

2024年 4月 2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。

Appendix I of RNTPC
Paper No. A/YL-TT/643B

This document is received on - 2 APR 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

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

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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT / 643
	Date Received 收到日期	- 2 APR 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)

Happy Farm HK Limited 開心花園有限公司

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 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
(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 17,660 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,744 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)	..... 92 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 Tai Tong Outline Zoning Plan : S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Open Storage" Zones
(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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]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)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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 14/03/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 13/03/2024 (DD/MM/YYYY)[&]
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[&]

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

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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, Barbecue Site, Shop and Services 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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	14,916	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,744	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	28		
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	2,744	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,744	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	25
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)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
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)	2 (Minibus)

Proposed operating hours 擬議營運時間 09:00 to 22:00 daily, including public holidays																																
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Accessible from Tai Tong Shan Road via a local access <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) <input type="checkbox"/>																														
(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。)																																
(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？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否 <input type="checkbox"/>	<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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 4,232 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 <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																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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"/>
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"/>																														

	<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>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。


Please refer to the supplementary statement.

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)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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 Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

21/03/2024

(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 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	17,660 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 92 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	"Agriculture" and "Open Storage" zones
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 3 <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, Barbecue Site, Shop and Services 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	2,744 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.16 <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	28	
(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	2.5 to 6 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	16 % <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 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) _____ _____		25 25 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) Minibus _____ _____		3 1 (LGV) 2 (Minibus)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
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, Plan showing the zoning, land status and paved ratio of the Site, Swept path analysis, FSIs proposal, Drainage proposal, Landscape proposal, Photographic record of the existing run-in/out		
Reports 報告書		
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.117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture, Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 As demand for recreational facilities and hobby farming has been growing recently, the applicant would like to operate their recreational premises, with the addition of barbecue site and shop and services to support the local tourism industry. The proposed development would better utilize the Site by converting deserted agricultural land to green space for the enjoyment of the public. The proposed development could also help to preserve green spaces and promote sustainable farming practices in the New Territories.
- 1.3 In addition, the proposed development cooperates with schools to offer half-day or full-day educational tours to provide hands-on farming practices and interactive learning experiences for students. It helps the students deepen their understanding of farming concepts and develop practical skills. The proposed development is therefore bridging connections between schools, students, and local agriculture. It helps preserve and promote sustainable farming within the community.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") and "Open Storage" ("OS") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied uses are either a column 2 use; or not a column one nor two use within the subject zones, hence, require planning permission from the Board. Majority of the Site (i.e. 10,596m², 60% of the Site) will be reserved as farm area, which is similar to the always permitted agricultural use within the "AGR" zone. Approval of the current application on a temporary basis would therefore not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories.

- 2.2 The Site is located in an area which is predominantly rural fringe intermixed with agricultural land and residential uses. The nature of the proposed development is considered not incompatible with the surrounding area. The application site of the similar planning application (No. A/YL-TT/515) for 'hobby farm' use is located at approximately 150m north of the Site, the application was approved by the Board on a temporary basis in 2021. As similar application has been approved by the Board previously, approval of the current application would not set an undesirable precedent of the "AGR" and "OS" zones.
- 2.3 Furthermore, majority of the Site is the subject of 3 previous applications (Nos. A/YL-TT/394, 417 and 505) for the similar use that were submitted by different applicant. As these applications were approved by the Board between 2016 and 2021, approval of the current application is in line with the Board's previous decisions. When compared to the latest planning application (No. A/YL-TT/505), the site area is increased from 10,370m² to 17,660m² (+7,290m², +70%) to comprise the adjacent pieces of land (i.e. Lots 1347 (Part) and 1398 (Part) in D.D.117) as farm area. The other major development parameters, including the gross floor area (GFA), site coverage and no. of structures are slightly revised to meet the operational need of the proposed development while the no. of parking and loading/unloading (L/UL) spaces and operation hours remain unchanged.
- 2.4 In support of the application, the applicant submitted photographic records of the existing run-in/out, as-built drainage plan, fire service installations (FSIs) and landscape proposals to mitigate potential impact arisen from the proposed development (**Appendices I to IV**).

3) Development Proposal

- 3.1 The Site occupied an area of 17,660 m² (about), including 92m² of GL (about) (**Plan 3**). 28 structures are proposed at the Site for storage of tools and BBQ pits, reception, shop and services, rain shelter for BBQ and recreational activities, covered children playing area, water tank for landscaping use, guard house and portable toilet with total GFA of 2,744 m² (**Plan 4**). Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	17,660 m ² (about), including 92 m ² of GL (about)
Covered Area	2,744 m ² (about)
Uncovered Area	14,916 m ² (about)
Plot Ratio	0.16 (about)
Site Coverage	16% (about)
Number of Structure	28
Total GFA	2,744 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,744 m ² (about)
Building Height	2.5 m – 6m (about)
No. of Storey	1

- 3.2 Majority of the Site (i.e. 10,596m², 60%) is reserved for farm area for the enjoyment of visitor (**Plan 6**). Portions of the Site have already been filled with concrete (i.e. 4,232m²) of not more than 0.2m in depth and gravel (i.e. 1,088m²) (**Plan 6**). The filled land is to facilitate a flat surface for site formation of structures, barbecue area, parking and 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. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out during the planning approval period.
- 3.3 The Site is accessible from Tai Tong Shan Road via a local access (**Plan 1**). The proposed development is operated from 09:00 to 22:00 daily, including public holidays. 15 staff will work at the Site. It is estimated that the proposed development would attract not more than 80 visitors per day. Visitors are required to pay entrance fee and make prior appointment to access the Site and the use of parking spaces, this could help regulate the use of parking spaces and prevent excessive number of vehicles and visitors to the Site and affect the public. No walk-in visitor is allowed at the Site.
- 3.4 Large amount of the Site (i.e. 10,596m², 60%) is designated as farm area for the use of visitors. Pesticides will not be used at the Site to promote organic farming. Types of crops will be grown at the Site include fruit and vegetable. Crops are free to be carried away by visitors.

Other facilities provided at the Site, such as barbecue area, rain shelter for recreational activities (for ball games, card games, yoga etc.) are also available at the Site. As there are no restaurants in close proximity to the Site, covered barbecue area (with no more than 40 barbecue pits) and a fresh provision shop (where chilled/frozen meat will be sold at structure B2) are provided for site visitors only.

- 3.5 A total of 28 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision of the Proposed Development

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	5
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	20
Light Goods Vehicle L/UL Space - 3.5 m (W) x 7 m (L)	1
Minibus L/UL Space - 3 m (W) x 8 m (L)	2

- 3.6 One 5 m (about) wide ingress/egress is provided at the southern part of the Site (**Plan 4**). No medium and heavy goods vehicles, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 7**). Staff will be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure pedestrian safety to/from the Site. As trip generation and attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		Minibus		LGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	15	8	1	1	1	1	27

Trips at <u>PM peak</u> per hour (18:00 – 19:00)	10	12	1	1	1	1	26
Traffic trip per hour (average)	5	5	0.5	0.5	0.5	0.5	12

- 3.7 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. Garbage or other forms of waste will be taken away by staff to the nearest refuse collection point regularly by the use of trolleys.
- 3.8 As chilled/frozen meat will be sold at the Site to support the barbecue activities, the applicant will submit application to obtain fresh provision shop license from Food and Environmental Hygiene Department after planning permission has been granted by the Board.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of photographic records of the existing run-in/out, as-built drainage plan, FSIs and landscape proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I to IV**).
- 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, Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’.

R-riches Property Consultants Limited

March 2024

APPENDICES

Appendix I	Photographic Records of the Existing Run-In/Out
Appendix II	As-Built Drainage Plan
Appendix III	Fire Service Installations Proposal
Appendix IV	Landscape Proposal

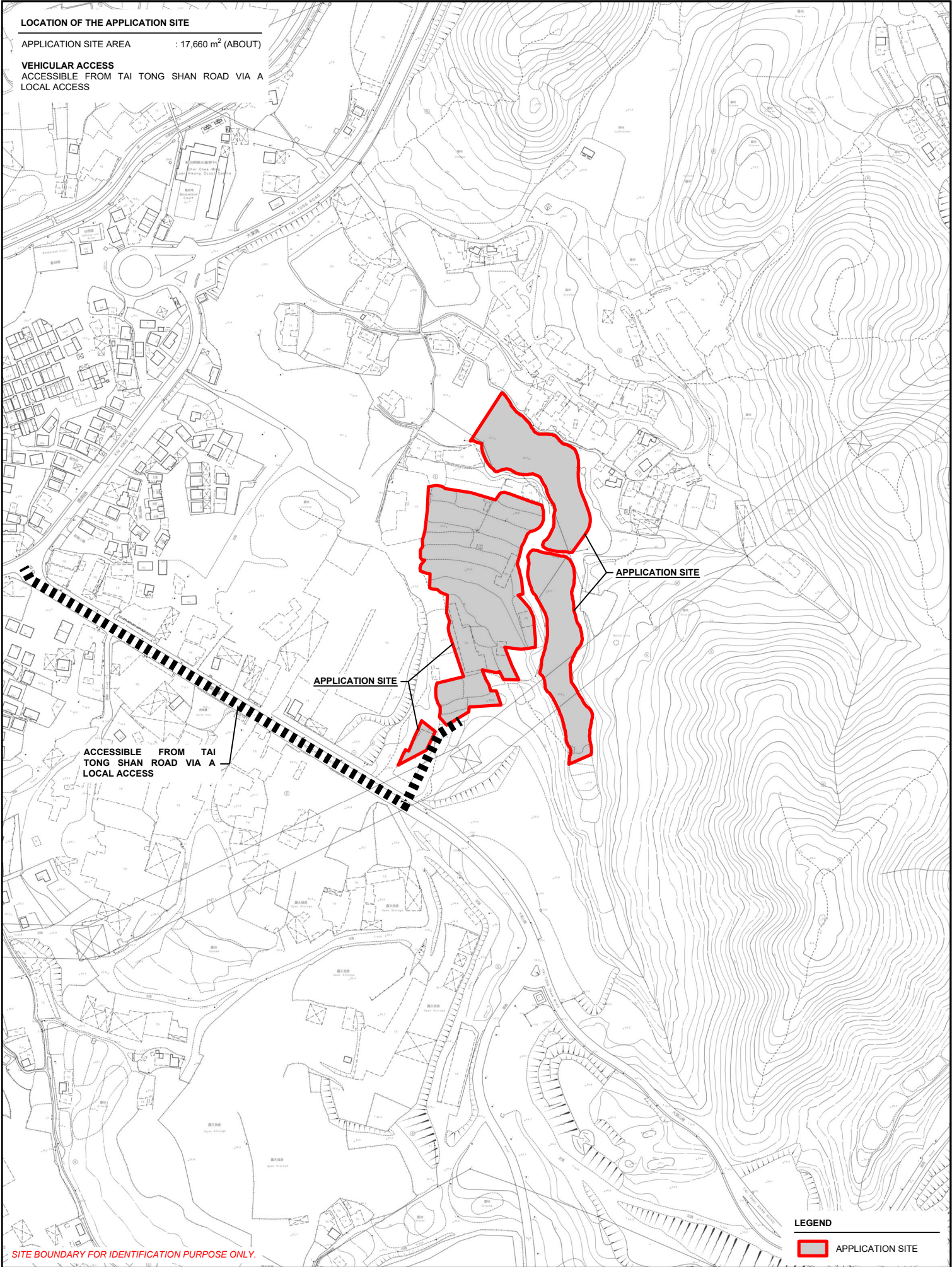
LIST OF PLANS

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A
LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE	
			1 : 3500 @ A4		LOCATION PLAN	
	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	DRAWN BY	DATE	DWG NO.	VER.
			MN	7.3.2024		
			REVISED BY	DATE	PLAN 1	001
			OL	11.3.2024		

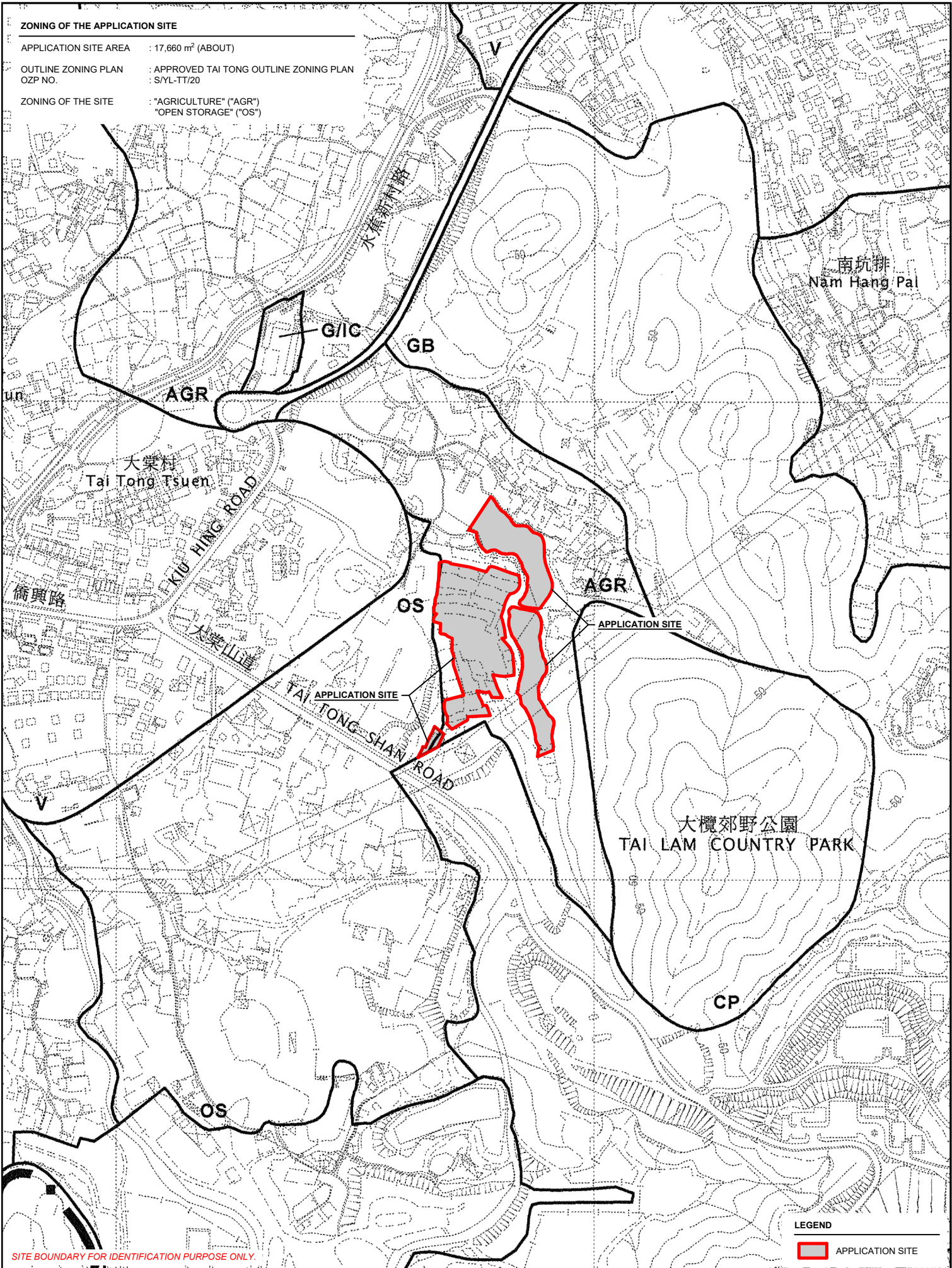


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TAI TONG OUTLINE ZONING PLAN
OZP NO. : S/YL-TT/20

