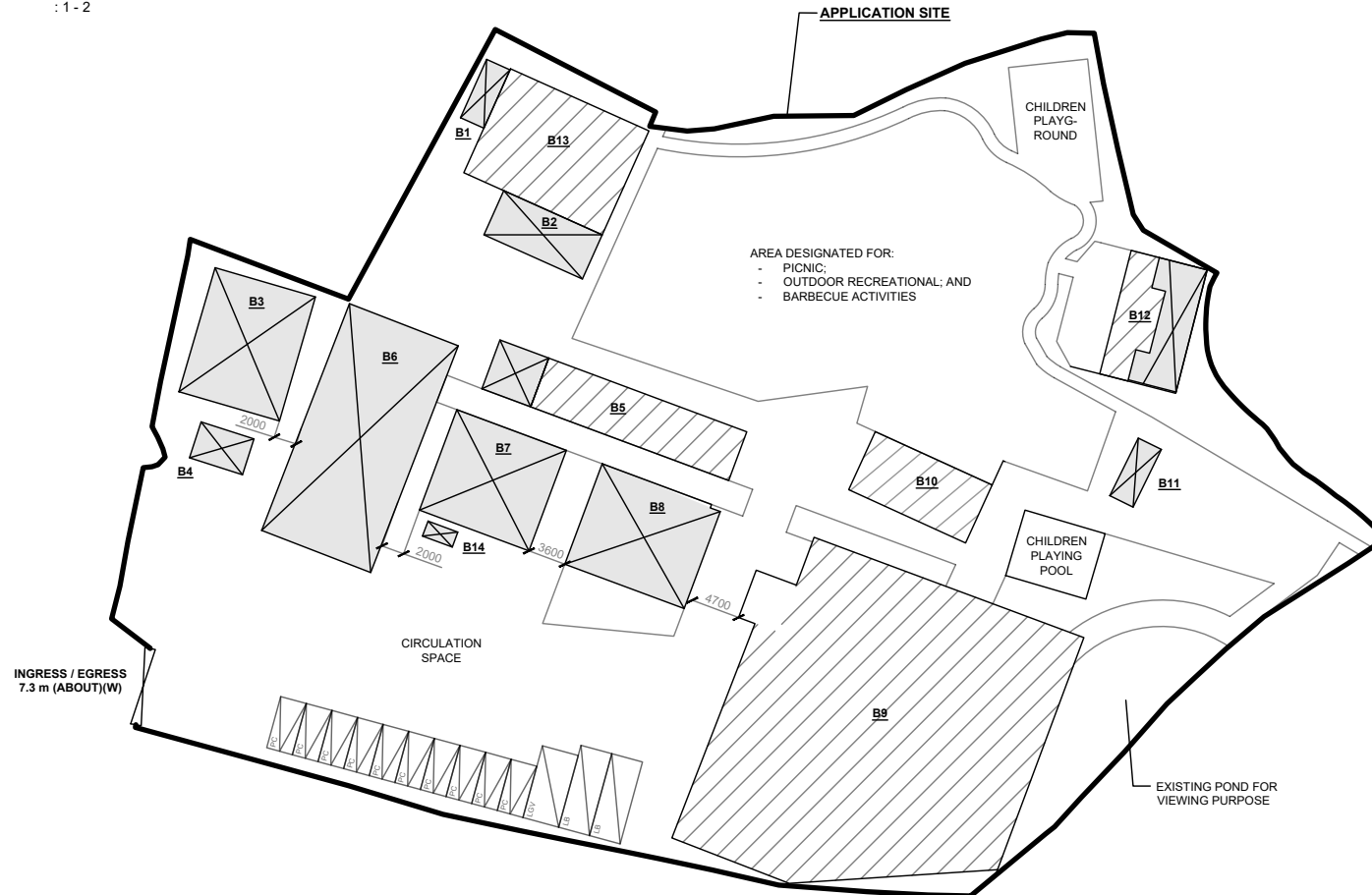
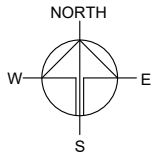
DWG. TITLE LAND STATUS OF THE SITE

DWG NO. PLAN 3 VER. 001

# DEVELOPMENT PARAMETERS

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

PLEASE REFER TO PLAN 5 FOR DETAILS OF STRUCTURES.



## 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

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

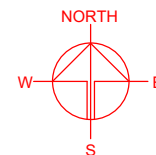
1 : 700 @ A4

DRAWN BY	DATE
MN	2.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001





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

\*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:  
 $120 \text{ m}^2 \text{ (G/F)} + 110 \text{ m}^2 \text{ (1/F)} = 230 \text{ m}^2 \text{ (ABOUT)}$

#2 - STRUCTURE B6 GFA CALCULATION:  
 $214 \text{ m}^2 \text{ (G/F)} + 15 \text{ m}^2 \text{ (1/F)} = 229 \text{ m}^2 \text{ (ABOUT)}$

#3 - STRUCTURE B8 GFA CALCULATION:  
 $119 \text{ m}^2 \text{ (G/F)} + 111 \text{ m}^2 \text{ (1/F)} = 230 \text{ m}^2 \text{ (ABOUT)}$

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

-

DRAWN BY

MN

DATE

2.10.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

DETAILS OF STRUCTURES

DWG NO.

PLAN 5

VER.

001

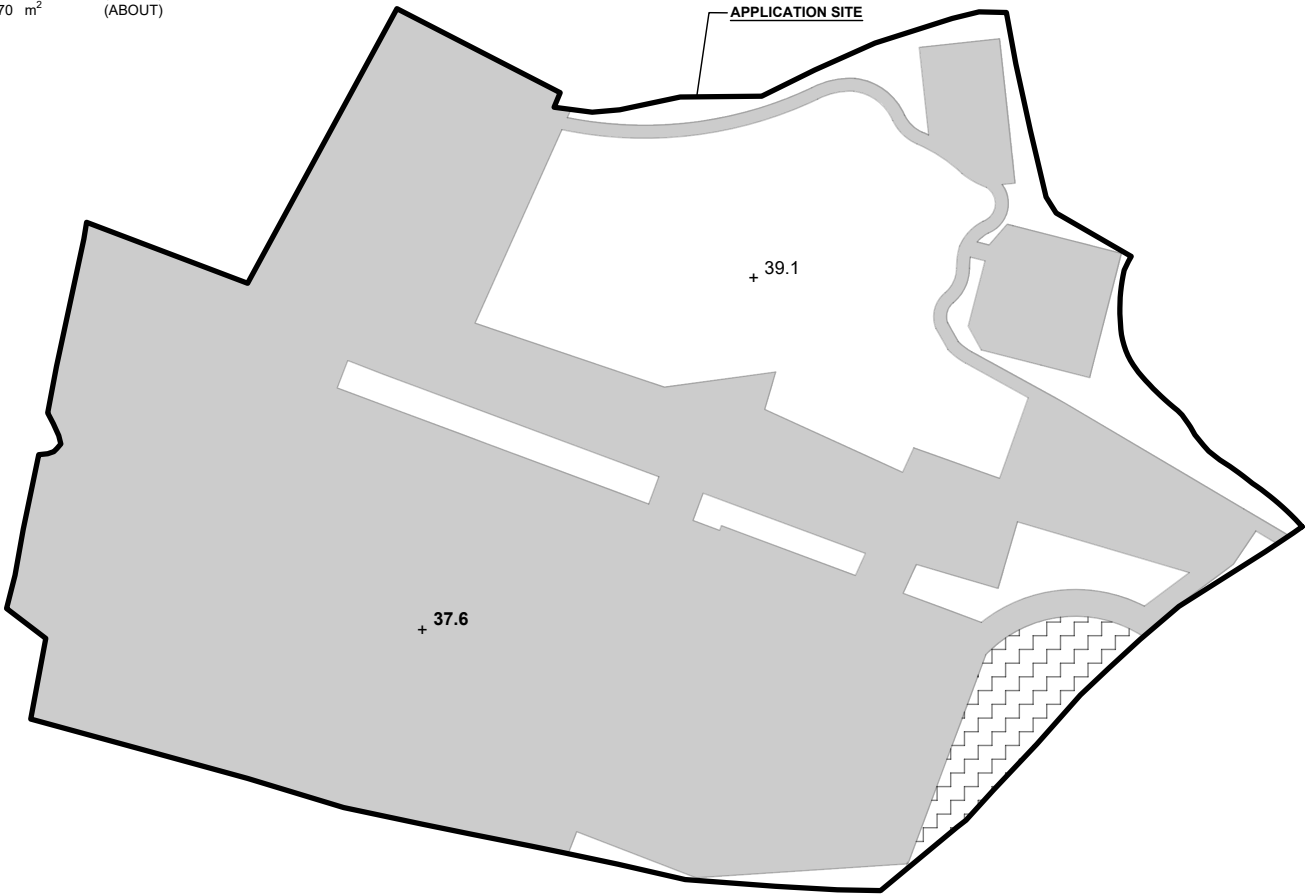
FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,593 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 4,773 m <sup>2</sup>	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE CIRCULATION SPACE, FOOT PATH VEHICLE MANOEUVERING SPACE	
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	

THE SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.

REMAINING AREA OF THE APPLICATION SITE

EXISTING LAWN / LANDSCAPING AREA	: 1,650 m <sup>2</sup>	(ABOUT)
EXISTING POND FOR VIEWING PURPOSE:	170 m <sup>2</sup>	(ABOUT)



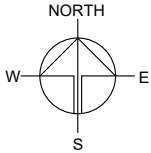
SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

APPLICATION SITE

EXISTING HARD-PAVED AREA

+37.0



PLANNING CONSULTANT

R-Riches

Property Consultants Ltd.