ZONING OF THE SITE : "AGRICULTURE" ("AGR")
"OPEN STORAGE" ("OS")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE	
			1 : 5000 @ A4		ZONING PLAN	
	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	DRAWN BY	DATE	DWG NO.	VER.
			MN	7.3.2024		
			REVISED BY	DATE	PLAN 2	001
			OL	11.3.2024		

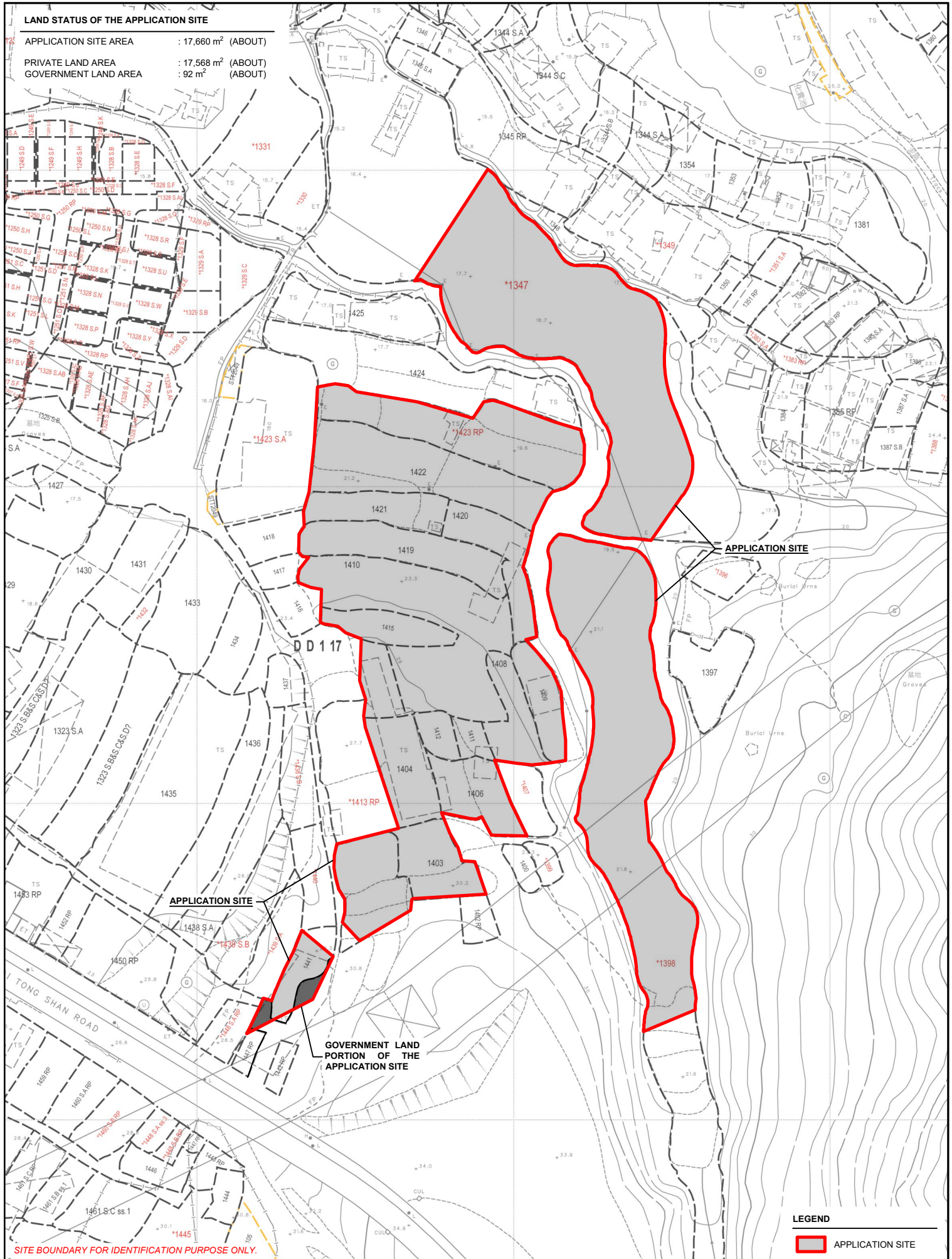


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)

PRIVATE LAND AREA : 17,568 m² (ABOUT)

GOVERNMENT LAND AREA : 92 m² (ABOUT)



LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
7.3.2024

REVISED BY
OL

DATE
11.3.2024

TITLE

LAND STATUS

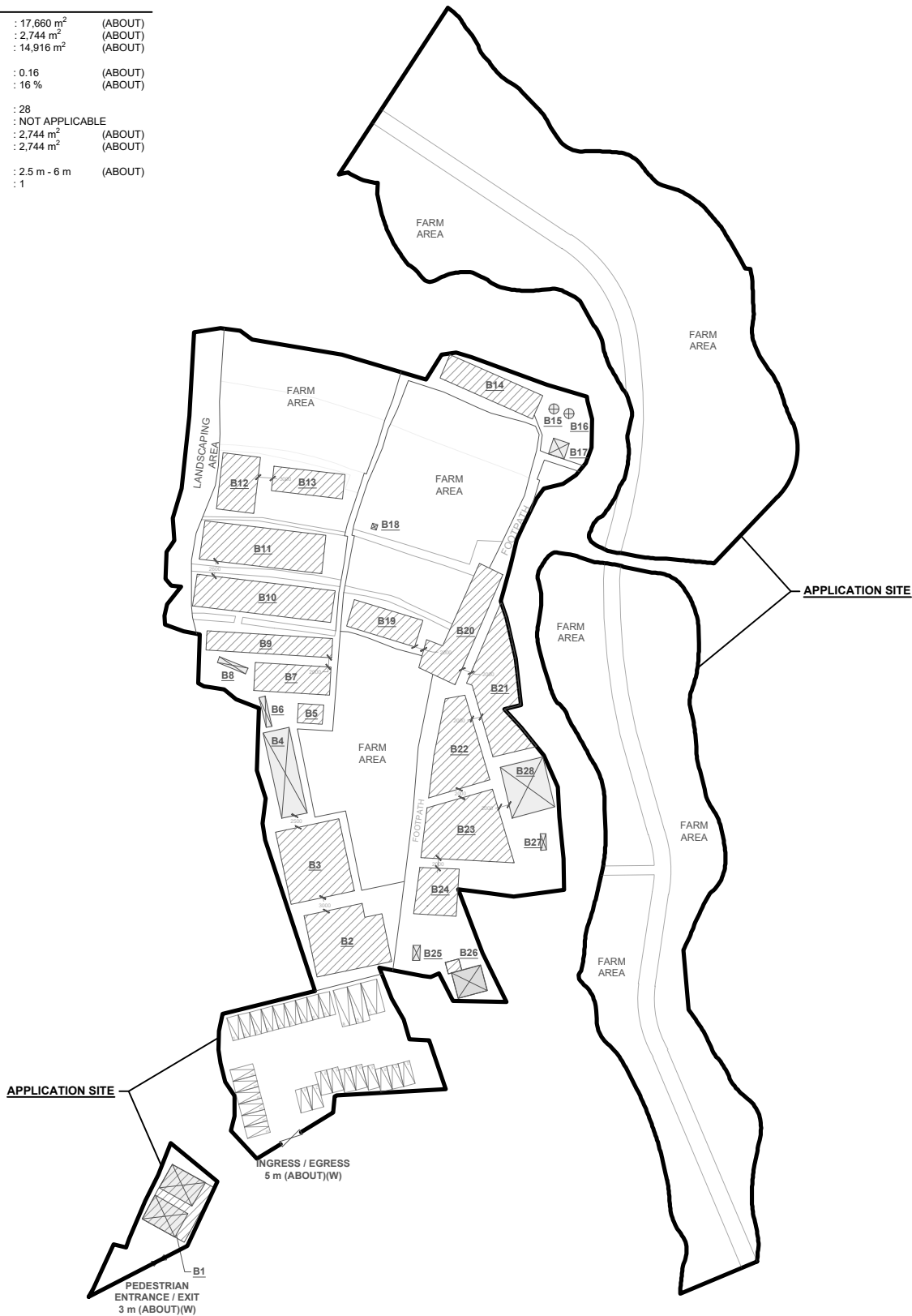
DWG NO.
PLAN 3

VER.
001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 2,744 m ²	(ABOUT)
UNCOVERED AREA	: 14,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	





LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/UL SPACE FOR MINIBUS	: 2
DIMENSION OF L/UL SPACE	: 3 m (W) X 8 m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5 m (W) X 7 m (L)

<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND</div>	<div>ADDRESS</div> <div>VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 1300 @ A4</div>		<div>TITLE</div> <div>LAYOUT PLAN (1/2)</div>		<div></div>
			<div>DRAWN BY</div> <div>MN</div>	<div>DATE</div> <div>7.3.2024</div>	<div>DWG NO.</div> <div>PLAN 4</div>	<div>VER.</div> <div>001</div>	
			<div>REVISED BY</div> <div>OL</div>	<div>DATE</div> <div>11.3.2024</div>			



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	104 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	202 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	213 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	79 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	88 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	164 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	224 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	173 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	223 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	86 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B25	GUARD HOUSE	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	43 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B27	PORTABLE TOILET	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	102 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		2,744 m ² (ABOUT)	2,744 m ² (ABOUT)	

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

-

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

OL

DATE

11.3.2024

TITLE

LAYOUT PLAN (2/2)

DWG NO.

PLAN 5

VER.

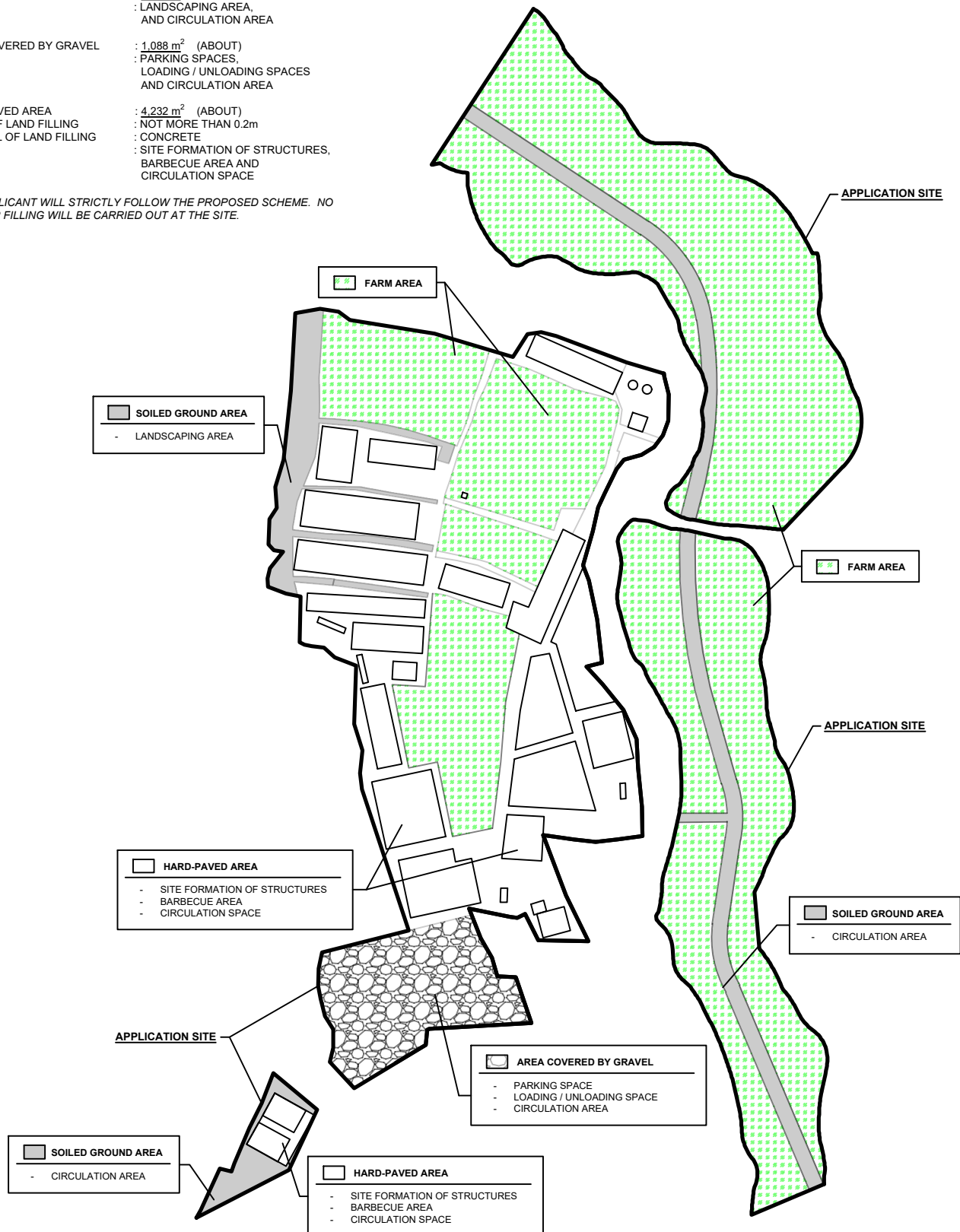
001



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,660m ² (ABOUT)
FARM AREA	: 10,596 m ² (ABOUT)
USE	: HOBBY FARMING
SOILED GROUND AREA	: 1,744 m ² (ABOUT)
USE	: LANDSCAPING AREA, AND CIRCULATION AREA
AREA COVERED BY GRAVEL	: 1,088 m ² (ABOUT)
USE	: PARKING SPACES, LOADING / UNLOADING SPACES AND CIRCULATION AREA
HARD-PAVED AREA	: 4,232 m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m
MATERIAL OF LAND FILLING	: CONCRETE
USE	: SITE FORMATION OF STRUCTURES, BARBECUE AREA AND CIRCULATION SPACE

*THE APPLICANT WILL STRICTLY FOLLOW THE PROPOSED SCHEME. NO FURTHER FILLING WILL BE CARRIED OUT AT THE SITE.



LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1300 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

OL

DATE

11.3.2024

TITLE

FILLING OF LAND

DWG NO.

PLAN 6

VER.