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

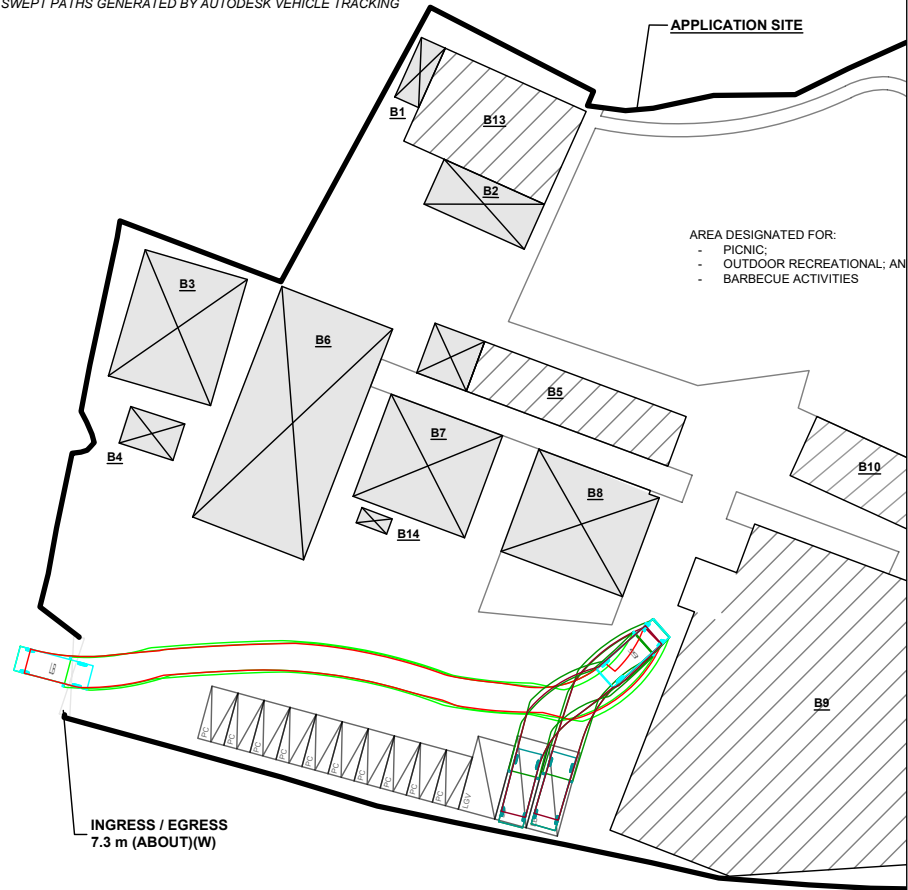
VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 700 @ A4	
DRAWN BY MN	DATE 30.9.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE FILLING OF LAND	
DWG NO. PLAN 6	VER. 001

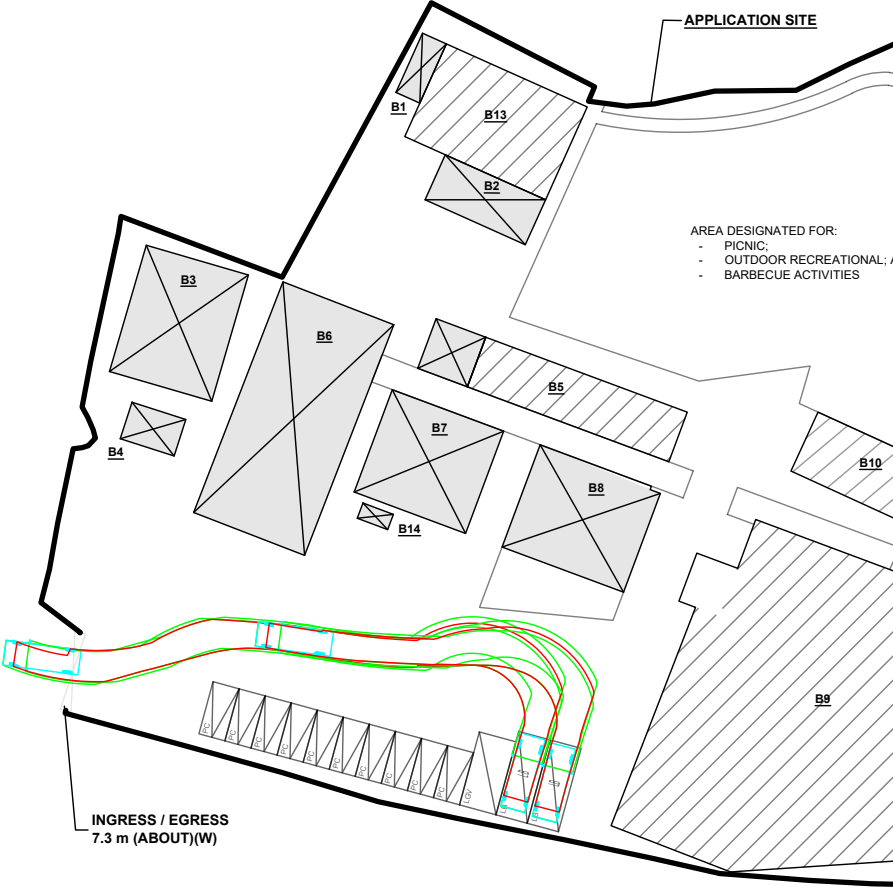
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS  
DIMENSION OF VEHICLE : 2.3 m (W) X 7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

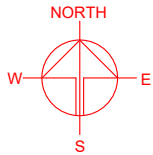


\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (NOT ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (LB)
- INGRESS / EGRESS
- LIGHT BUS
- SWEPT PATH OF LIGHT BUS



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

30.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001



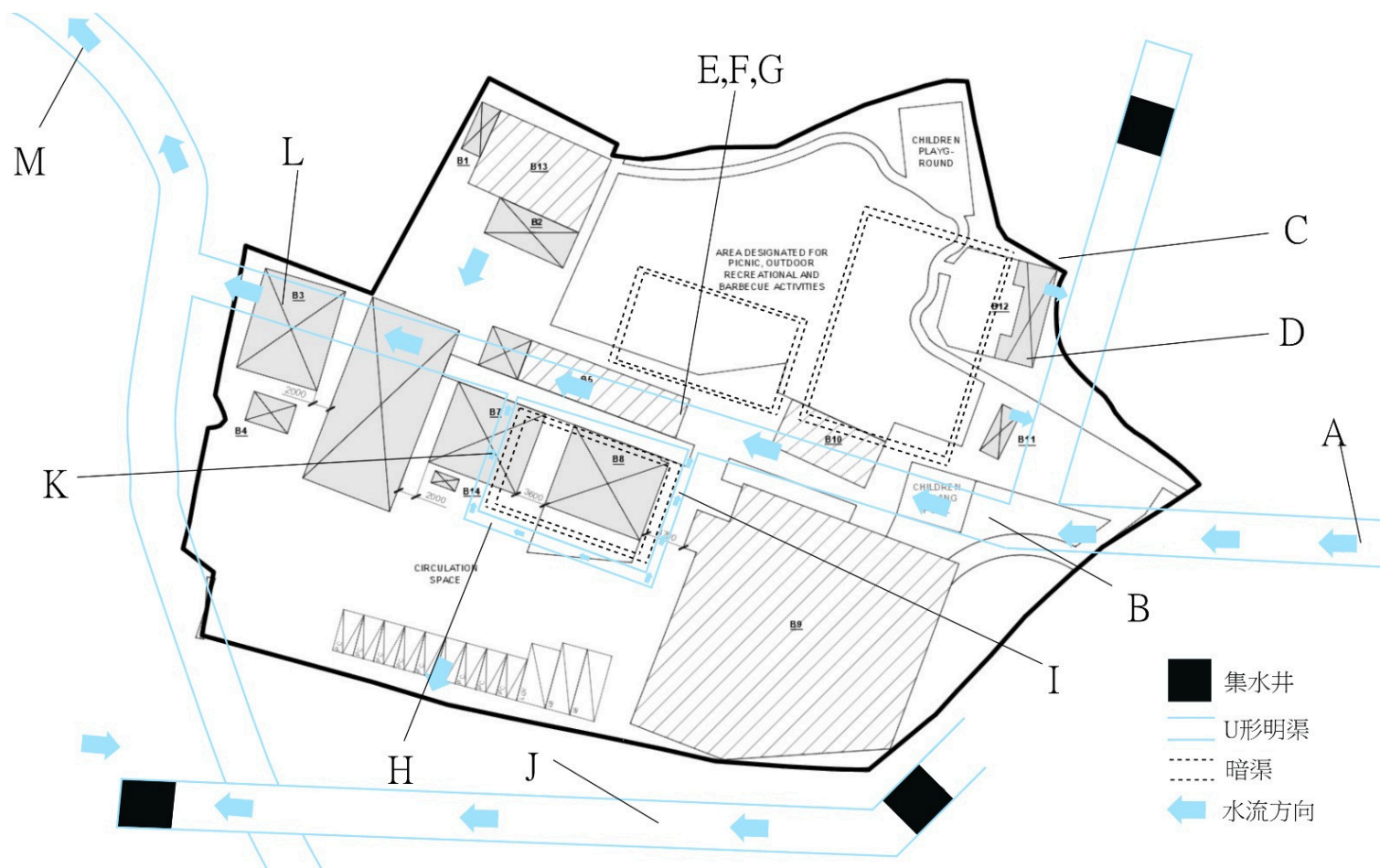
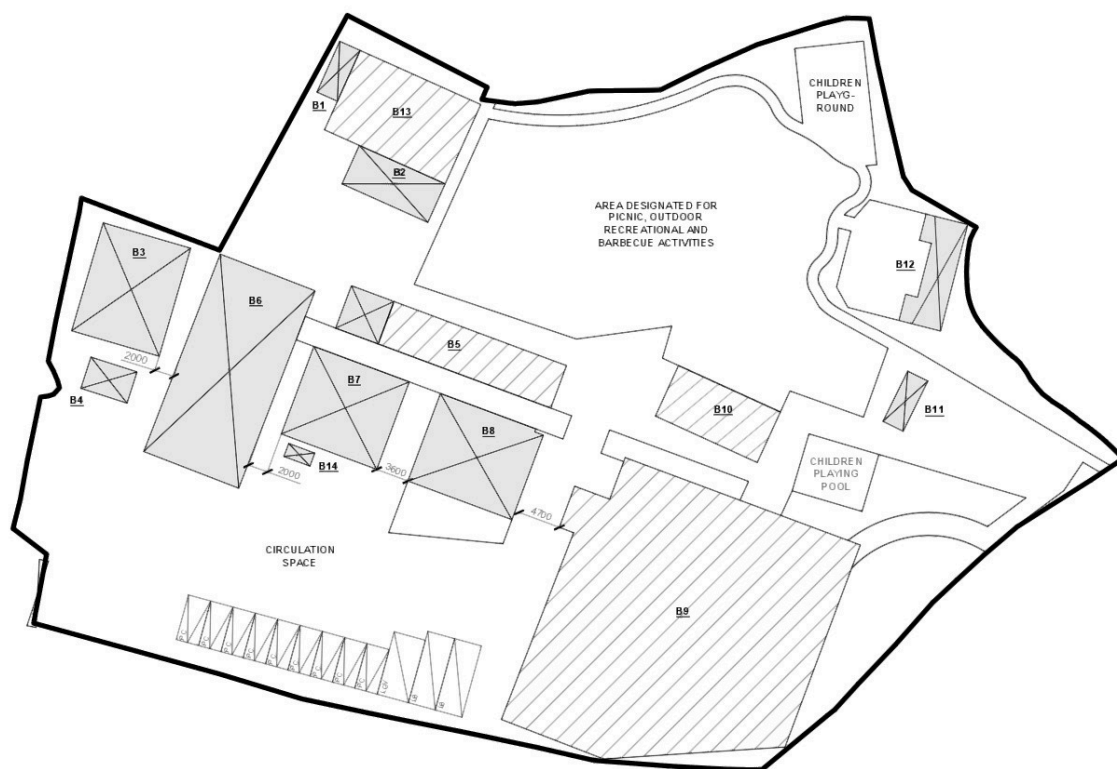
致：規劃署

(NEW)

有關排水資料

備註：→ 流水方向

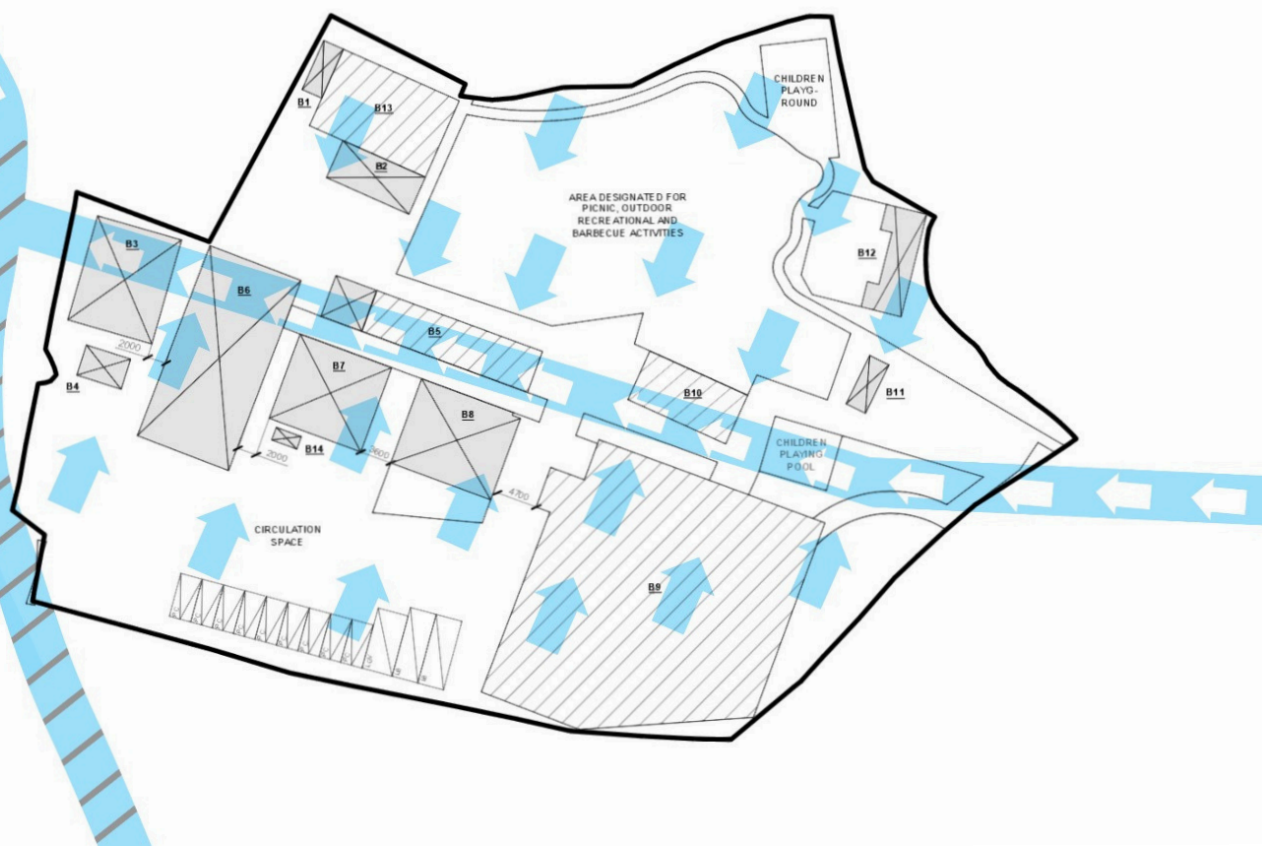
佈局設計圖



引至現有鄉村河

申請地段U形排水渠  
與門前暗渠接合

申請地段  
門前暗渠



A 點：





B 點：





C 點：



D 點：





E 點：





F 點：









G點：



H點：



I 點：





J 點：





K 點：



L 點 (申請範圍以外)





## M 點 (申請範圍以外)





建築物編號 STRUCTURE	用途 USE	層數 STOREY	高度 BUILDING HEIGHT	大約上蓋面積 GFA(ABOUT)	Fire Notes:
B1	農具展覽室	2	5.2m	30sq.m (上層: 15sq.m, 下層: 15.sq.m)	1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266–1:2016 and BS EN 1838:2013 and the FSD Circular Letter no.4/2021.
B2	寵物園	1	3.6m	46sq.m	2.Sufficient directional and exit sign shall be provided in accordance with BS 5266–1:2016 and FSD Circularsr letter No 5/2008.
B3	演講室	2	5.6m	228sq.m (上層: 108sq.m, 下層: 120sq.m)	3.Sufficient portable hand–operated approved appliance shall be provided as required by occupancy and as marked on plans.
B4	小食部	1	2.7m	18sq.m	4.A hose reel system should be provided in accordance with the FSI Cop 2022.
B5	免仔房連通風棚	1	3.5m	122sq.m (房: 18sq.m, 通風棚 104sq.m)	The hose reel system should be supplied by a 2.0m3 F.S Water tank.
B6	兒童教學室	2	5.3m	229sq.m (上層: 15sq.m, 下層: 214sq.m)	There shall be sufficient hose reel to ensure that every part of each buillind can be reached by a length of not more than 30m of hose reel tubing.The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
B7	兒童教學走廊	1	3.5m	111sq.m	5.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839–1:2017 and the FSD Circular Letter 6/2021 . One actuation point and one audio warning device to be located at each hose reel point.The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
B8	多功能兒童活動室	2	6.5m	229.m (上層: 110sq.m, 下層: 119sq.m)	6.Hose Reel pump(HR–P1,HR–P2&HR–JP) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
B9	有蓋廣場 (通風棚)	1	5.2m	936sq.m	7.Source of secondary power supply for FSI shall be provided.
B10	觀星台 (通風棚)	1	2.8m	73sq.m	
B11	倉庫	1	3.5m	15sq.m	
B12	園藝工作坊連通風棚	1	3.8m	89sq.m (工作坊 45sq.m, 通風棚 44sq.m)	
B13	雨天活動場地 (通風棚)	1	5.2m	154sq.m	
B14	廁所	1	3.0m	5.0sq.m	

INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED

Project:  
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 and Pond At Various Lots in D.D.111 and Adjoining Government Land,Pat Heung,Yuen Long