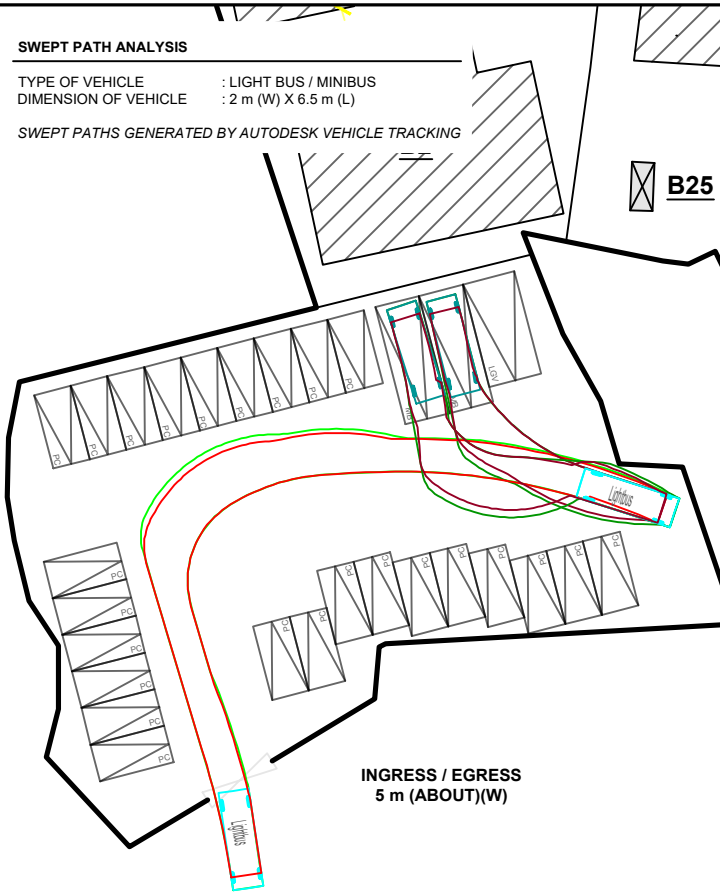
001



SWEPT PATH ANALYSIS

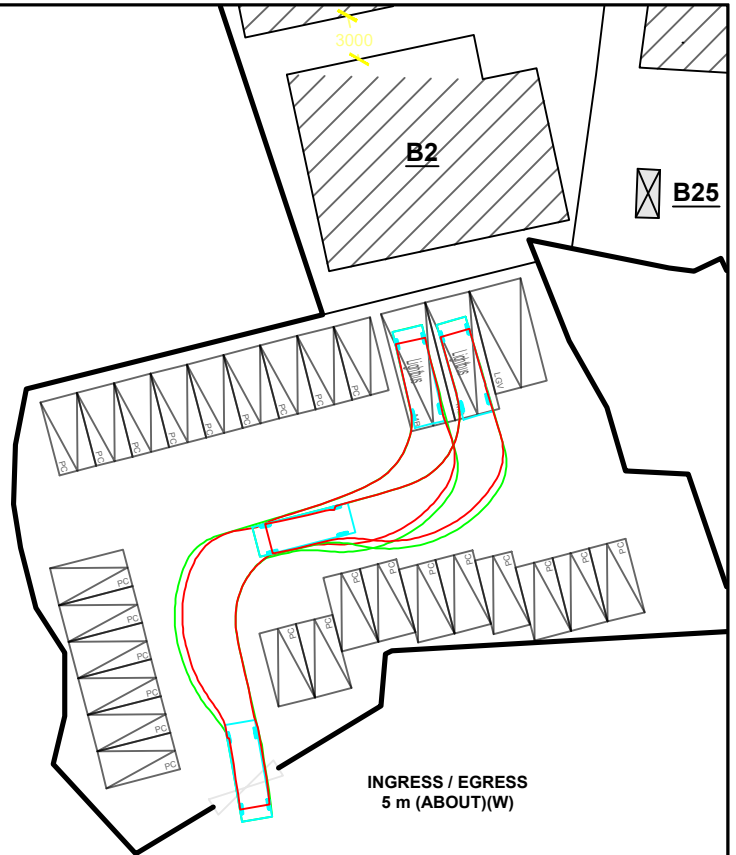
TYPE OF VEHICLE : LIGHT BUS / MINIBUS
 DIMENSION OF VEHICLE : 2 m (W) X 6.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE LOCAL ACCESS
 TO THE APPLICATION SITE



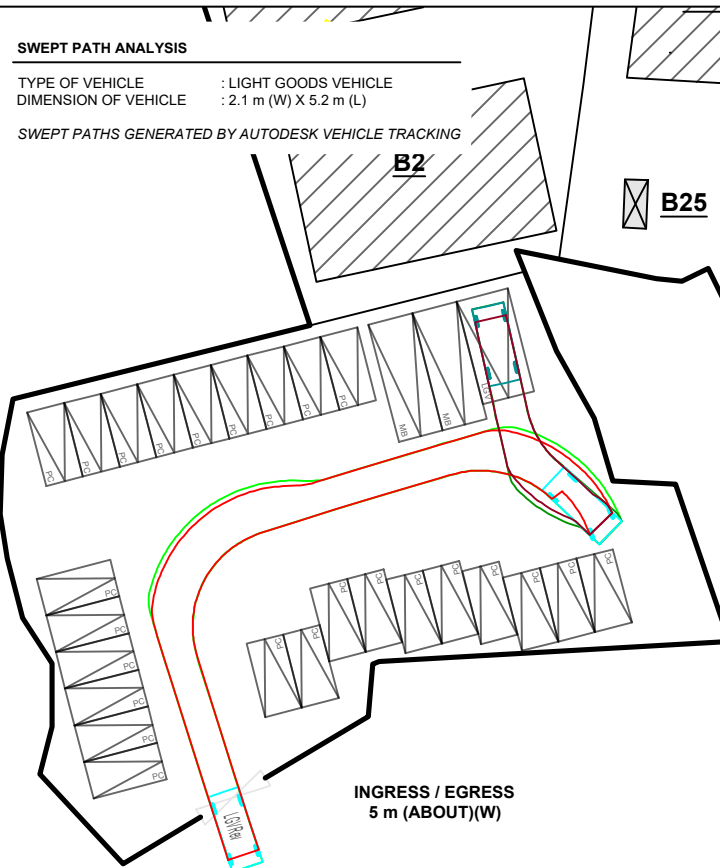
INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

SWEPT PATH ANALYSIS

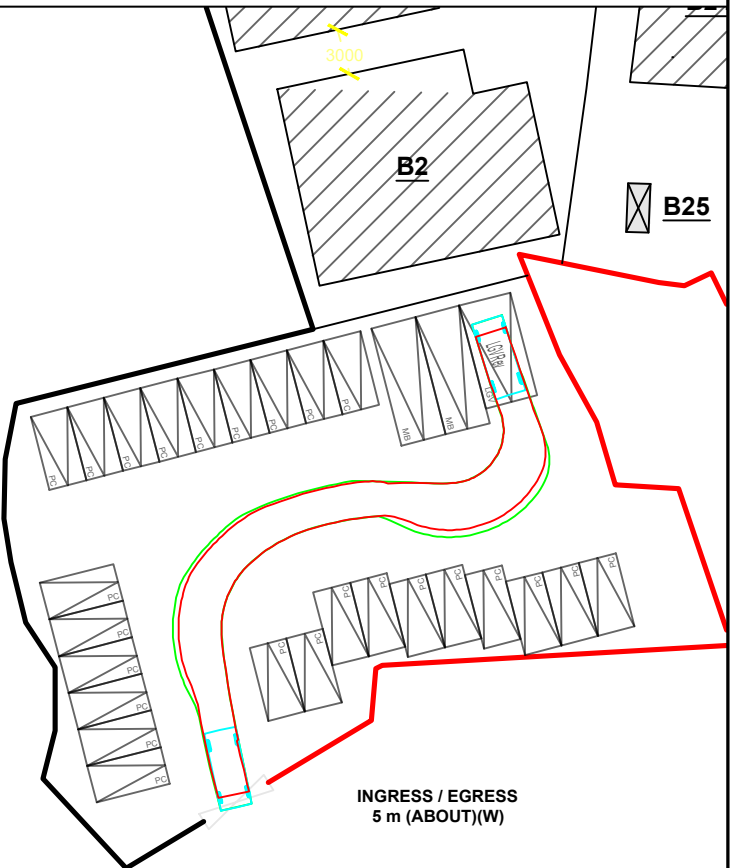
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE LOCAL ACCESS
 TO THE APPLICATION SITE



INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- VEHICLE (MB / LGV)
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY
 MN

DATE
 7.3.2024

REVISED BY
 OL

DATE
 11.3.2024

TITLE

SWEPT PATH ANALYSIS

DWG NO.
 PLAN 7

VER.
 001



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)

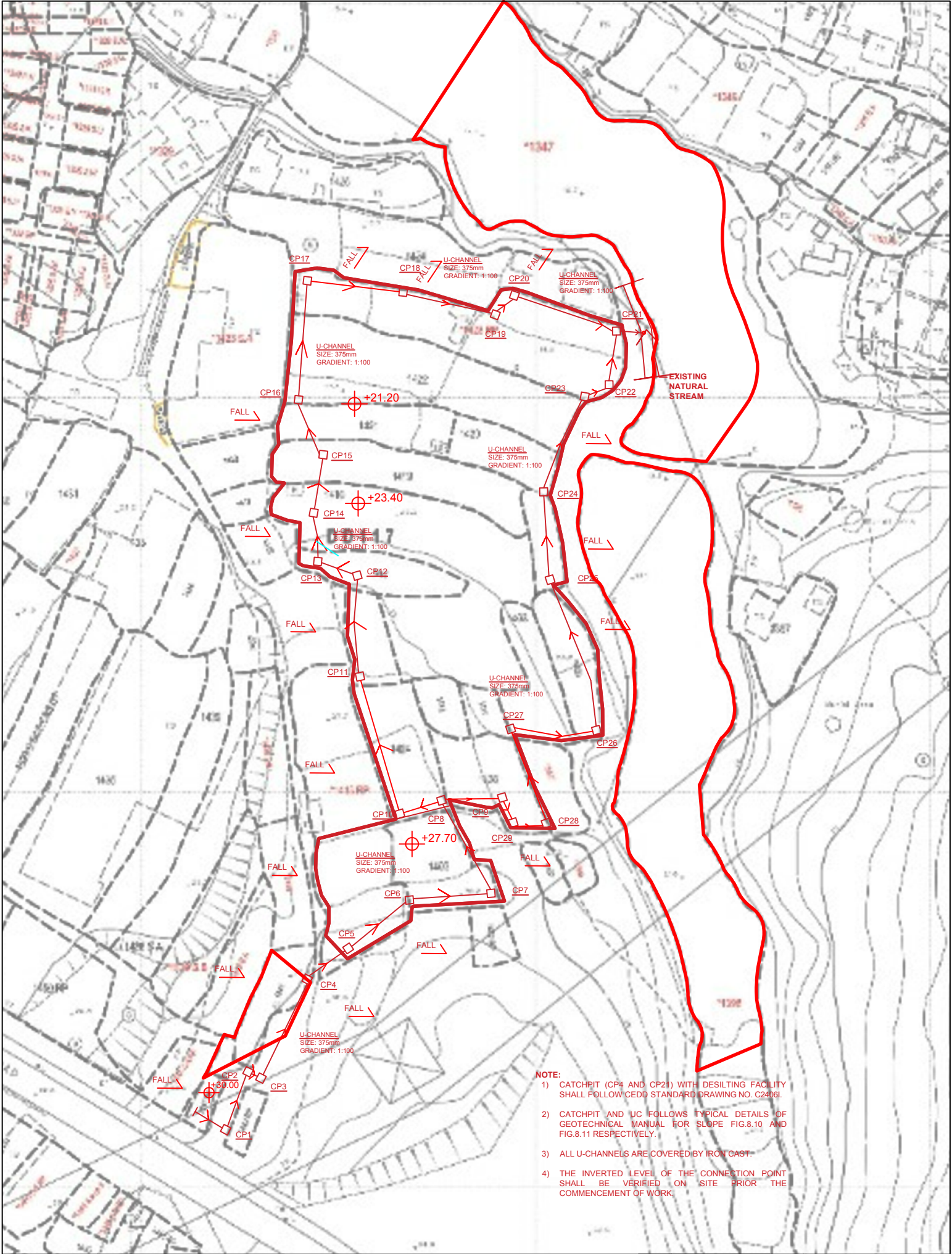
VEHICULAR ACCESS

ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS



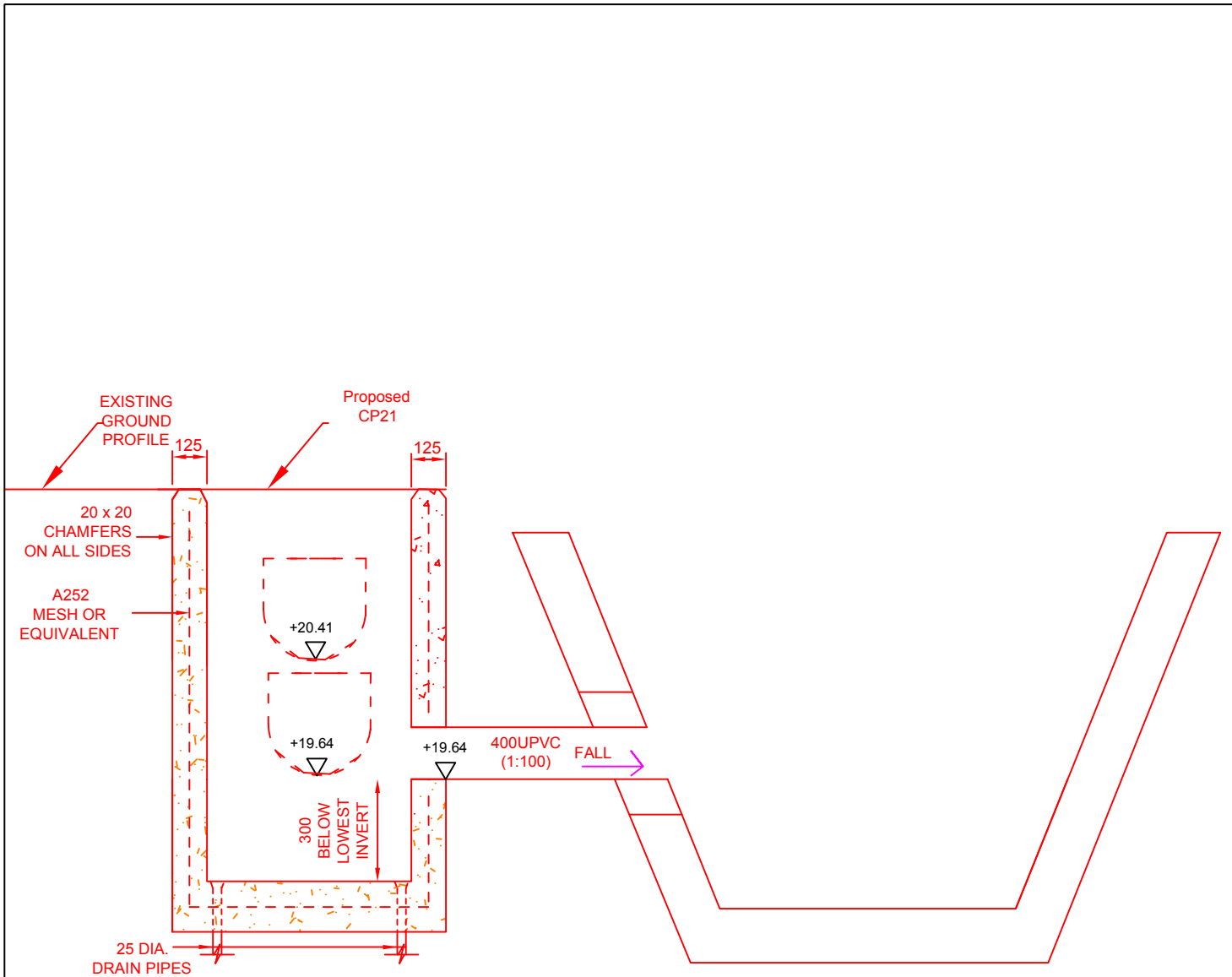
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

<p>PLANNING CONSULTANT</p> <p>R-Riches Property Consultants Ltd.</p>	<p>PROJECT</p> <p>PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 1500 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>7.3.2024</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>EXISTING RUN-IN/OUT</p> <p>DWG NO.</p> <p>APP I</p> <p>VER.</p> <p>001</p>	<p>NORTH</p>
---	--	--	---	--	--------------



- NOTE:
- 1) CATCHPIT (CP4 AND CP21) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
 - 2) CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.
 - 3) ALL U-CHANNELS ARE COVERED BY IRON CAST.
 - 4) THE INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.