Title:  
Proposed Fire Service  
Installation Layout Plan

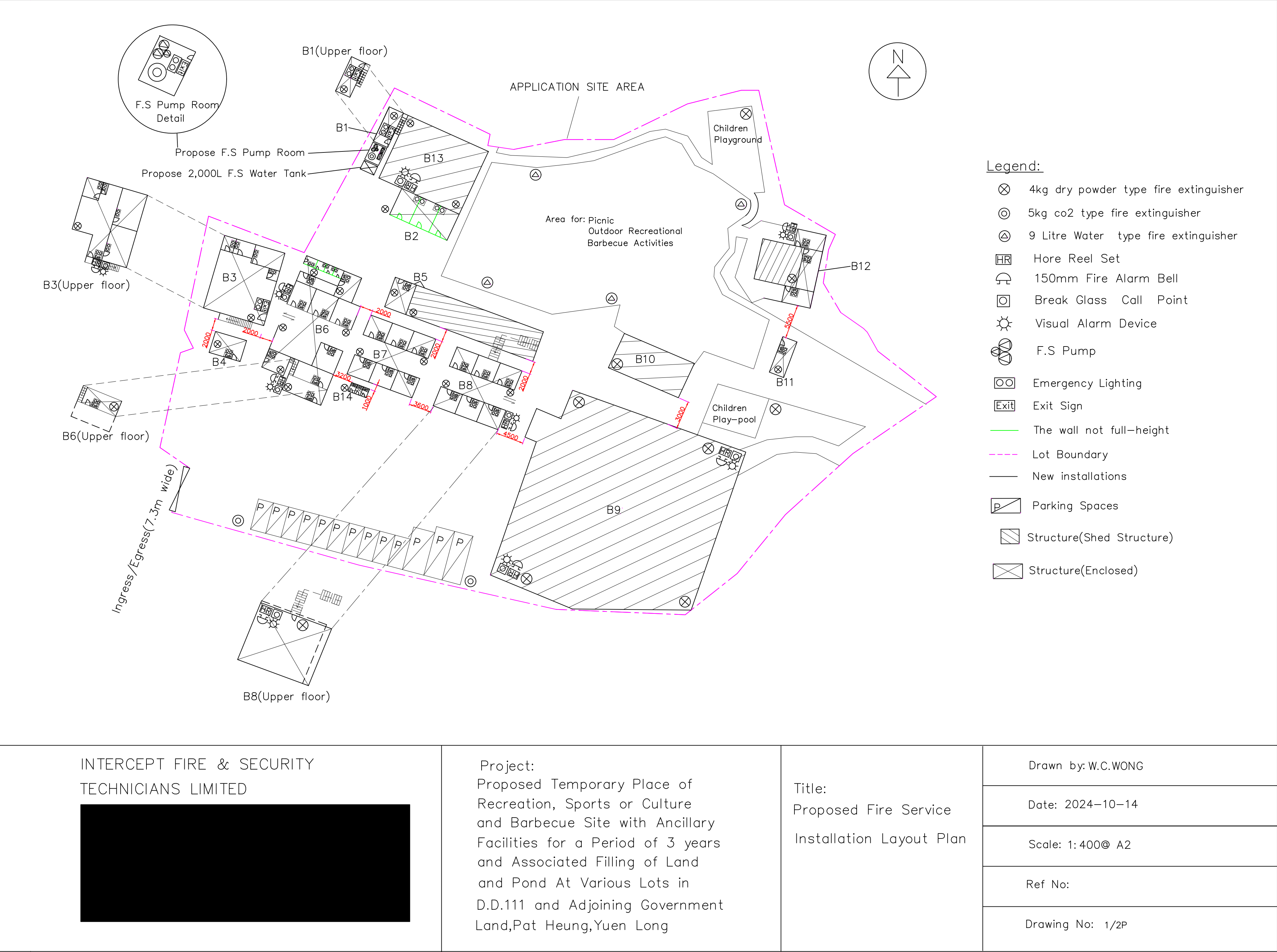
Drawn by: W.C.WONG

Date: 2024–10–14

Scale: NO Scale @ A3

Ref No:

Drawing No: 2/2P





盈卓物業  
顧問有限公司

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**

11 February 2025

Dear Sir,

**1<sup>st</sup> 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 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**

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業顧問有限公司' in the center.

**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**

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

- (i) The demolishing works for the unauthorised development within the application site (the Site) and area zoned as “Conservation Area” have been carried out by the applicant. Please refer to the photographic record showing the existing site condition provided by the applicant for details (**Annex I**).
- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)</b>		
(a)	Pond filling is generally not recommended from a fisheries viewpoint. Although the fish pond in the application site is currently of unknown status, it has the potential to be used for fish culture	No filling of pond will be carried out for the proposed development. The existing pond located in the southeast of the Site will be reserved for viewing purpose ( <b>Plan 1</b> ).
(b)	There are some mature trees within the subject site. The applicant shall be reminded to take necessary measures to avoid damage to the trees within the site. As the application site is also adjacent to a wooded area zoned as “Conservation Area”, the applicant is advised to avoid damages and disturbance to the wooded area adjacent to the southeastern/southern boundary of the site.	Existing trees within the Site will be preserved and maintained by the applicant. Kerbs will be provided to avoid damage to the existing trees. Boundary fencing will be erected along the Site to separate the Site and the adjacent woodland zoned as “Conservation Area”.

(c)	<p>The subject address does not associate with any licence granted by this department, nor have we received any application regarding this address. The Public Health (Animals and Birds) (Exhibitions) Regulations, Cap. 139F, regulates all persons who exhibit animals or birds in return for a fee paid by the public admitted to enter the venue for the exhibition. In that regards, the applicant will need to apply for license if he or she is exhibiting the animal for a fee. Please refer to the following link for details of the regulations.</p> <p>(<a href="https://www.pets.gov.hk/english/animal_business/exhibition_licence.html#tab_03">https://www.pets.gov.hk/english/animal_business/exhibition_licence.html#tab_03</a>)</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use after planning approval has been obtained from the Town Planning Board (the Board).</p>
<p><b>2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b>  <b>(Contact Person: Mr. Y.C. WONG; Tel: 2443 3474)</b></p>		
(a)	<p>The application site comprises Government Land (GL) and Old Schedule Agricultural Lot Nos. 3037 RP, 3039 and 3040 all in D.D. 111 held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land (GL) after planning approval has been obtained from the Board. No structure is proposed for domestic use.</p>
(b)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structure(s) and uses on Lots 3037 RP, 3039 and 3040 all in D.D. 111 which are already subject to lease enforcement actions according to case</p>	<p>The unauthorised structures or unlawful occupation of GL not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board. The applicant will apply for relevant approval to rectify the applied use accordingly.</p>

	<p>priority. The lot owner(s) should rectify/apply for regularization for the lease breaches as demanded by LandsD.</p> <p><u>Unlawful occupation of Government land adjoining the said private lot(s) covered by the planning application</u></p> <p>The Government land within the application site (about 1,823m<sup>2</sup> as mentioned in the application form) has been unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p> <p>If the planning application is approved, the lots owner(s) shall cease the occupation of GL and apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) of STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p> <p><u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u></p>	
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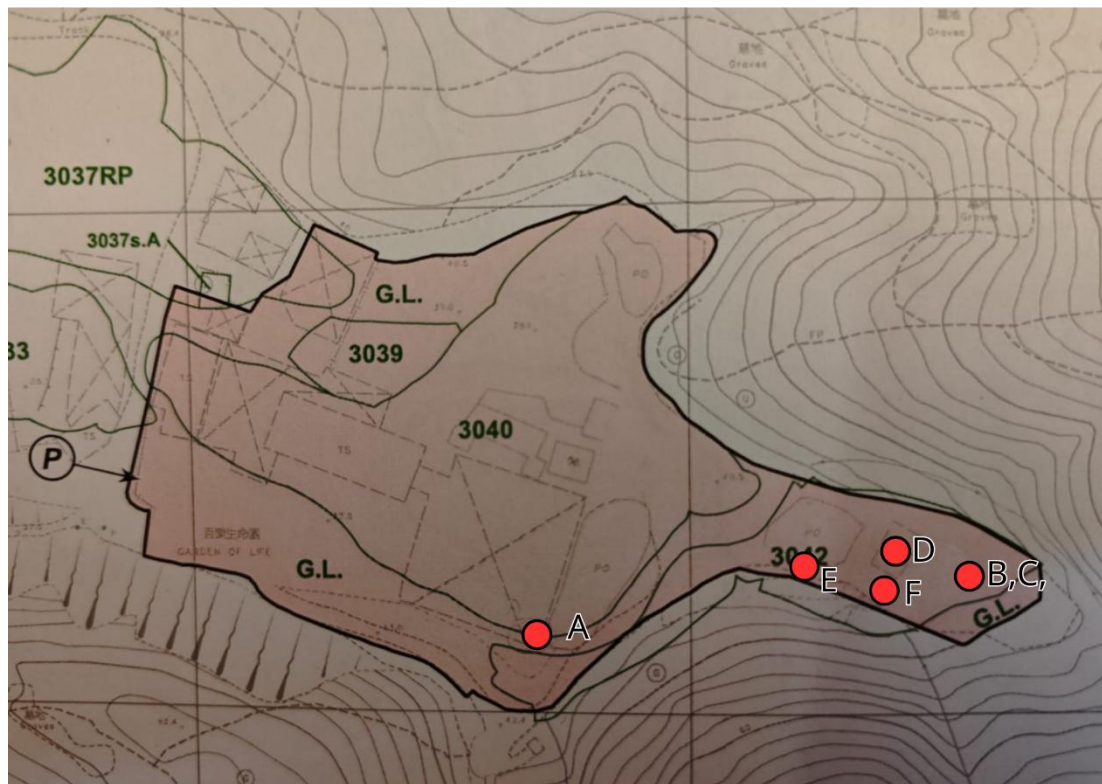