Drawing No.	Ver.	Drawing Title	
ANNEX	02	DRAINAGE PROPOSAL	
Project		Scale of A4	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		1 : 1000	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/607)		Drawn	Date
			20.03.2024
		Revised	Date
			- - - - -



Catchpit With desilting facility

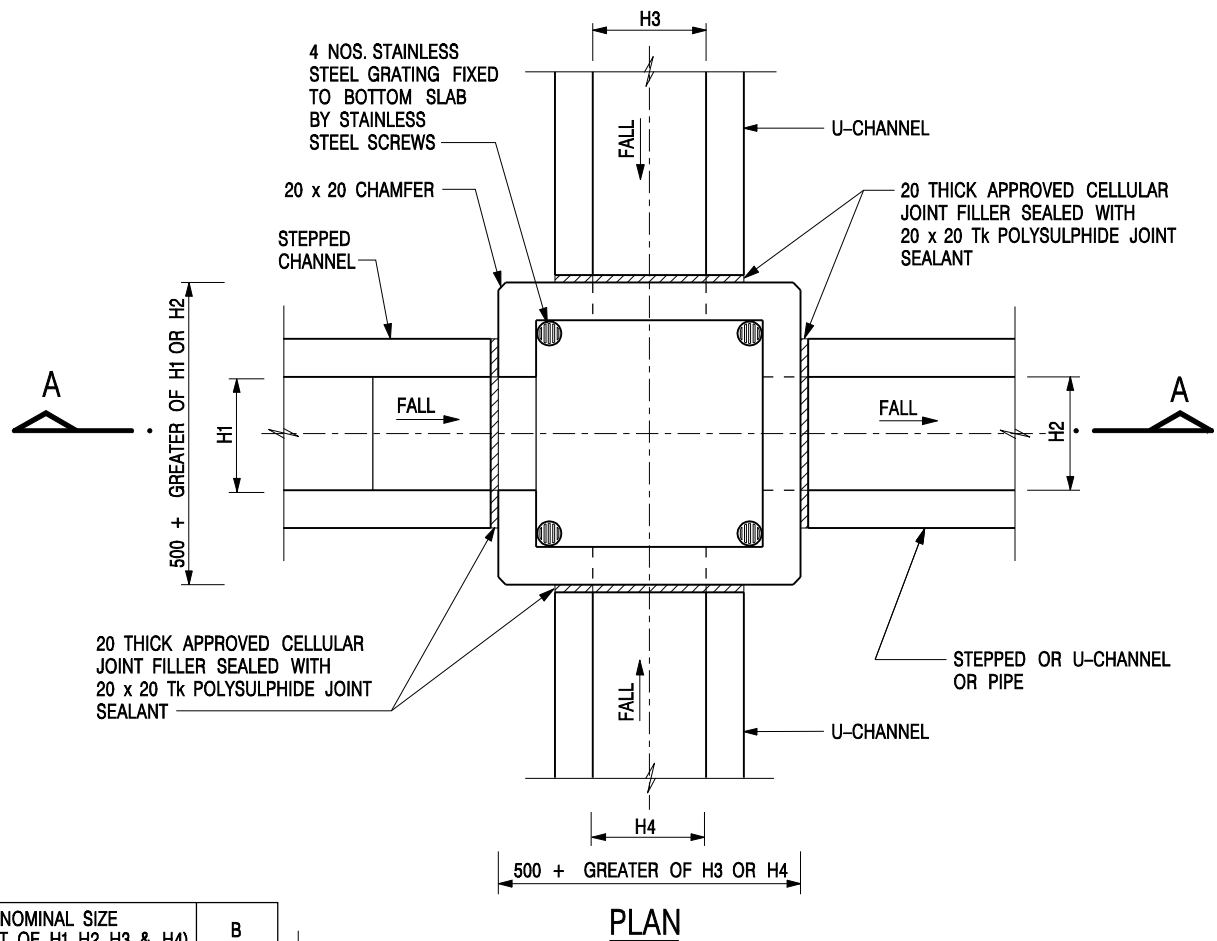
Connection to Existing Stream

Connection Detail of CP21

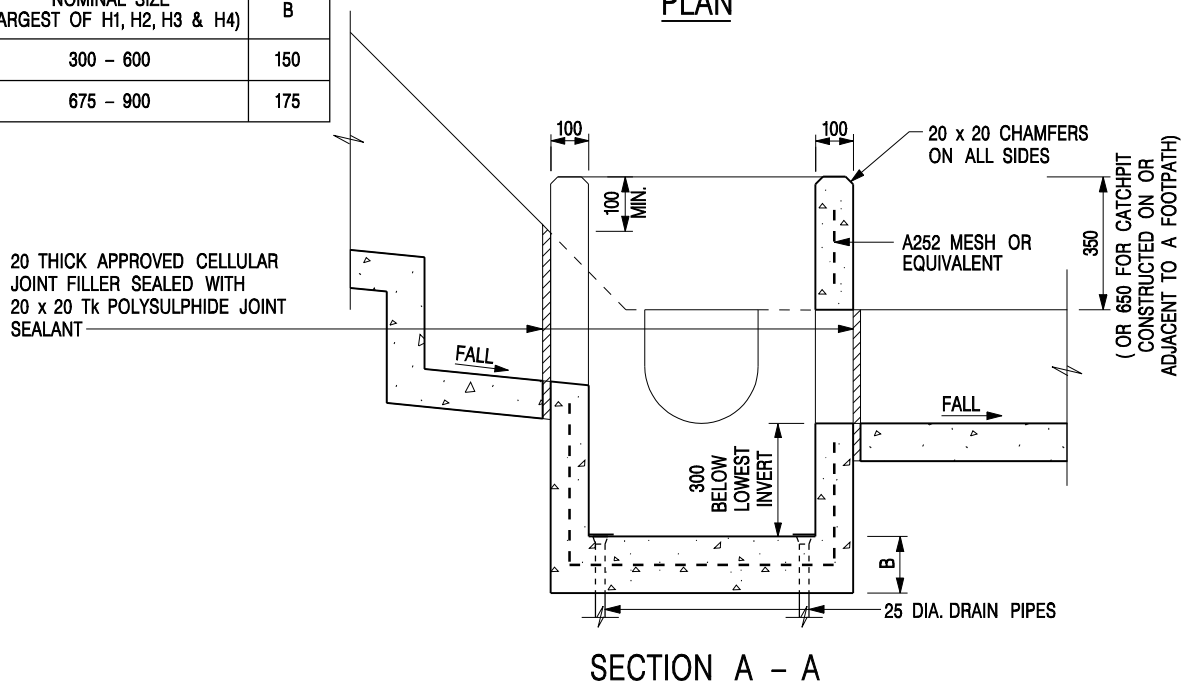
Drawing No. ANNEX	Ver. 02	Drawing Title Connection Detail	
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING		Scale of A4 1 : 1000	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/607)		Drawn Date 18.03.2024	
		Revised Date 18.03.2024	

Catchpit Schedule

Catchpit	CL	IL		Catchpit	CL	IL
CP1	+30.00	+29.55		CP16	+21.20	+20.68
CP2	+30.00	+29.41		CP17	+21.20	+20.40
CP3	+30.00	+29.39		CP18	+21.20	+20.17
CP4	+30.00	+29.14		CP19	+21.20	+19.95
CP5	+30.20	+29.02		CP20	+21.20	+19.90
CP6	+30.20	+28.84		CP21	+21.20	+19.64
CP7	+30.20	+28.65		CP22	+21.20	+20.53
CP8	+27.70	+27.33		CP23	+21.20	+20.59
CP9	+27.70	+27.89		CP24	+21.20	+20.83
CP10	+27.70	+27.73		CP25	+23.40	+23.08
CP11	+27.70	+27.59		CP26	+27.70	+27.32
CP12	+23.40	+23.03		CP27	+27.70	+27.52
CP13	+23.40	+22.95		CP28	+27.70	+27.75
CP14	+23.40	+22.84		CP29	+27.70	+27.83
CP15	+21.20	+20.83		Start Point	+30.00	+29.63




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

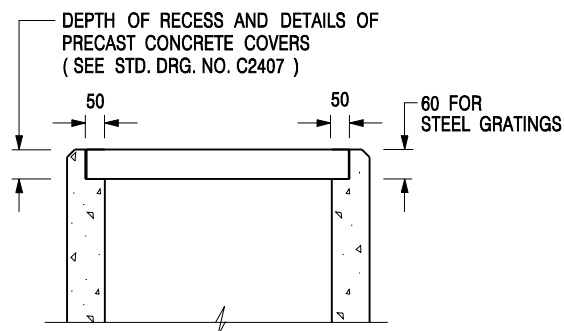


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

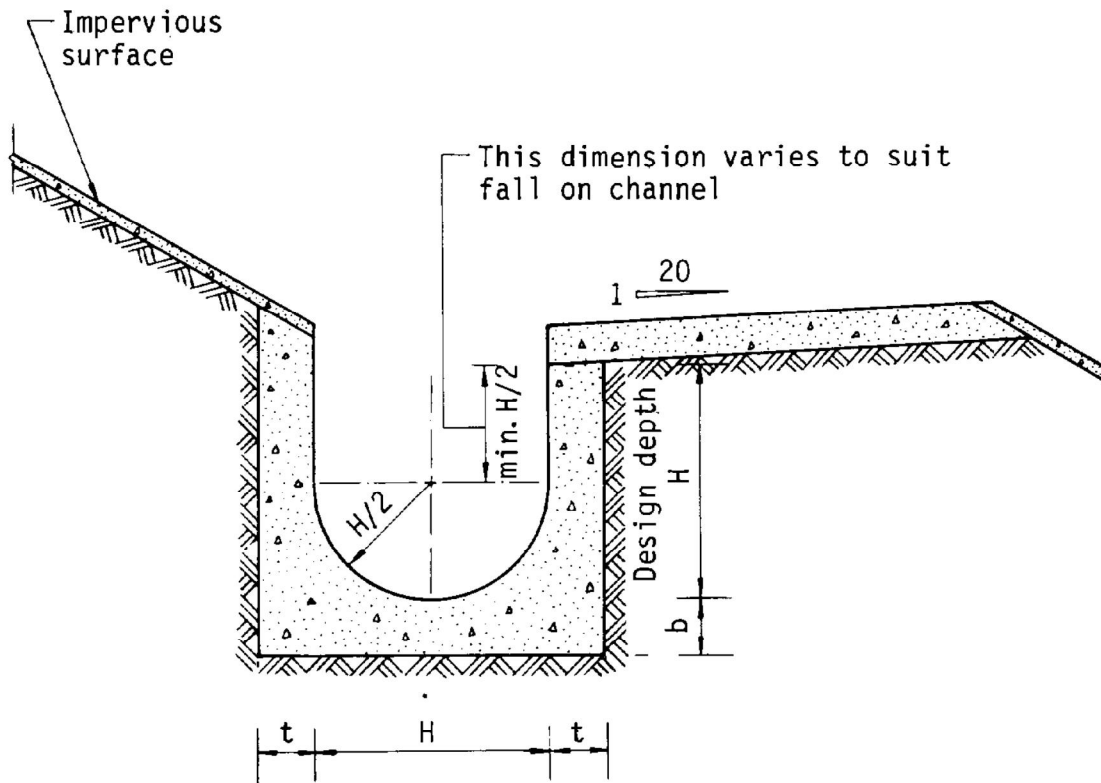
DATE JAN 1991

DRAWING NO.

C2406 /2



Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,923 m ²	(ABOUT)
COVERED AREA	: 2,824 m ²	(ABOUT)
UNCOVERED AREA	: 15,099 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,824 m ²	(ABOUT)
TOTAL GFA	: 2,824 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 25
PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/UL SPACE FOR MINIBUS	: 2
DIMENSION OF L/UL SPACE	: 3 m (W) X 8 m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5 m (W) X 7 m (L)

FIRE SERVICE INSTALLATIONS



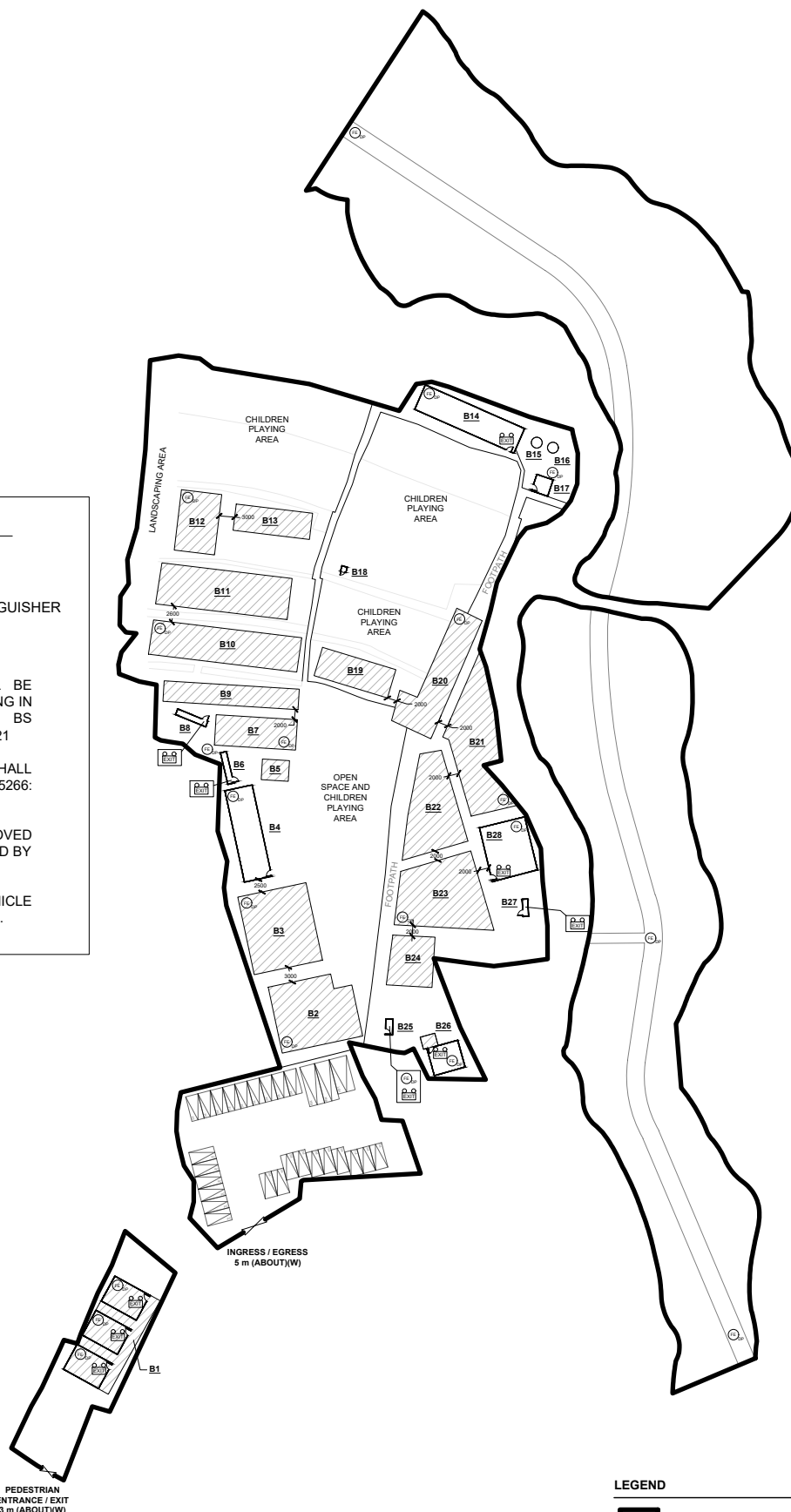
EXIT SIGN AND EMERGENCY LIGHT



5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

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



LEGEND

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

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY
MN

DATE
7.3.2024

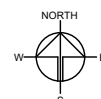
REVISED BY

DATE

TITLE
FSIs PROPOSAL
(1/2)

DWG NO.
APP III

VER.
001



FIRE COMPARTMENT CALCULATION

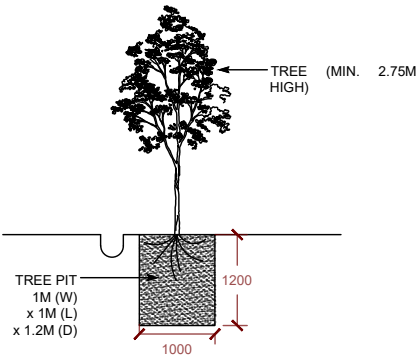
STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	STORAGE OF TOOLS	215 m ² (ABOUT)	4 m (ABOUT)	860 m ³ (ABOUT)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	3.5 m (ABOUT)	717.5 m ³ (ABOUT)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	3.5 m (ABOUT)	752.5 m ³ (ABOUT)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	3.5 m (ABOUT)	364 m ³ (ABOUT)
B5	RAIN SHELTER	22 m ² (ABOUT)	3 m (ABOUT)	66 m ³ (ABOUT)
B6	PORTABLE TOILET	9 m ² (ABOUT)	2.5 m (ABOUT)	22.5 m ³ (ABOUT)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	3.5 m (ABOUT)	336 m ³ (ABOUT)
B8	PORTABLE TOILET	9 m ² (ABOUT)	2.5 m (ABOUT)	22.5 m ³ (ABOUT)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	3.5 m (ABOUT)	378 m ³ (ABOUT)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	3.5 m (ABOUT)	707 m ³ (ABOUT)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	3.5 m (ABOUT)	752.5 m ³ (ABOUT)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	3.5 m (ABOUT)	336 m ³ (ABOUT)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	3.5 m (ABOUT)	276.5 m ³ (ABOUT)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	3.5 m (ABOUT)	406 m ³ (ABOUT)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	6 m (ABOUT)	24 m ³ (ABOUT)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	6 m (ABOUT)	24 m ³ (ABOUT)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	3 m (ABOUT)	39 m ³ (ABOUT)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	3 m (ABOUT)	6 m ³ (ABOUT)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	3.5 m (ABOUT)	308 m ³ (ABOUT)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	3.5 m (ABOUT)	574 m ³ (ABOUT)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	3.5 m (ABOUT)	784 m ³ (ABOUT)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	3.5 m (ABOUT)	605.5 m ³ (ABOUT)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	3.5 m (ABOUT)	780.5 m ³ (ABOUT)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	3.5 m (ABOUT)	301 m ³ (ABOUT)
B25	GUARD HOUSE	5 m ² (ABOUT)	2.5 m (ABOUT)	12.5 m ³ (ABOUT)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	3 m (ABOUT)	129 m ³ (ABOUT)
B27	PORTABLE TOILET	4 m ² (ABOUT)	2.5 m (ABOUT)	10 m ³ (ABOUT)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	3.5 m (ABOUT)	357 m ³ (ABOUT)

TREE PRESERVATION AND LANDSCAPE PROPOSAL

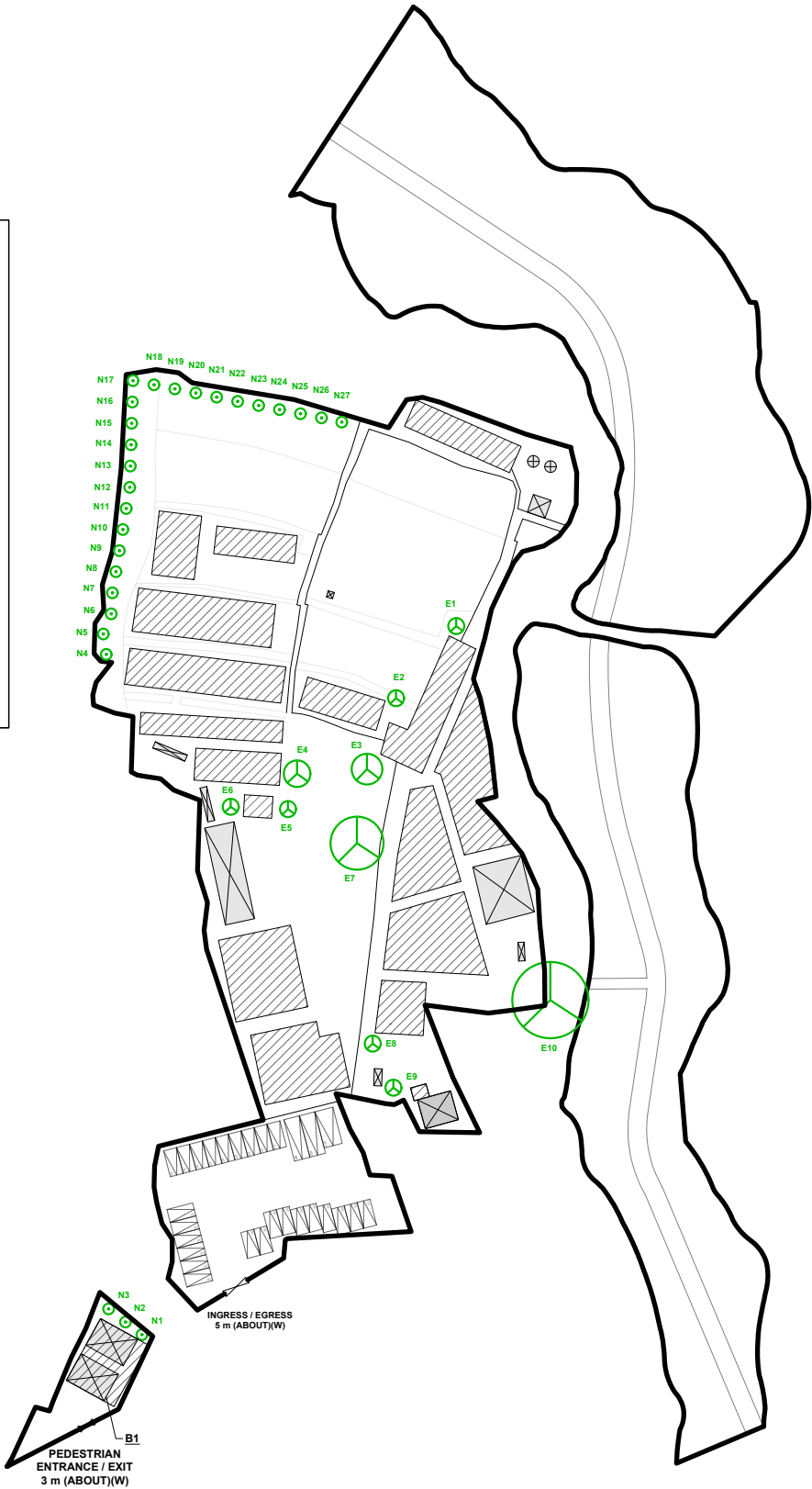
APPLICATION SITE AREA : 17,660 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED
 - NO. OF TREES : 10 (E1 - E10)

NO. OF NEW TREES WILL BE PLANTED
 - NO. OF BAUHINIA BLAKEANA : 27 (N1 - N27)
 - SPACING OF TREES : NOT MORE THAN 3 m
 - HEIGHT OF TREES : NOT LESS THAN 2.75 m
 - DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



TYPICAL DIMENSIONS
 SCALE 1:100
 (INDICATIVE ONLY)



LEGEND

- [Symbol] APPLICATION SITE
 [Symbol] STRUCTURE (ENCLOSED)
 [Symbol] STRUCTURE (SHED STRUCTURE)
 [Symbol] PARKING SPACE (PC)
 [Symbol] L/UL SPACE (MB)
 [Symbol] L/UL SPACE (LGV)
 [Symbol] INGRESS / EGRESS
 [Symbol] EXISTING TREE
 [Symbol] NEW TREE

- NOTES:
 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1300 @ A4 DRAWN BY MN DATE 26.7.2023 REVISED BY OL DATE 11.3.2024	TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL DWG NO. APP IV VER. 001	
-------------------------	---	---	--	---	--



Our Ref. : DD117 Lot 1347 & VL
Your Ref. : TPB/A/YL-TT/643

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

By Email

8 April 2024

Dear Sir,

Supplementary Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” Zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/643)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) The applied use is revised as ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’ (**Appendices I to V and Plans 1 to 7**).

Should you require more information regarding the application, please contact our Ms. Ron [REDACTED] or the undersigned at your convenience.
Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (Hobby Farm), Barbecue Site, Shop and Services 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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 14,916 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,744 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 28
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	..... 2,744 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2,744 .....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	..... 25
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
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)	..... 2 (Minibus)

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. 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 1347 (Part), 1398 (Part), 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP (Part) in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>17,660 sq. m 平方米</div> <div><input checked="" type="checkbox"/> About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>(includes Government land of 包括政府土地</div> <div>92 sq. m 平方米</div> <div><input checked="" type="checkbox"/> About 約)</div> </div>
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	"Agriculture" and "Open Storage" zones
Type of Application 申請類別	<div> <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 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <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 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS

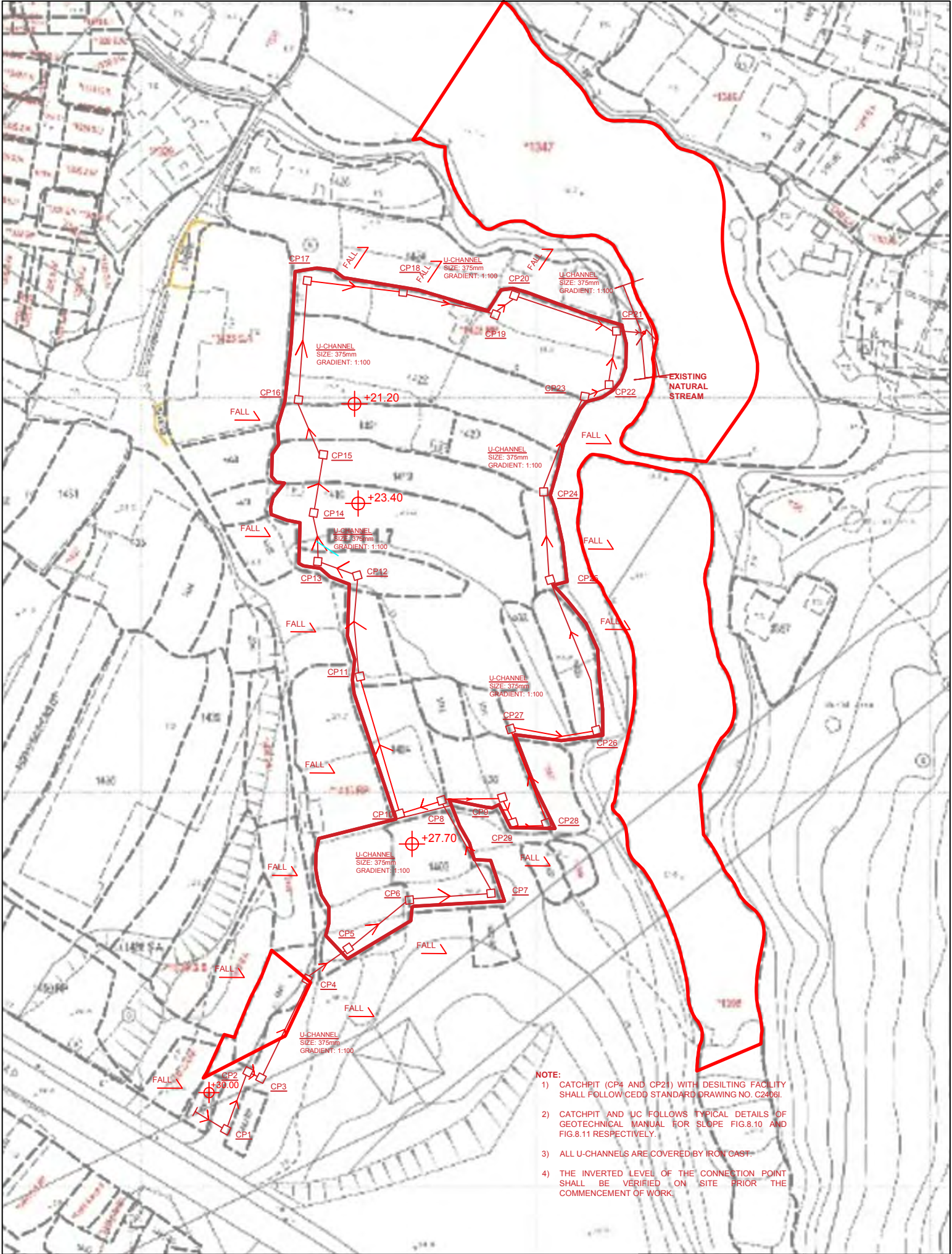


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

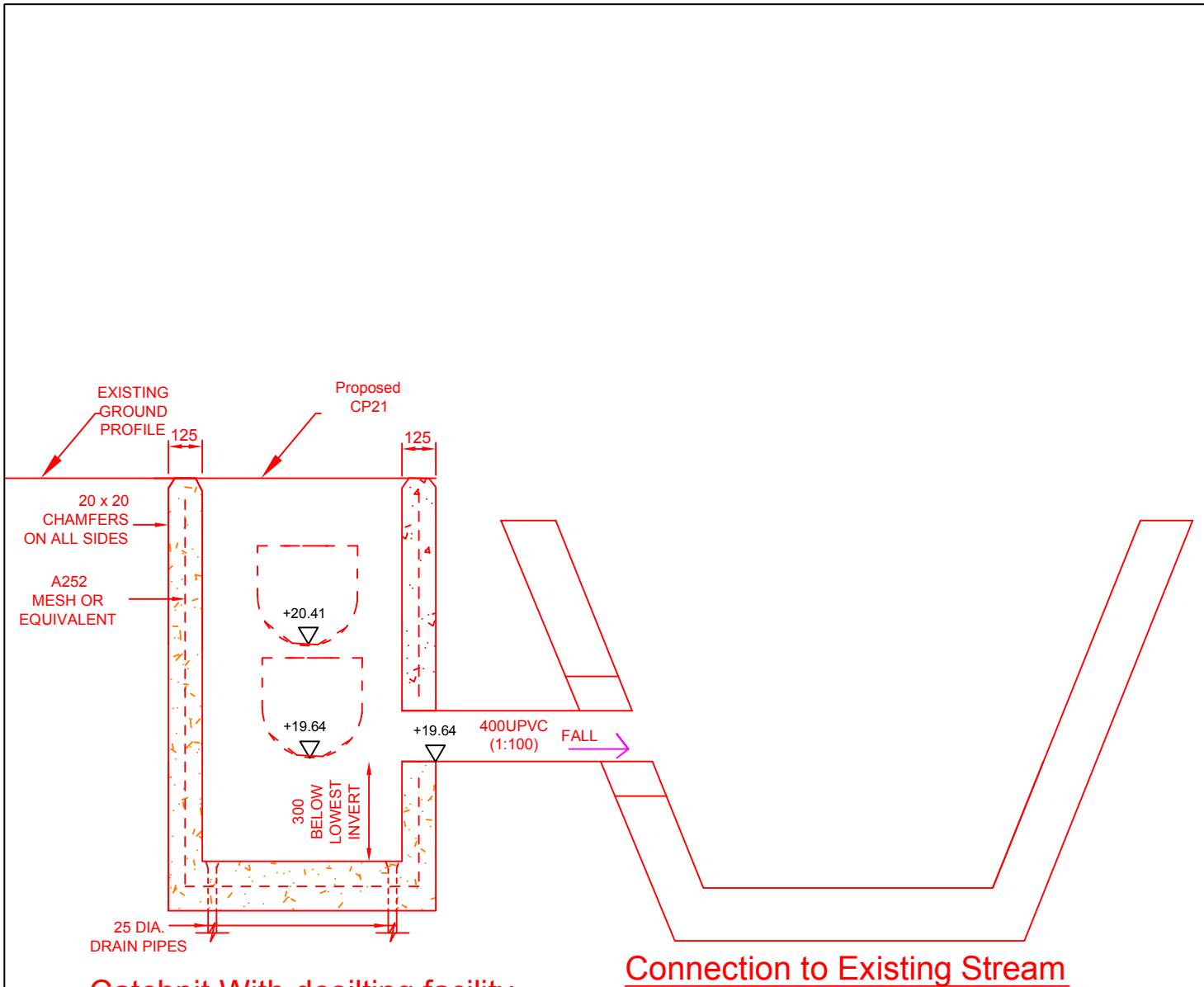
APPLICATION SITE

<p>PLANNING CONSULTANT</p> <p>R-Riches Property Consultants Ltd.</p>	<p>PROJECT</p> <p>PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 1500 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>7.3.2024</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>EXISTING RUN-IN/OUT</p> <p>DWG NO.</p> <p>APP II</p> <p>VER.</p> <p>001</p>	<p>NORTH</p>
---	---	--	---	---	--------------



- NOTE:
- 1) CATCHPIT (CP4 AND CP21) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO. C24061.
 - 2) CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.
 - 3) ALL U-CHANNELS ARE COVERED BY IRON CAST.
 - 4) THE INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK.