<p>There are unauthorised structure(s) within the said private lot(s) not covered by the subject planning application. The lot owner(s) should immediately regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining the said private lot(s) has been fenced off/illegal occupied with unauthorised structure(s) without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office serves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining the said private lot(s) has been fenced off/illegally occupied with unauthorised structure(s) without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the right to take necessary land</p>	
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	<p>control action against the illegal occupation of Government land without further notice.</p> <p>The lot owner(s)/applicant shall either remove the unauthorised structure not covered by the subject planning application immediately; or include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant department and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structures erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s) for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future.</p> <p>Unless and until the unauthorised structures are duly rectified by the lot owner(s) /applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	
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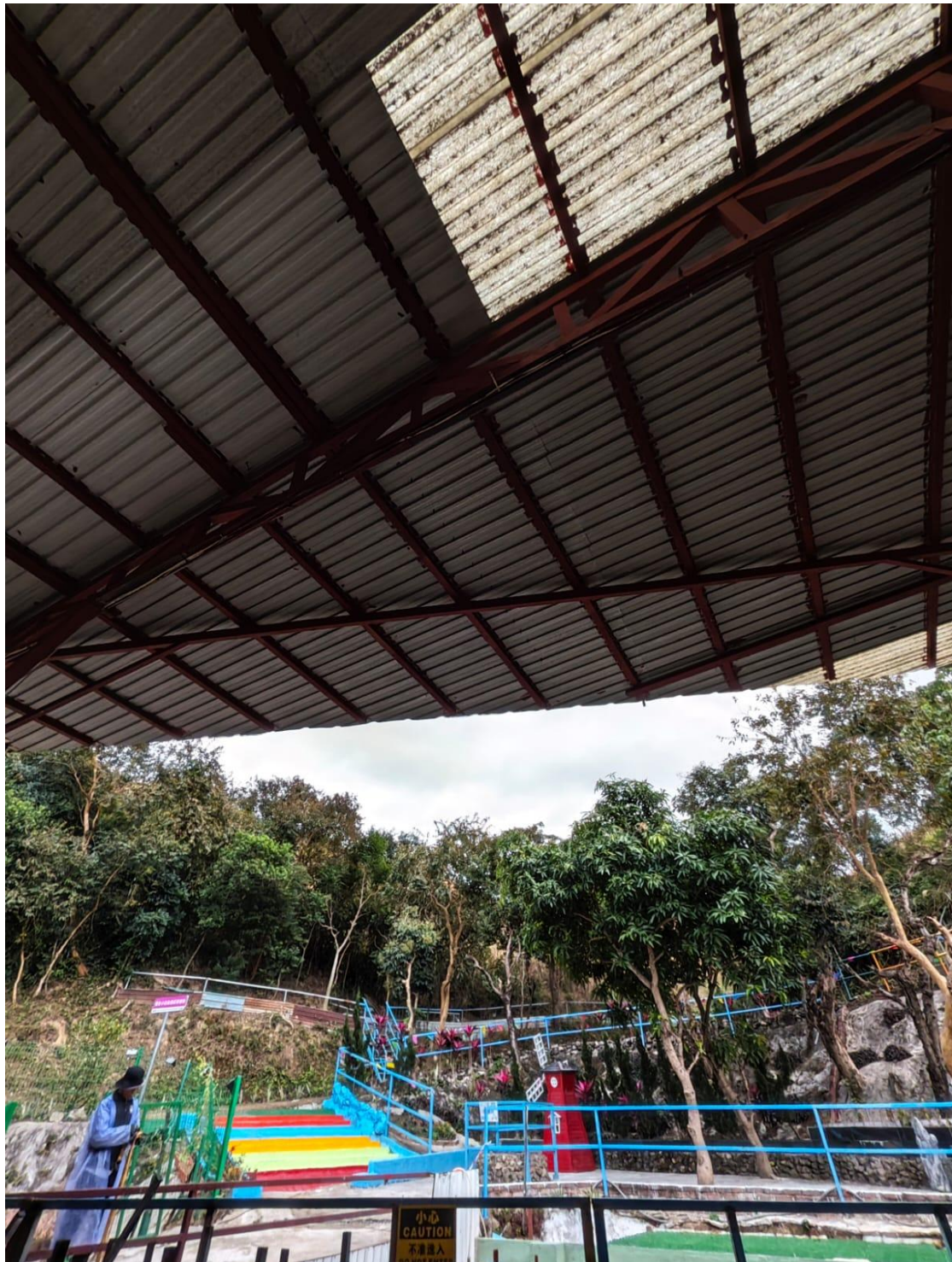
Application No. A/YL-PH/1037

Photographic Record Showing the Existing Site Condition





A:





B:

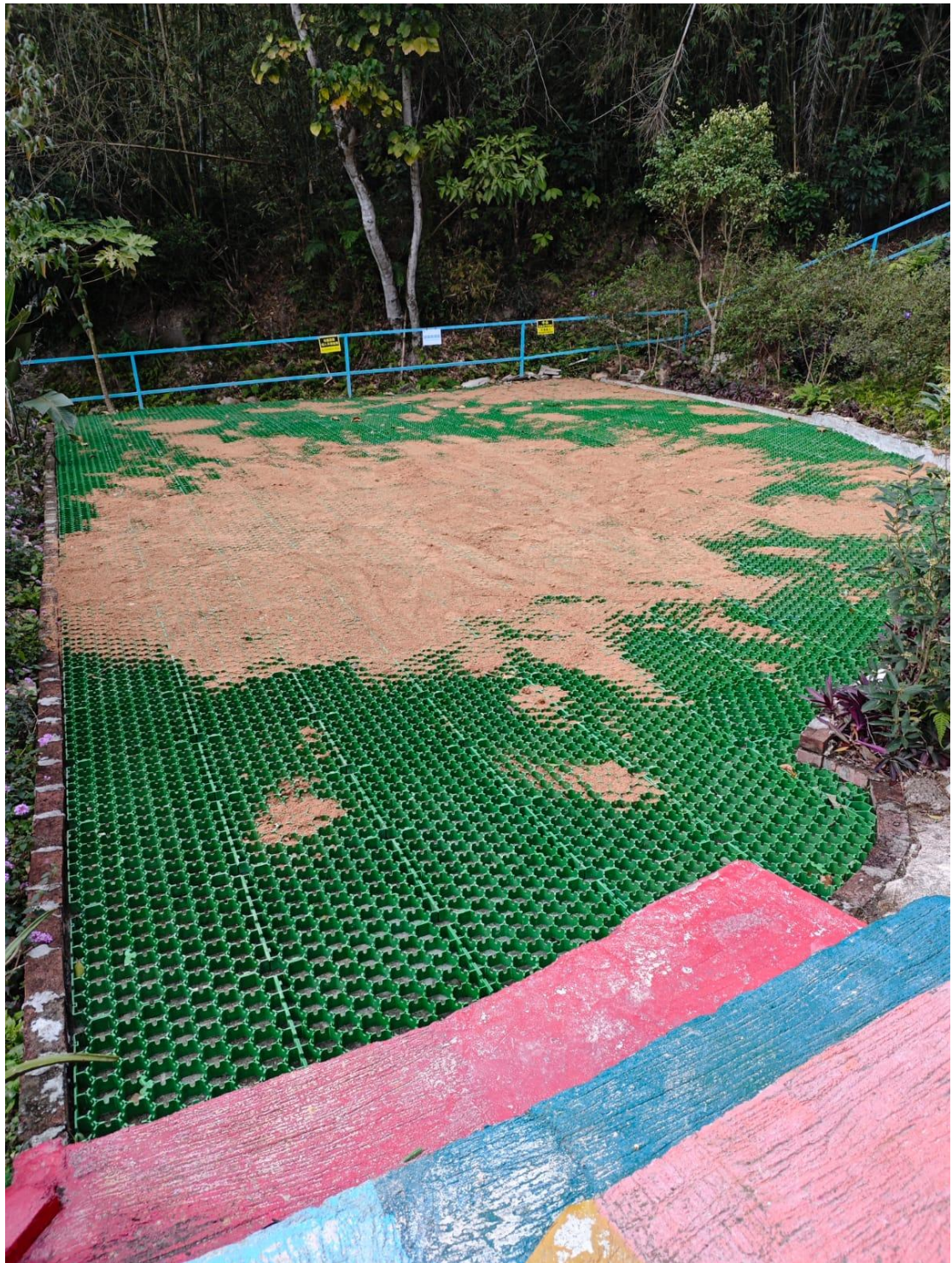




C:









D:





E:





F:



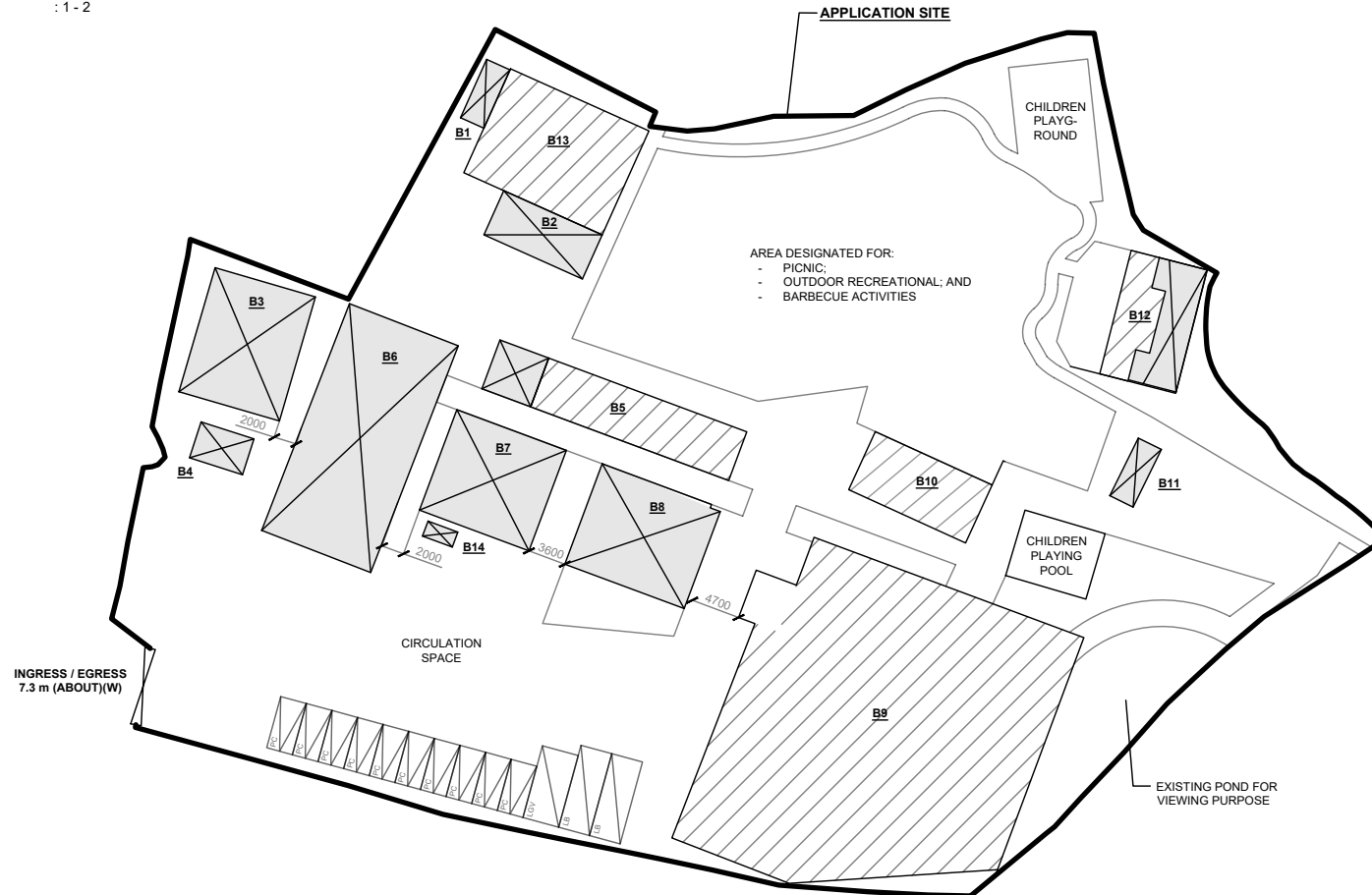
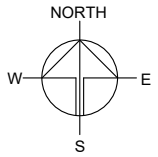




# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,593 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,932 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,661 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,183 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,183 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 6.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PLEASE REFER TO PLAN 5 FOR DETAILS OF STRUCTURES.



## 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

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	DATE
MN	2.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001





盈卓物業  
顧問有限公司

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**

14 April 2025

Dear Sir,

**2<sup>nd</sup> 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 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**

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter and '盈卓物業顧問有限公司' in the center.

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD



**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 proposed development is intended to provide a venue for place of recreation, sports or culture, barbecue site and ancillary facilities. The applicant will strictly follow the proposed scheme, and no other use will take place within the application site (the Site) during the planning approval period.
- (ii) The existing structures of the Site will be demolished by the applicant and developed in accordance with the proposed layout of the current application after planning approval has been obtained from the Town Planning Board.





顧問有限公司  
盈卓物業

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,

**3<sup>rd</sup> 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.

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**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 332m<sup>2</sup> (about). The existing pond (i.e. 170m<sup>2</sup>) shown on the layout plan refers to the portion of the existing pond within the Site.

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,593 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,932 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,661 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 29 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,183 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,183 m <sup>2</sup>	(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 <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	5.2 m (ABOUT)(2-STOREY)
B2	PET GARDEN	46 m <sup>2</sup> (ABOUT)	46 m <sup>2</sup> (ABOUT)	3.6 m (ABOUT)(1-STOREY)
B3	FARMING LECTURE ROOM	120 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT) <sup>#1</sup>	5.6 m (ABOUT)(2-STOREY)
B4	REFRESHMENT KIOSK	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	2.7 m (ABOUT)(1-STOREY)
B5**	PET GARDEN	122 m <sup>2</sup> (ABOUT)	122 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	CHILDREN LEARNING CENTRE	214 m <sup>2</sup> (ABOUT)	229 m <sup>2</sup> (ABOUT) <sup>#2</sup>	5.3 m (ABOUT)(2-STOREY)
B7	CHILDREN LEARNING CENTRE	111 m <sup>2</sup> (ABOUT)	111 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	MULTI-FUNCTION ROOM FOR CHILDREN ACTIVITIES	119 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT) <sup>#3</sup>	6.5 m (ABOUT)(2-STOREY)
B9*	RAIN SHELTER FOR ACTIVITY PLAZA	832 m <sup>2</sup> (ABOUT)	832 m <sup>2</sup> (ABOUT)	5.2 m (ABOUT)(1-STOREY)
B10*	OBSERVATORY VIEWING DECK	73 m <sup>2</sup> (ABOUT)	73 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B11	STORAGE OF MISCELLANEOUS GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12**	AGRICULTURAL DEMONSTRATION CENTRE	89 m <sup>2</sup> (ABOUT)	89 m <sup>2</sup> (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B13*	RAIN SHELTER FOR CHILDREN ACTIVITY	153 m <sup>2</sup> (ABOUT)	153 m <sup>2</sup> (ABOUT)	5.2 m (ABOUT)(1-STOREY)
B14	WASHROOM	5 m <sup>2</sup> (ABOUT)	5m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,932 m <sup>2</sup> (ABOUT)	2,183 m <sup>2</sup> (ABOUT)	

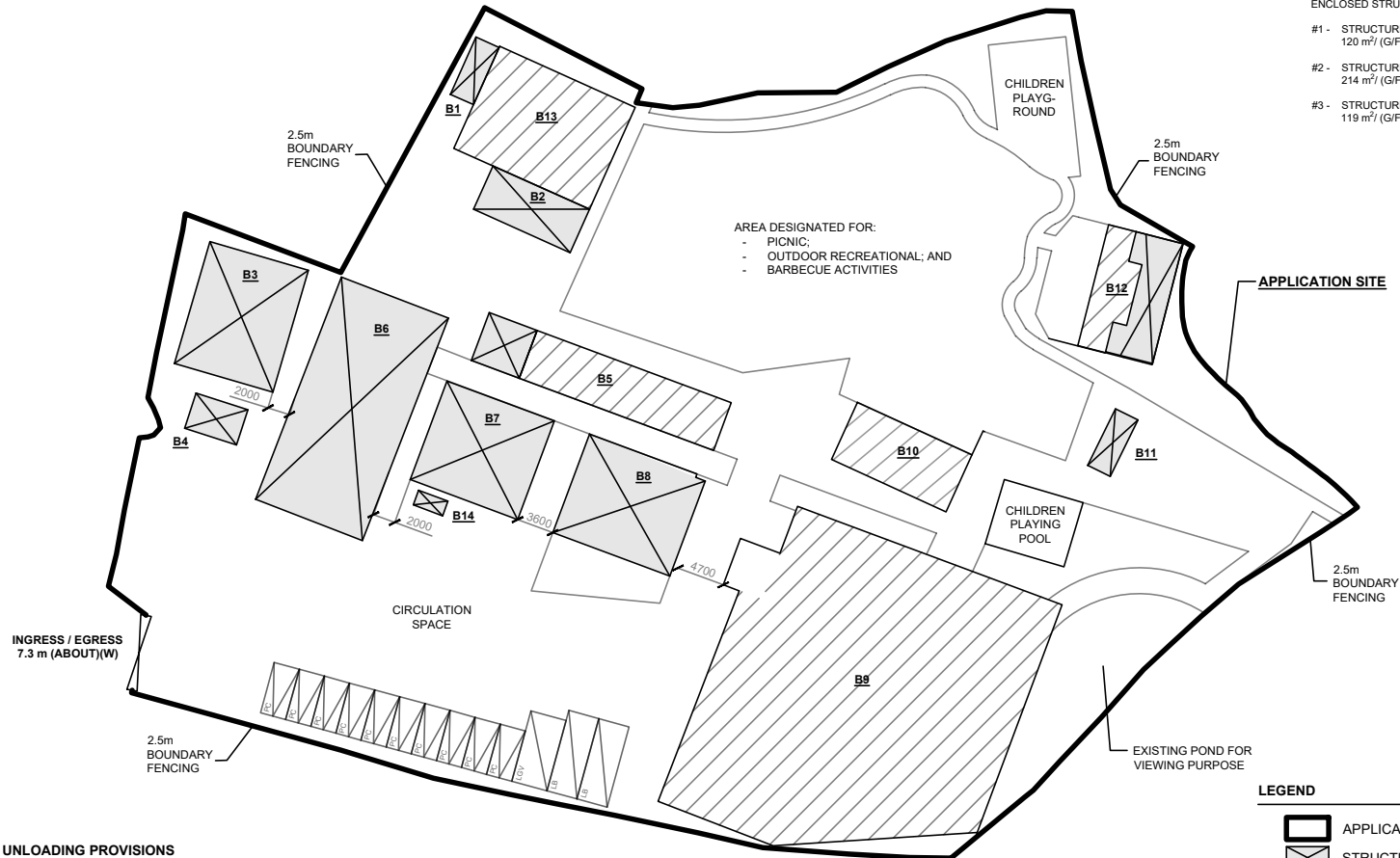
\*STRUCTURES B9, B10 AND B13 ARE SHED STRUCTURES