Drawing No.	Ver.	Drawing Title	
APP III	02	DRAINAGE PROPOSAL	
Project		Scale of A4	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		1 : 1000	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/643)		Drawn	Date
			20.03.2024
		Revised	Date
			- - - - -



Catchpit With desilting facility

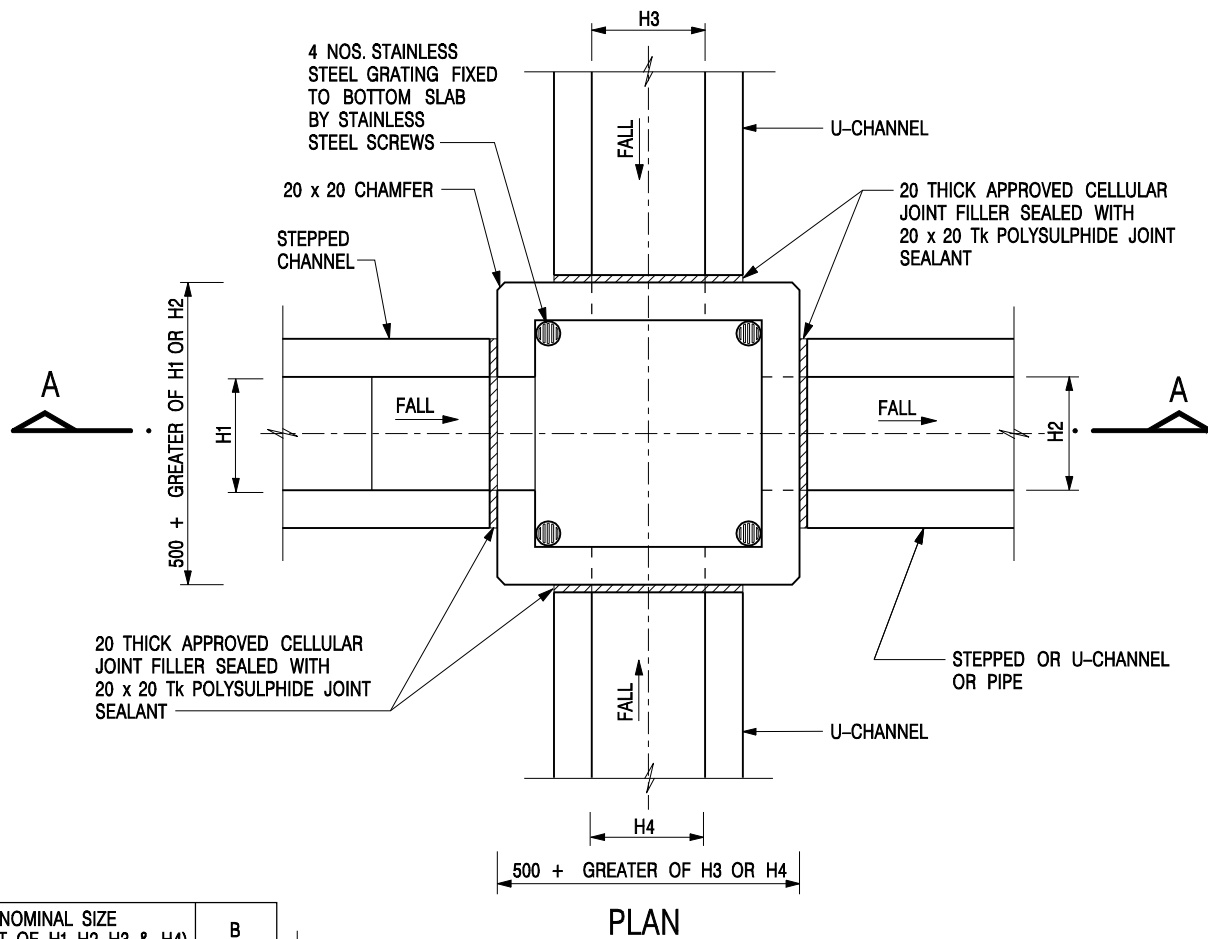
Connection to Existing Stream

Connection Detail of CP21

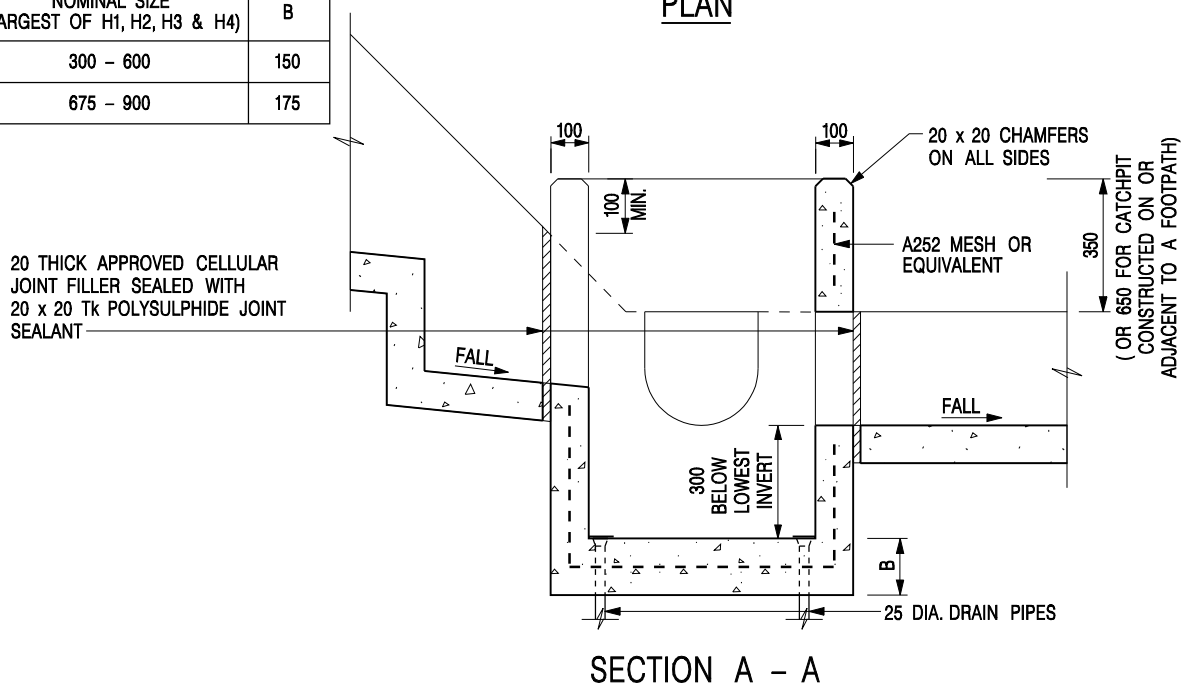
Drawing No. ANNEX	Ver. 02	Drawing Title Connection Detail	
Project PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		Scale of A4 1 : 1000	
LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/643)		Drawn 18.03.2024	
		Revised 18.03.2024	

Catchpit Schedule

Catchpit	CL	IL		Catchpit	CL	IL
CP1	+30.00	+29.55		CP16	+21.20	+20.68
CP2	+30.00	+29.41		CP17	+21.20	+20.40
CP3	+30.00	+29.39		CP18	+21.20	+20.17
CP4	+30.00	+29.14		CP19	+21.20	+19.95
CP5	+30.20	+29.02		CP20	+21.20	+19.90
CP6	+30.20	+28.84		CP21	+21.20	+19.64
CP7	+30.20	+28.65		CP22	+21.20	+20.53
CP8	+27.70	+27.33		CP23	+21.20	+20.59
CP9	+27.70	+27.89		CP24	+21.20	+20.83
CP10	+27.70	+27.73		CP25	+23.40	+23.08
CP11	+27.70	+27.59		CP26	+27.70	+27.32
CP12	+23.40	+23.03		CP27	+27.70	+27.52
CP13	+23.40	+22.95		CP28	+27.70	+27.75
CP14	+23.40	+22.84		CP29	+27.70	+27.83
CP15	+21.20	+20.83		Start Point	+30.00	+29.63




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

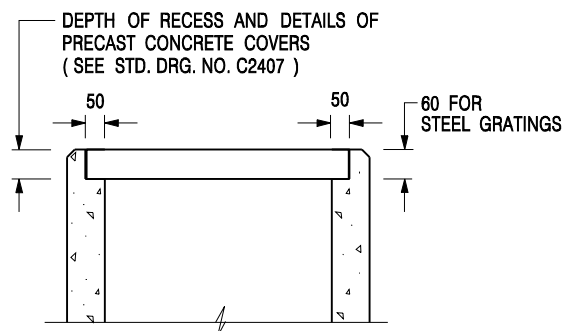


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

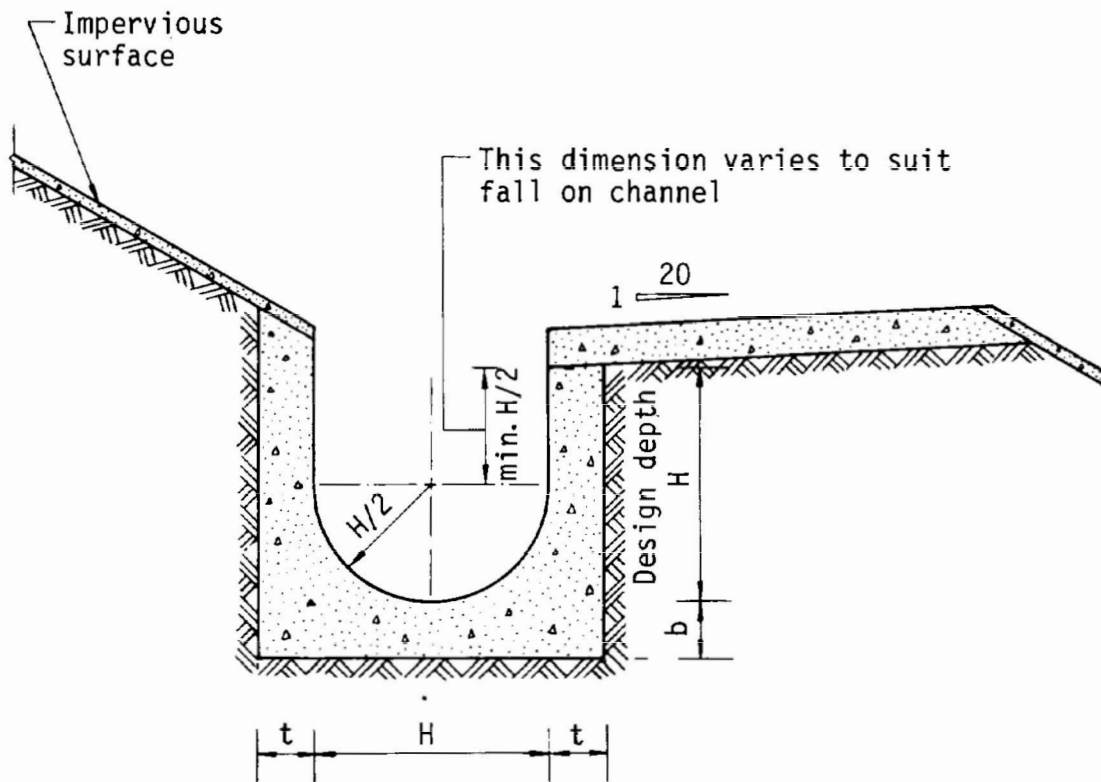
DATE JAN 1991

DRAWING NO.

C2406 /2



Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,923 m ²	(ABOUT)
COVERED AREA	: 2,824 m ²	(ABOUT)
UNCOVERED AREA	: 15,099 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,824 m ²	(ABOUT)
TOTAL GFA	: 2,824 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 25
PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/UL SPACE FOR MINIBUS	: 2
DIMENSION OF L/UL SPACE	: 3 m (W) X 8 m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5 m (W) X 7 m (L)

FIRE SERVICE INSTALLATIONS



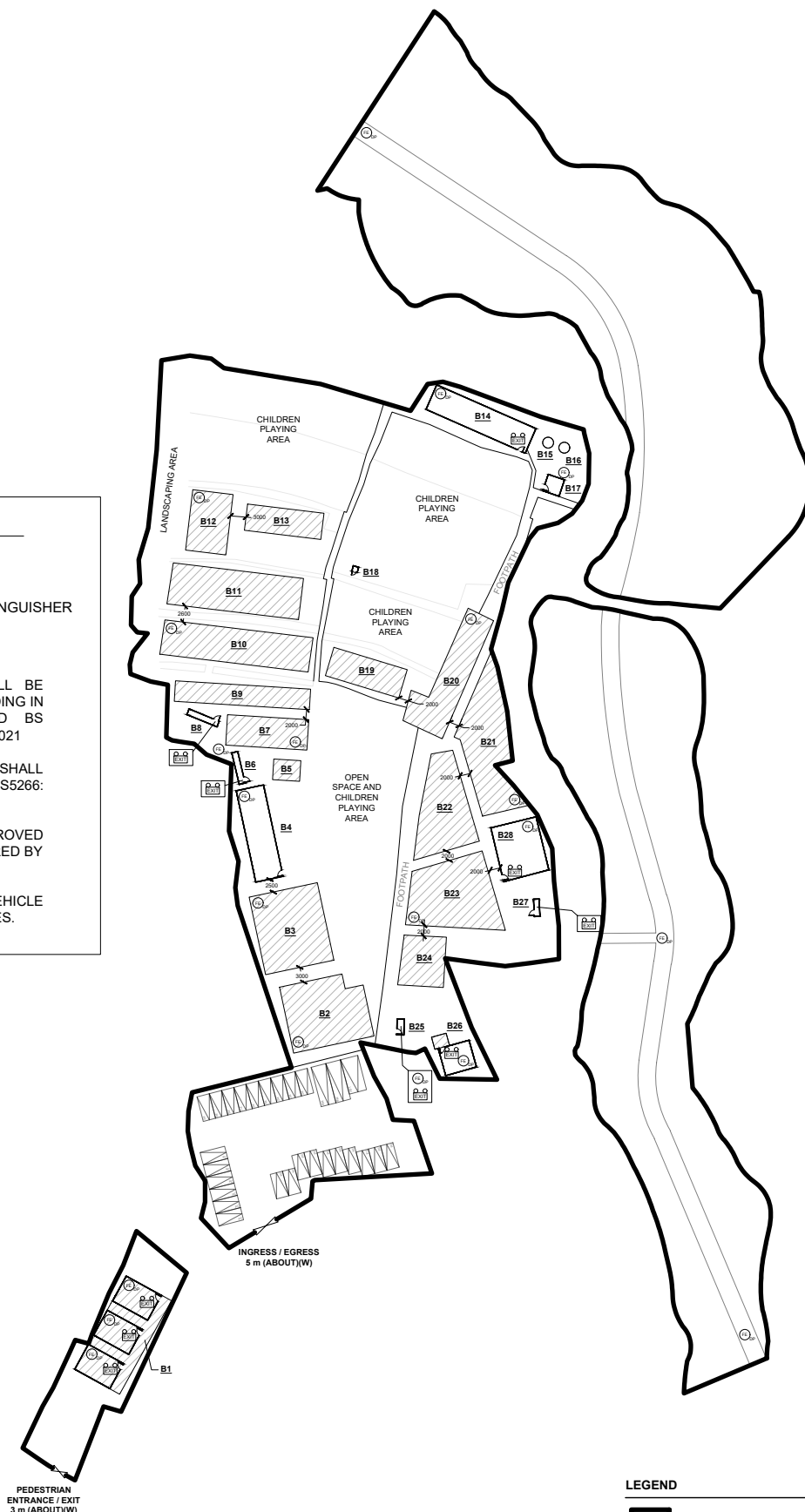
EXIT SIGN AND EMERGENCY LIGHT



5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

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



LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

DATE

TITLE

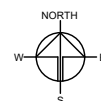
FSIs PROPOSAL (1/2)

DWG NO.