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

#1 - STRUCTURE B3 GFA CALCULATION:  
120 m<sup>2</sup> (G/F) + 110 m<sup>2</sup> (1/F) = 230 m<sup>2</sup> (ABOUT)

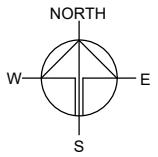
#2 - STRUCTURE B6 GFA CALCULATION:  
214 m<sup>2</sup> (G/F) + 15 m<sup>2</sup> (1/F) = 229 m<sup>2</sup> (ABOUT)

#3 - STRUCTURE B8 GFA CALCULATION:  
119 m<sup>2</sup> (G/F) + 111 m<sup>2</sup> (1/F) = 230 m<sup>2</sup> (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	DATE
MN	2.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001





顧問有限公司  
盈卓物業

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,

**4<sup>th</sup> 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]

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[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
<b>1. Comments of the Director of Environmental Protection (DEP)</b>		
(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 (<b>Plan 1</b>). 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 <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,932 m <sup>2</sup>	(ABOUT)
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BUILDING HEIGHT	: 2.7 m - 6.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

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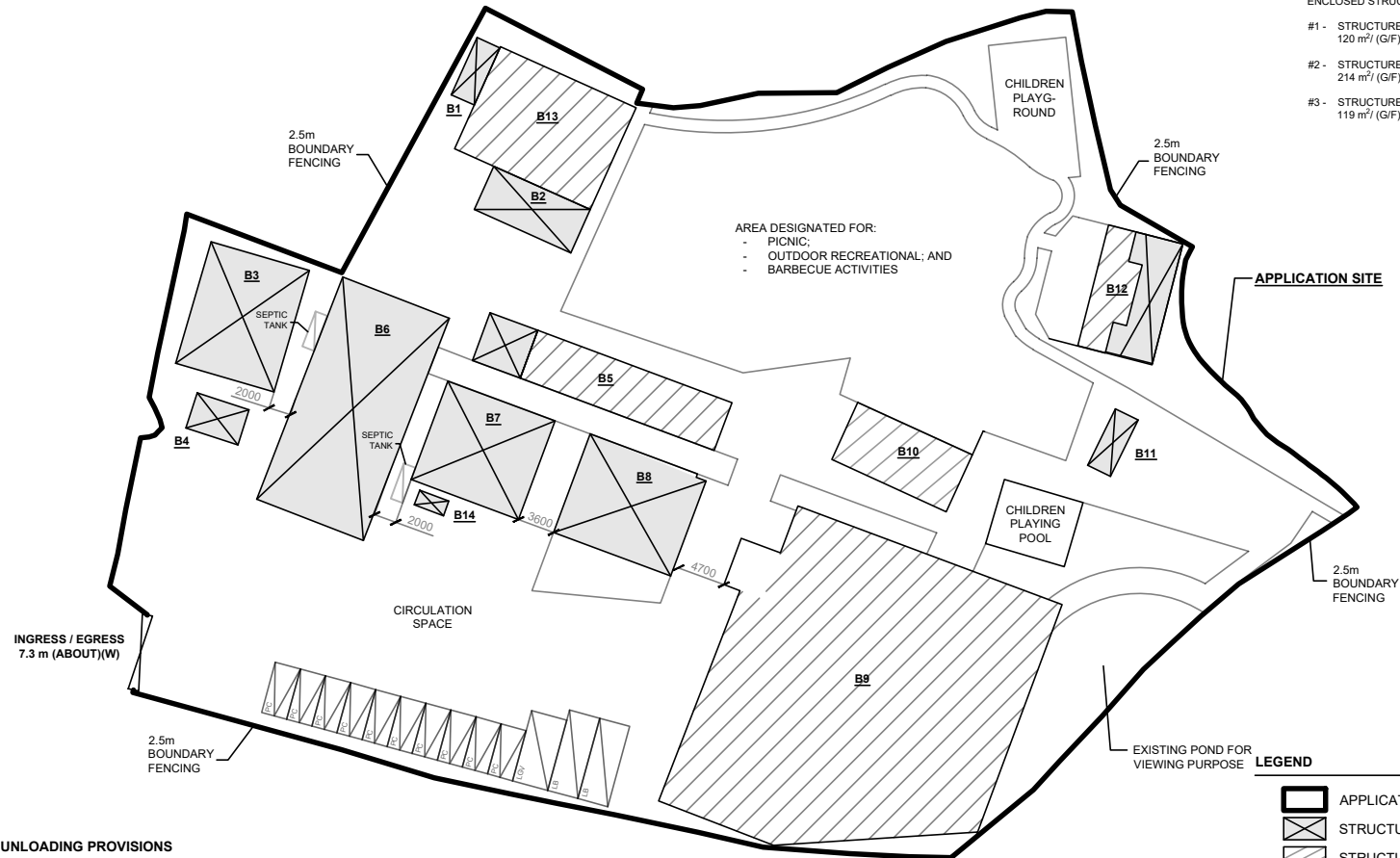
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#2 - STRUCTURE B6 GFA CALCULATION:  
214 m<sup>2</sup> (G/F) + 15 m<sup>2</sup> (1/F) = 229 m<sup>2</sup> (ABOUT)

#3 - STRUCTURE B8 GFA CALCULATION:  
119 m<sup>2</sup> (G/F) + 111 m<sup>2</sup> (1/F) = 230 m<sup>2</sup> (ABOUT)

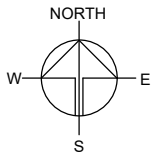


## PARKING AND LOADING / UNLOADING PROVISIONS

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)

## 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

**Previous Applications involving the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-PH/301	Temporary Horse Riding School with Ancillary Barbecue Area and Field Study Centre for a Period of 3 Years	22.10.1999
2.	A/YL-PH/418	Temporary Horse Riding School with Ancillary Barbecue Area and Field Study Centre for a Period of 3 Years	3.1.2003
3.	A/YL-PH/527	Temporary Horse Riding School with Ancillary Barbecue Area and Field Study Centre for a Period of 3 Years	15.9.2006
4.	A/YL-PH/592	Renewal of Planning Approval for Temporary Horse Riding School with Ancillary Barbecue Area and Field Study Centre use for a Period of 3 Years	4.9.2009 (Revoked on 4.3.2010)
5.	A/YL-PH/615	Temporary Horse Riding School with Ancillary Barbecue Area and Field Study Centre for a Period of 3 Years	14.1.2011 (Revoked on 14.7.2012)
6.	A/YL-PH/753	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	13.10.2017 (Revoked on 13.4.2018)
7.	A/YL-PH/795	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 (Revoked on 21.5.2021)

**Rejected Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reasons</b>
A/YL-PH/651	Temporary Horse Riding School with Ancillary Barbecue Area and Field Study Centre for a Period of 3 Years	2.8.2013	(1) and (2)

**Rejection Reasons**

- (1) The proposed development was considered not acceptable from fire safety point of view.
- (2) Previous planning permissions granted to the applicant under Applications No. A/YL-PH/592 and 615 were revoked due to non-compliance with approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning applications for temporary uses which were also



subject to the requirement to comply with the approval conditions, thus nullifying statutory planning control.

**Government Departments' General Comments**

**1. Traffic**

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the application site (the Site) received in the past three years; and
- advisory comments are at **Appendix IV**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection to the application from public drainage point of view;
- the submitted drainage proposal with photo record of the implemented drainage facilities is considered acceptable; and
- approval condition requiring the maintenance of the existing/approved drainage facilities under the previous application (No. A/YL-PH/795) for the applied uses should be included in the planning permission.

#### **4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are at **Appendix IV**.

#### **5. Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site is within the “Residential (Group D)” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied uses is anticipated; and
- advisory comments are at **Appendix IV**.

#### **6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- it is noted that 14 structures are proposed in the application; and
- advisory comments are at **Appendix IV**.

#### **7. Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the planning application from a fisheries viewpoint, as there is no pond filling or relevant earthworks will be undertaken and some measures have been proposed to protect the trees within/near the Site;
- no objection to the application from nature conservation point of view. There are some mature trees within the Site. The applicant shall be reminded to take necessary measures to avoid damages to the trees within the Site. As the Site is also adjacent to a wooded area zoned as “Conservation Area”, the applicant is advised to avoid damages and disturbance to the wooded area adjacent to the south-eastern/southern boundary of the Site; and
- advisory comments are at **Appendix IV**.



**8. District Office's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment received from the locals upon close of consultation.