APP IV

VER.

001



FIRE COMPARTMENT CALCULATION

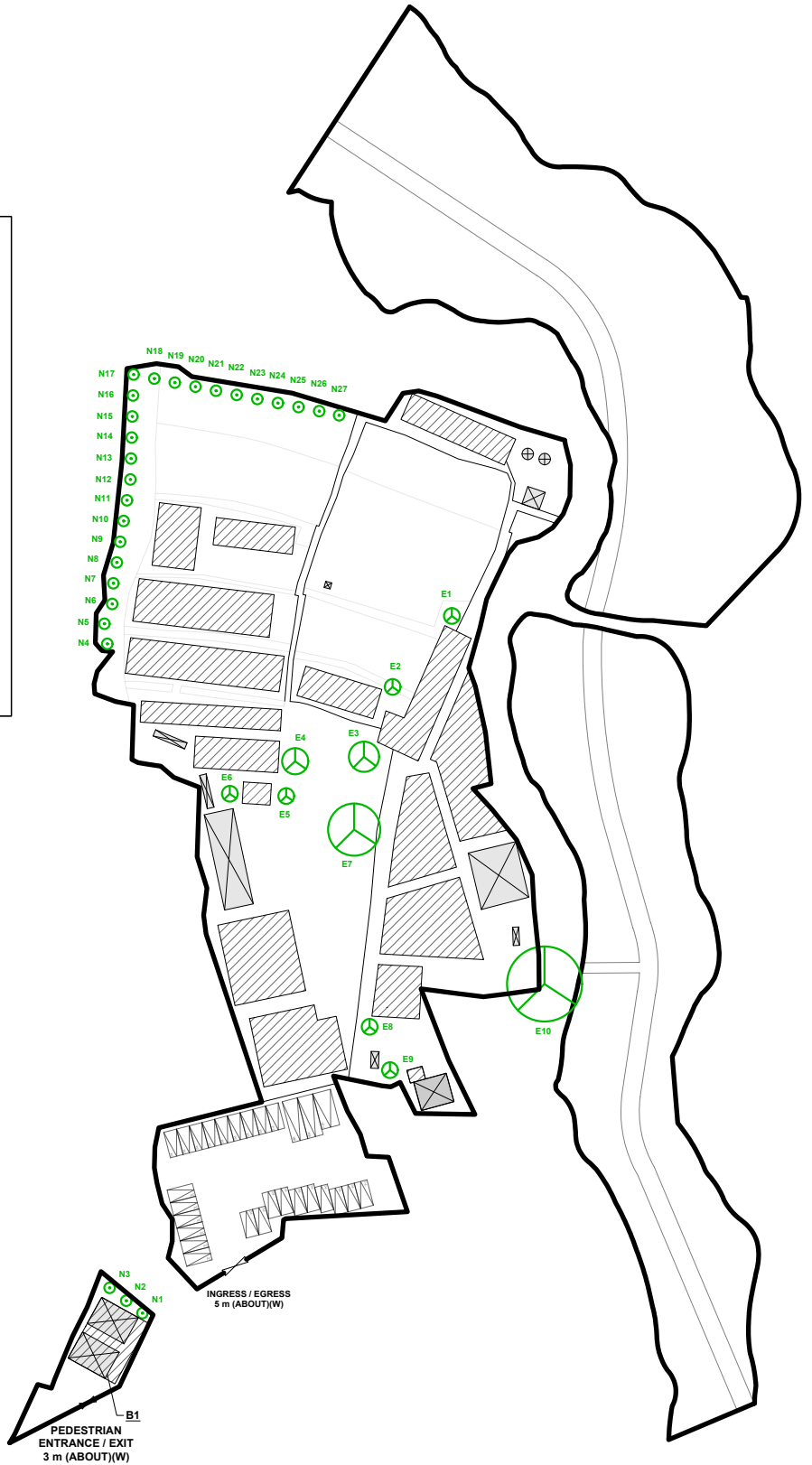
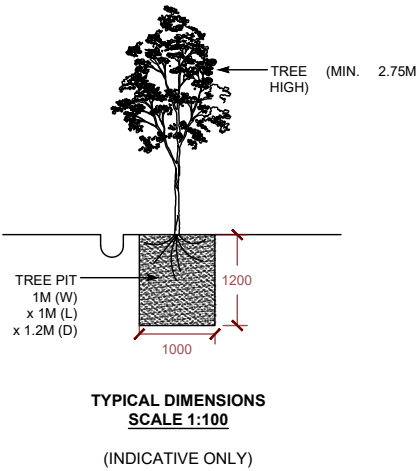
STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	STORAGE OF TOOLS	215 m ² (ABOUT)	4 m (ABOUT)	860 m ³ (ABOUT)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	3.5 m (ABOUT)	717.5 m ³ (ABOUT)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	3.5 m (ABOUT)	752.5 m ³ (ABOUT)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	3.5 m (ABOUT)	364 m ³ (ABOUT)
B5	RAIN SHELTER	22 m ² (ABOUT)	3 m (ABOUT)	66 m ³ (ABOUT)
B6	PORTABLE TOILET	9 m ² (ABOUT)	2.5 m (ABOUT)	22.5 m ³ (ABOUT)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	3.5 m (ABOUT)	336 m ³ (ABOUT)
B8	PORTABLE TOILET	9 m ² (ABOUT)	2.5 m (ABOUT)	22.5 m ³ (ABOUT)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	3.5 m (ABOUT)	378 m ³ (ABOUT)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	3.5 m (ABOUT)	707 m ³ (ABOUT)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	3.5 m (ABOUT)	752.5 m ³ (ABOUT)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	3.5 m (ABOUT)	336 m ³ (ABOUT)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	3.5 m (ABOUT)	276.5 m ³ (ABOUT)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	3.5 m (ABOUT)	406 m ³ (ABOUT)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	6 m (ABOUT)	24 m ³ (ABOUT)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	6 m (ABOUT)	24 m ³ (ABOUT)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	3 m (ABOUT)	39 m ³ (ABOUT)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	3 m (ABOUT)	6 m ³ (ABOUT)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	3.5 m (ABOUT)	308 m ³ (ABOUT)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	3.5 m (ABOUT)	574 m ³ (ABOUT)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	3.5 m (ABOUT)	784 m ³ (ABOUT)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	3.5 m (ABOUT)	605.5 m ³ (ABOUT)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	3.5 m (ABOUT)	780.5 m ³ (ABOUT)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	3.5 m (ABOUT)	301 m ³ (ABOUT)
B25	GUARD HOUSE	5 m ² (ABOUT)	2.5 m (ABOUT)	12.5 m ³ (ABOUT)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	3 m (ABOUT)	129 m ³ (ABOUT)
B27	PORTABLE TOILET	4 m ² (ABOUT)	2.5 m (ABOUT)	10 m ³ (ABOUT)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	3.5 m (ABOUT)	357 m ³ (ABOUT)

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 17,660 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED
 - NO. OF TREES : 10 (E1 - E10)

NO. OF NEW TREES WILL BE PLANTED
 - NO. OF BAUHINIA BLAKEANA : 27 (N1 - N27)
 - SPACING OF TREES : NOT MORE THAN 3 m
 - HEIGHT OF TREES : NOT LESS THAN 2.75 m
 - DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



- NOTES:
- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1300 @ A4

DRAWN BY
 MN

DATE
 26.7.2023

REVISED BY
 OL

DATE
 11.3.2024

TITLE

TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.
 APP V

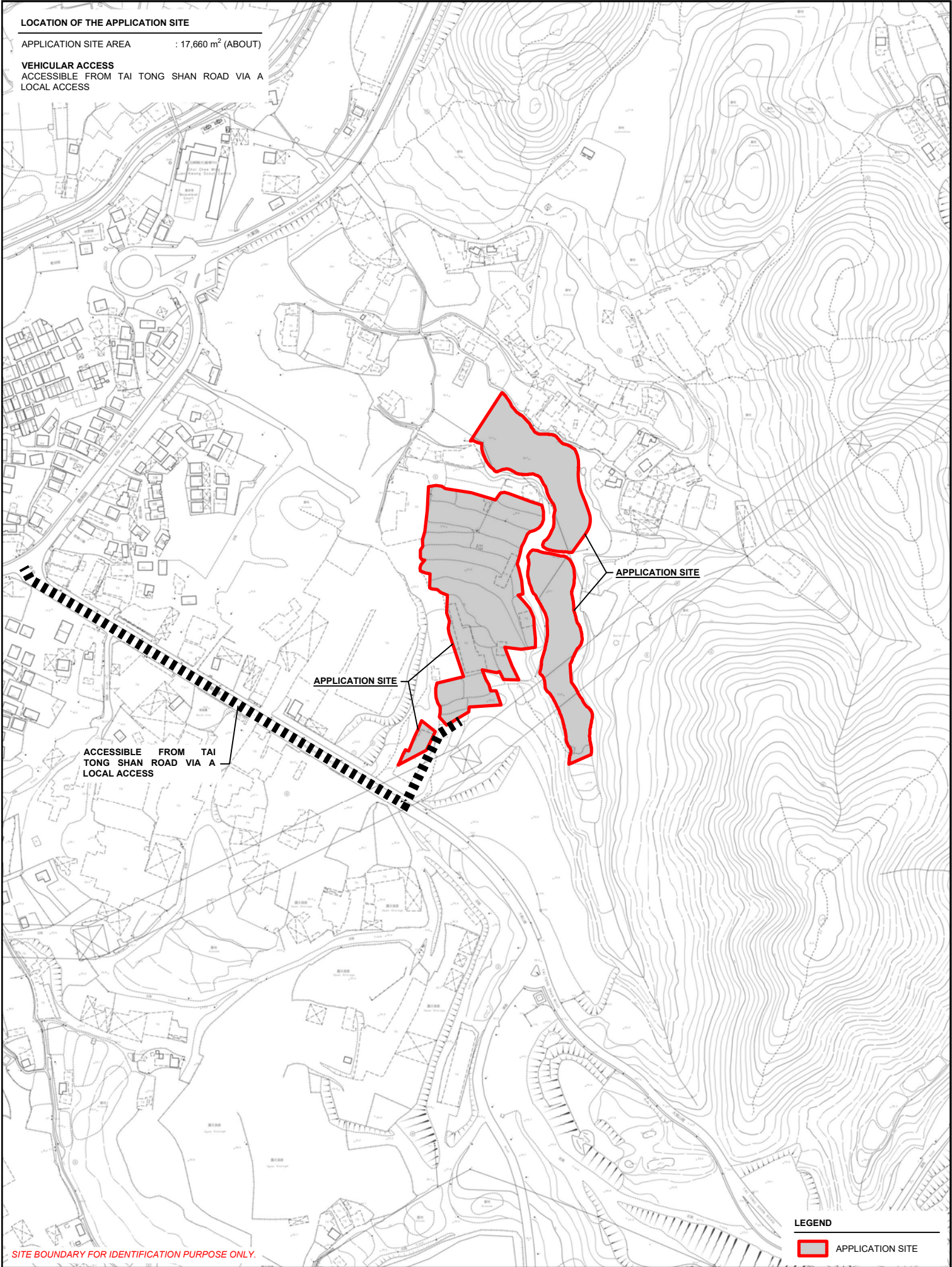
VER.
 001



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)


VEHICULAR ACCESS
ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A
LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

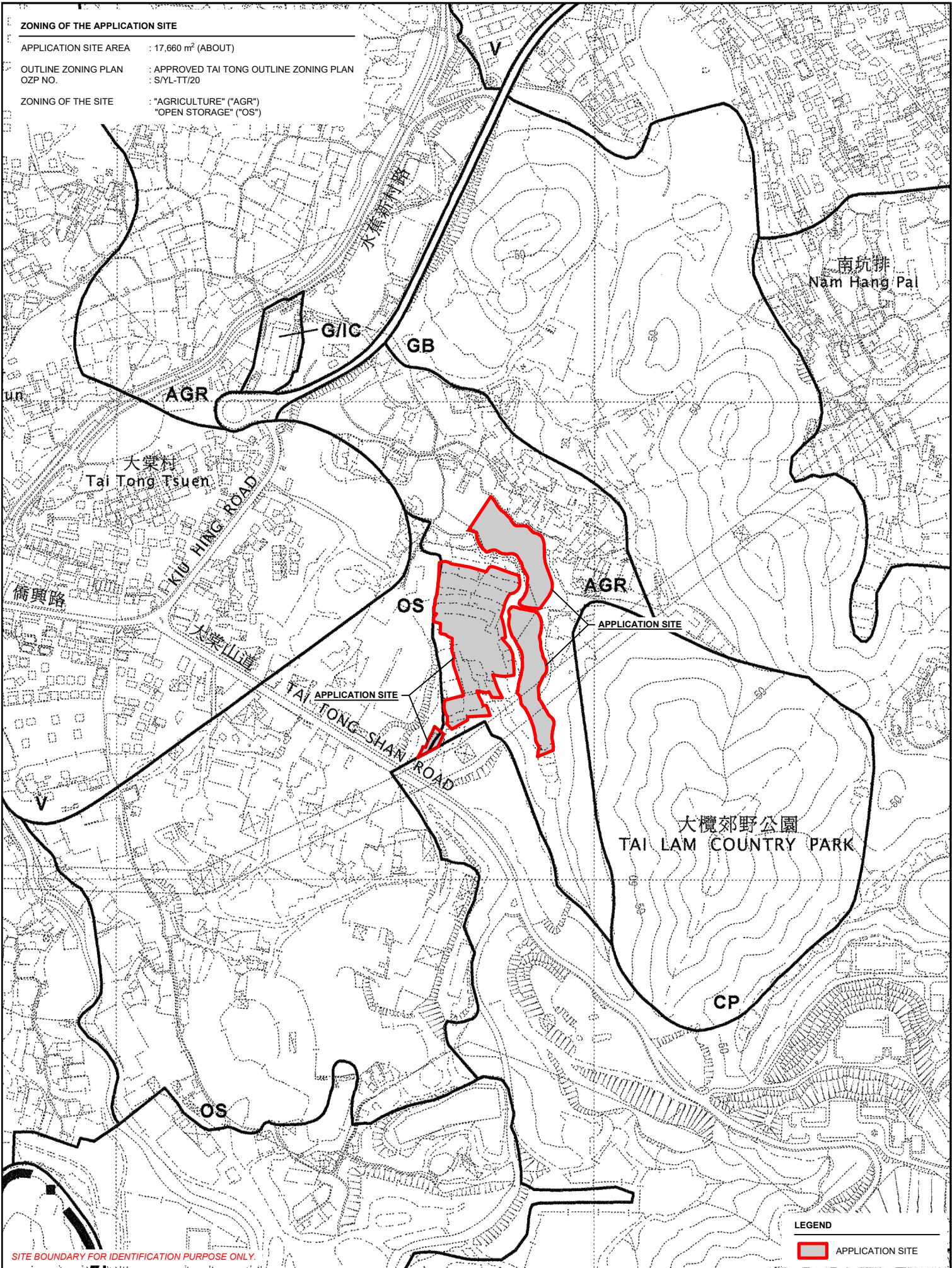
<div>PLANNING CONSULTANT</div> <div></div>	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 3500 @ A4		TITLE LOCATION PLAN	
			DRAWN BY MN	DATE 7.3.2024	DWG NO. PLAN 1	VER. 001
			REVISED BY OL	DATE 11.3.2024		