**9. Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Food and Environmental Hygiene;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) to resolve any land issues relating to the applied uses with the concerned owner(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:

**Unauthorized structure(s) and unlawful occupation of Government land (GL) covered by the application**

- (i) there are unauthorized structure(s) and uses on the Lots 3037 RP, 3039 and 3040 covered by the application, all in D.D. 111, which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation for the lease breaches as demanded by LandsD;
- (ii) the GL covered by the application (about 1,833m<sup>2</sup> as mentioned in the application) has been unlawfully occupied without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). This office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
- (iii) the lot owner(s) shall cease the occupation of GL and apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;

**Unauthorized structure(s) and unlawful occupation of GL not covered by the application**

- (iv) there are unauthorized structure(s) on the said private lot(s) not covered by the application. The lot owner(s) should immediately regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (v) the GL adjoining the said private lot(s) not covered by the application have been fenced off/illegally occupied with unauthorized structure(s) without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and

- (vi) the lot owner(s)/applicant shall either remove the unauthorized structure(s) not covered by the subject application immediately; or include the unauthorized structure(s) in the subject application for further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a STW to permit the structure(s) erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future;
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) the proposed access arrangement of the Site should be commented and approved by TD;
  - (ii) HyD is not responsible for the maintenance of proposed access connecting the Site and Kam Tin Road; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection that:
  - (i) no public announcement system, portable loudspeaker or any form of audio amplification system shall be used at the Site, as proposed by the applicant, during the planning approval period;
  - (ii) the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisance;
  - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;



- (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
  - (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
- (i) the installation/maintenance/modification/repair work of fire installation services shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW

as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at the building plan submission stage;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that :
- (i) necessary measures shall be taken to avoid damages to the mature trees within the Site. As the Site is adjacent to a wooded area zoned as “Conservation Area”, the applicant shall avoid causing damages and disturbance to the wooded area adjacent to the south-eastern/southern boundary of the Site; and
  - (ii) the subject address is not associated with any licence granted by this department, nor have they received any application regarding this address. The Public Health (Animals and Birds) (Exhibitions) Regulations (Cap. 139F) regulates all persons who exhibit animals or birds in return for a fee paid by the public admitted to enter the venue for the exhibition. In that regards, the applicant will need to apply for license if he or she is exhibiting the animal for a fee. Details of the regulations are at [https://www.pets.gov.hk/english/animal\\_business/exhibition\\_licence.html#tab\\_03](https://www.pets.gov.hk/english/animal_business/exhibition_licence.html#tab_03);
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - (ii) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (iii) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (Cap. 132X):

- if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
  - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
  - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
- (iv) when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority;
- (v) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
- (vi) the operation of the eating place must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (vii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment, for example, a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (viii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also,



for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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From: [REDACTED]  
Sent: 2024-12-05 星期四 03:04:32  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Re: A/YL-PH/1037 DD 111 Pat Heung Res D

A/YL-PH/1037 Bunny Wonderland

Lots 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long

Site area: 6,593sq.m Includes Government Land of about 1,833sq.m

Zoning: "Res (Group D)"

Applied Use: Hobby Farm / BBQ / 13 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So, 1020 also withdrawn and back with a more ambitious plan that incorporates almost 2,000sq.mt Government Land.

*An area of 4,773 m<sup>2</sup> (about) have already been filled with concrete with existing site level of +37.6mPD. (Plan 6). The hard-paved area is intended to facilitate a flat surface for site formation of structures, footpath, parking and loading/unloading (L/UL) spaces and circulation area. Therefore, the associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site*

As the new plan includes an additional 25 BBQ pits the Hobby Farm feature has clearly no legitimacy.

*The applicant seeks to operate the proposed development **by providing large amount of open space at the Site**, to promote healthy living through agricultural and recreational activities, as well as to alleviate pressure and achieve social harmony.*

BUT THE MAJORITY OF THE SITE IS FILLED IN WITH COVERED BUILDINGS

*For approval condition (h), during the operation of the previous application, the applicant submitted a FSIs proposal for compliance with condition, and the submission was considered acceptable by D of FS. The applicant subsequently commenced the implementation works of the accepted FSIs proposal. **However, due to the reduced number of visitors at the Site, the applicant did not have sufficient funding to complete the remaining phase of the FSIs, hence, the construction works were temporarily put on hold.***

THIS JUSTIFICATION IS TOTALLY UNACCEPTABLE. THE STATEMENT IS NOT COMPATIBLE WITH THE CLAIM THAT THERE IS STRONG DEMAND FOR THIS TYPE OF OPERATION. AND NO GUARANTEE THAT THE FIRE CONDITIONS WILL BE FULFILLED AS THE NUMBER OF VISITORS MAY AGAIN NOT BE SUBSTANTIAL.

Members have no justification in approving a plan that includes the addition of public land when there is a high degree of uncertainty with regard to the viability of the operation and the probability that excuses may again be made for failure to fulfil essential conditions.

FULFILLING CONDITIONS IS THE RESPONSIBILITY OF THE OPERATOR AND A COST THAT MUST BE FACTORED IN.

Approval of the application would set an undesirable precedent that going forward conditions are not mandatory.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Monday, 26 August 2024 3:35 AM HKT  
**Subject:** Re: A/YL-PH/1020 DD 111 Pat Heung Res D

A/YL-PH/1020 Bunny Wonderland  
Lots 3037 S.A, 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining  
Government Land, Pat Heung, Yuen Long  
Site area: About 5,023.39m<sup>2</sup>  
Zoning: "Res (Group D)"  
Applied Use: Hobby Farm / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

998 withdrawn and a further reduction in size of site.

The Planning Statement does not allow copy so no translation possible but it appears that 3,236sq.mts of the site are filled in.

This is excessive for an operation that purports to be a 'hobby farm'.

Previous objections relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Friday, 5 April 2024 3:01 AM HKT  
**Subject:** A/YL-PH/998 DD 111 Pat Heung Res D

A/YL-PH/998 Bunny Wonderland

Lots 3037 S.A, 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining  
**Government Land, Pat Heung, Yuen Long (ERROR)**



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Site area: About 5,512m<sup>2</sup> **Includes Government Land of about 3,000 m<sup>2</sup> (ERROR no GL included)**

Zoning: "Res (Group D)"

Applied Use: Hobby Farm / Vehicle Parking ??

Dear TPB Members,

So, as inevitable, conditions for 753 not fulfilled. Approval revoked in 2021 for failure to fulfil FIRE conditions.

Applicant subsequently filed Application 926 that was withdrawn and is now back with a reduced footprint that has excised the Government Land.

Members must question why the operation was not suspended as this is actually a defacto theme park with very little gardening activity. This is geared towards families so quite shocking that fire regulations have not been implemented.

Members have a duty with regard to public security and safety to ask questions into the real nature of the operation and if any progress has been made re fire installations.

In addition they should question whether the government land has been restored and returned.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Monday, 19 November 2018 2:53 AM HKT  
**Subject:** A/YL-PH/795 DD 111 Pat Heung Res D

Dear TPB Members,

All one say about the application is that it is really 'taking the piss'.

Yet again the Applicant has failed to comply with the fire regulations despite the fact that there are many buildings on the site and facilities include some for children and karaoke, an activity that has a long and inglorious relationship with fatal fires.

So go ahead, approve the application again and bear responsibility if there is a fire in this remote location far from a fire station.

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, July 16, 2017 3:35:54 AM  
**Subject:** A/YL-PH/753 DD 111 Pat Heung Res D

A/YL-PH/753

Lots 3037 S.A, 3037 RP (Part), 3039 and 3040 (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long

Site area : About 8,530 m<sup>2</sup> Includes Government Land of about 3,000 m<sup>2</sup>

Zoning : "Res (Group D)"

Applied Use : Hobby Farm

Dear TPB Members,

On 2 August 2013 you rejected an application for a riding school with reference to previous issues related to fire and non compliance.

(a) the proposed development was considered not acceptable from fire safety point of view; and  
(b) previous planning permissions granted to the applicant under Applications No. A/YL-PH/592 and 615 were revoked due to non-compliance with approval conditions.  
Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning applications for temporary uses which were also subject to the requirement to comply with the approval conditions, thus nullifying statutory planning control.

However the Gist states that the site is 'occupied by 27 temporary structures of 1-2 storeys for agricultural demonstration and exhibition area, pet garden, classroom, ancillary storage and office use. The site is operating Mondays to Sundays from 9am to 6pm.' This indicates that there has been an illegal operation for some time.

Moreover there are karaoke and other 'rooms' that indicate that this is more a night club than a hobby farm. There is also the issue of parking as such an activity must attract a number of vehicles.

I trust that members will carefully scrutinize the application. Also alert our new Sec for Development to check out the site for housing potential. This site is 40% government land and twice the size of recently approved 4,100sqmts:

Section 16 Application No. A/KC/447 Proposed Minor Relaxation of Domestic Plot Ratio Restriction for Public Housing Development; and inclusion of part of "Green Belt" Zone (about 1%) as part of the Public Housing Development in "Green Belt" and "Residential (Group A)" Zones, Vacant site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung (Open Meeting) **Approved with Condition**

Mary Mulvihill



長春社 Since 1968

The Conservancy Association

6<sup>th</sup> December 2024

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



By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-PH/1037

The Conservancy Association (CA) would express concerns on the captioned application.

**Adverse environmental impacts**

Some of the environmental issues below should be considered and handled in proper:

- Impact on trees: It seems that the proposed development would be in conflict with some existing trees. However, currently no tree survey and other related documents are provided to evaluate if any impacts would be anticipated, and if any mitigation measures would be necessary.
- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, and so on. All these would help identify source of environmental impacts and then suggest





長春社

Since 1968

The Conservancy Association

measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully,  
The Conservancy Association