NORTH

S

ZONING OF THE APPLICATION SITE



APPLICATION SITE AREA : 17,660 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED TAI TONG OUTLINE ZONING PLAN
OZP NO. : S/YL-TT/20
ZONING OF THE SITE : "AGRICULTURE" ("AGR")
"OPEN STORAGE" ("OS")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

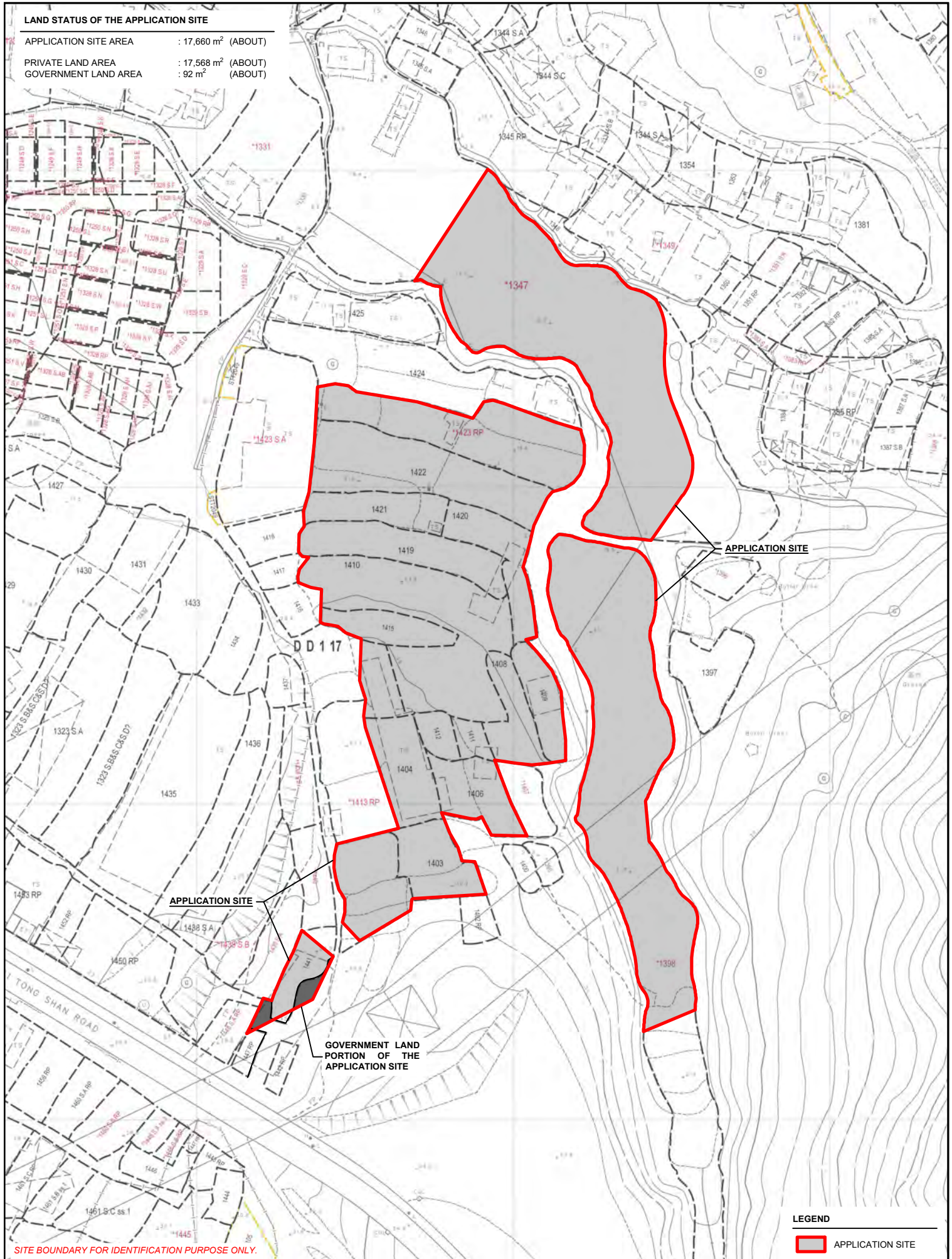
<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND</div>	<div>ADDRESS</div> <div>VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 5000 @ A4</div>		<div>TITLE</div> <div>ZONING PLAN</div>		<div></div>
			<div>DRAWN BY</div> <div>MN</div>	<div>DATE</div> <div>7.3.2024</div>			
			<div>REVISED BY</div> <div>OL</div>	<div>DATE</div> <div>11.3.2024</div>	<div>DWG NO.</div> <div>PLAN 2</div>	<div>VER.</div> <div>001</div>	

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,660 m² (ABOUT)

PRIVATE LAND AREA : 17,568 m² (ABOUT)

GOVERNMENT LAND AREA : 92 m² (ABOUT)



LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
7.3.2024

REVISED BY
OL

DATE
11.3.2024

TITLE
LAND STATUS

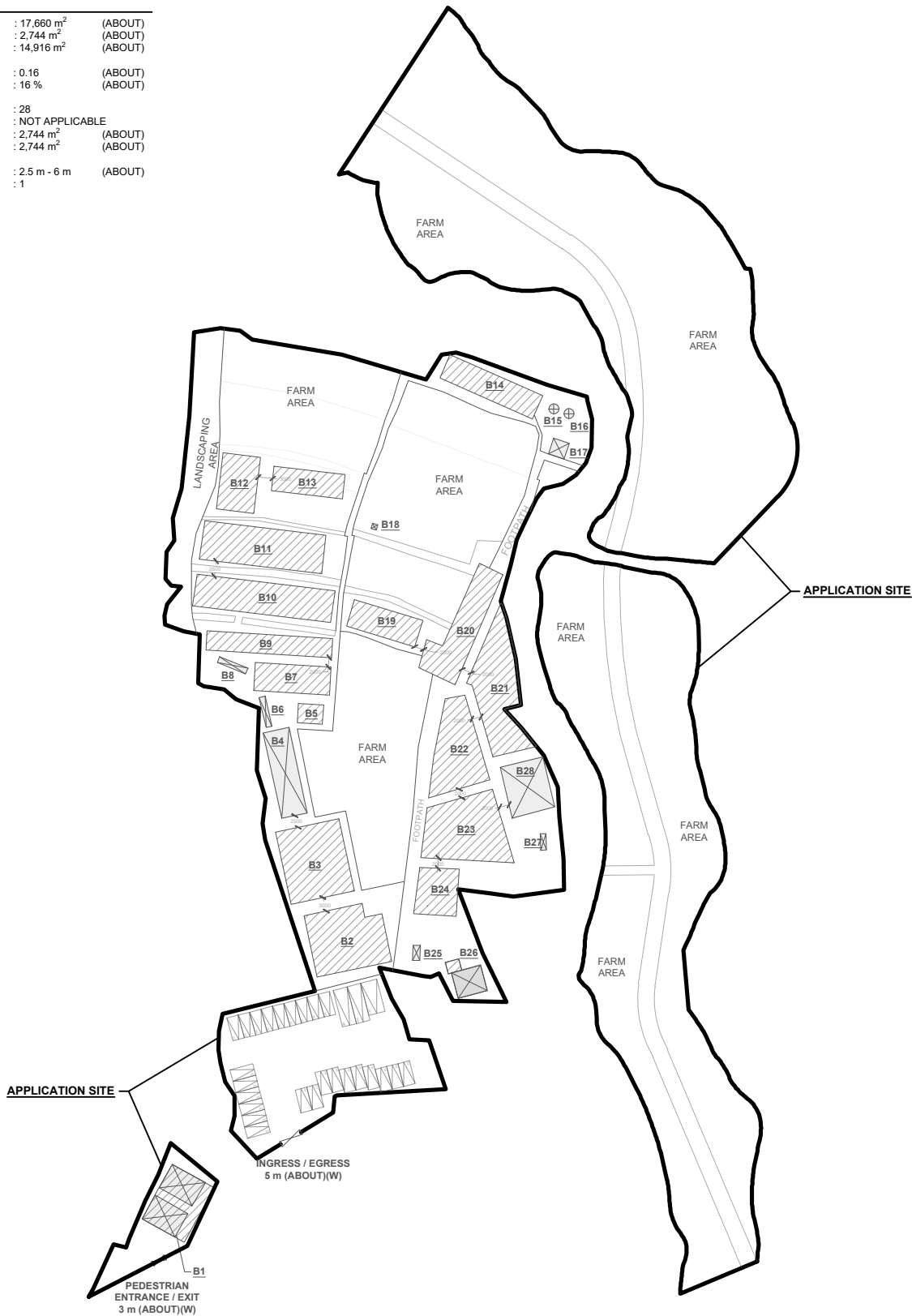
DWG NO.
PLAN 3

VER.
001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 2,744 m ²	(ABOUT)
UNCOVERED AREA	: 14,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	



LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/U/L SPACE FOR MINIBUS	: 2
DIMENSION OF L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

<p>PLANNING CONSULTANT</p>	<p>PROJECT</p> <p>PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 1300 @ A4</p>		<p>TITLE</p> <p>LAYOUT PLAN (1/2)</p>
			<p>DRAWN BY</p> <p>MN</p>	<p>DATE</p> <p>7.3.2024</p>	
			<p>REVISED BY</p> <p>OL</p>	<p>DATE</p> <p>11.3.2024</p>	<p>DWG NO.</p> <p>PLAN 4</p>
					<p>VER.</p> <p>001</p>



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	104 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	202 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	213 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	79 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	88 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	164 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	224 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	173 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	223 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	86 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B25	GUARD HOUSE	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	43 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B27	PORTABLE TOILET	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	102 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		<u>2,744 m² (ABOUT)</u>	<u>2,744 m² (ABOUT)</u>	

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

-

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

OL

DATE

11.3.2024

TITLE

LAYOUT PLAN (2/2)

DWG NO.

PLAN 5

VER.

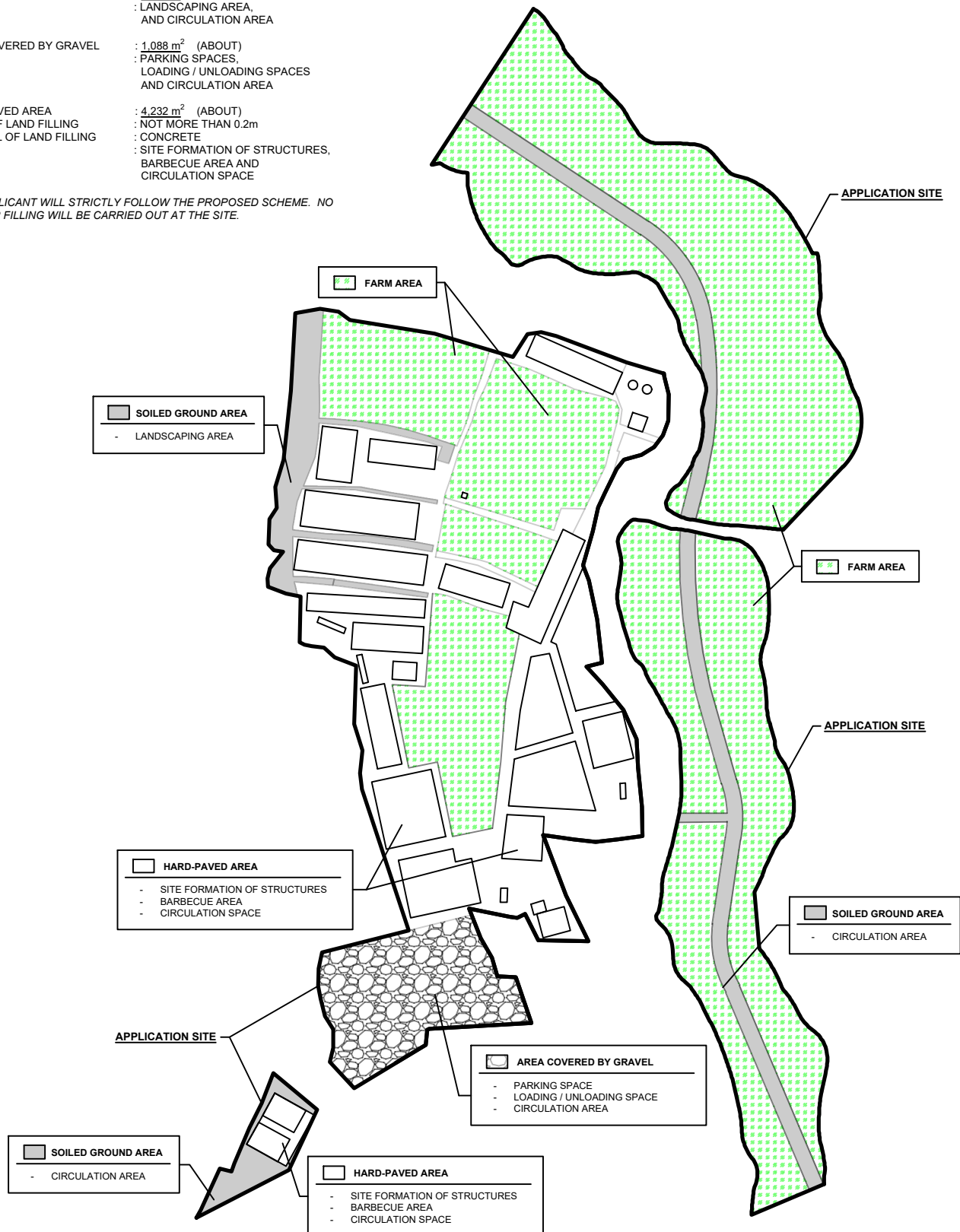
001



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,660m ² (ABOUT)
FARM AREA	: 10,596 m ² (ABOUT)
USE	: HOBBY FARMING
SOILED GROUND AREA	: 1,744 m ² (ABOUT)
USE	: LANDSCAPING AREA, AND CIRCULATION AREA
AREA COVERED BY GRAVEL	: 1,088 m ² (ABOUT)
USE	: PARKING SPACES, LOADING / UNLOADING SPACES AND CIRCULATION AREA
HARD-PAVED AREA	: 4,232 m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m
MATERIAL OF LAND FILLING	: CONCRETE
USE	: SITE FORMATION OF STRUCTURES, BARBECUE AREA AND CIRCULATION SPACE

*THE APPLICANT WILL STRICTLY FOLLOW THE PROPOSED SCHEME. NO FURTHER FILLING WILL BE CARRIED OUT AT THE SITE.



LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1300 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

OL

DATE

11.3.2024

TITLE

FILLING OF LAND

DWG NO.

PLAN 6

VER.

001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS / MINIBUS
 DIMENSION OF VEHICLE : 2 m (W) X 6.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

B25

INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE LOCAL ACCESS
 TO THE APPLICATION SITE

3000

B2

B25

INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

B25

INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE LOCAL ACCESS
 TO THE APPLICATION SITE

3000

B2

B25

INGRESS / EGRESS
 5 m (ABOUT)(W)

FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- VEHICLE (MB / LGV)
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

OL

DATE

11.3.2024

TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001



Our Ref.: DD117 Lot 1347 & VL
Your Ref.: TPB/A/YL-TT/643

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

By Email

25 June 2024

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/643)

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. Christian CHIM 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/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/643)

(i) A RtoC Table:

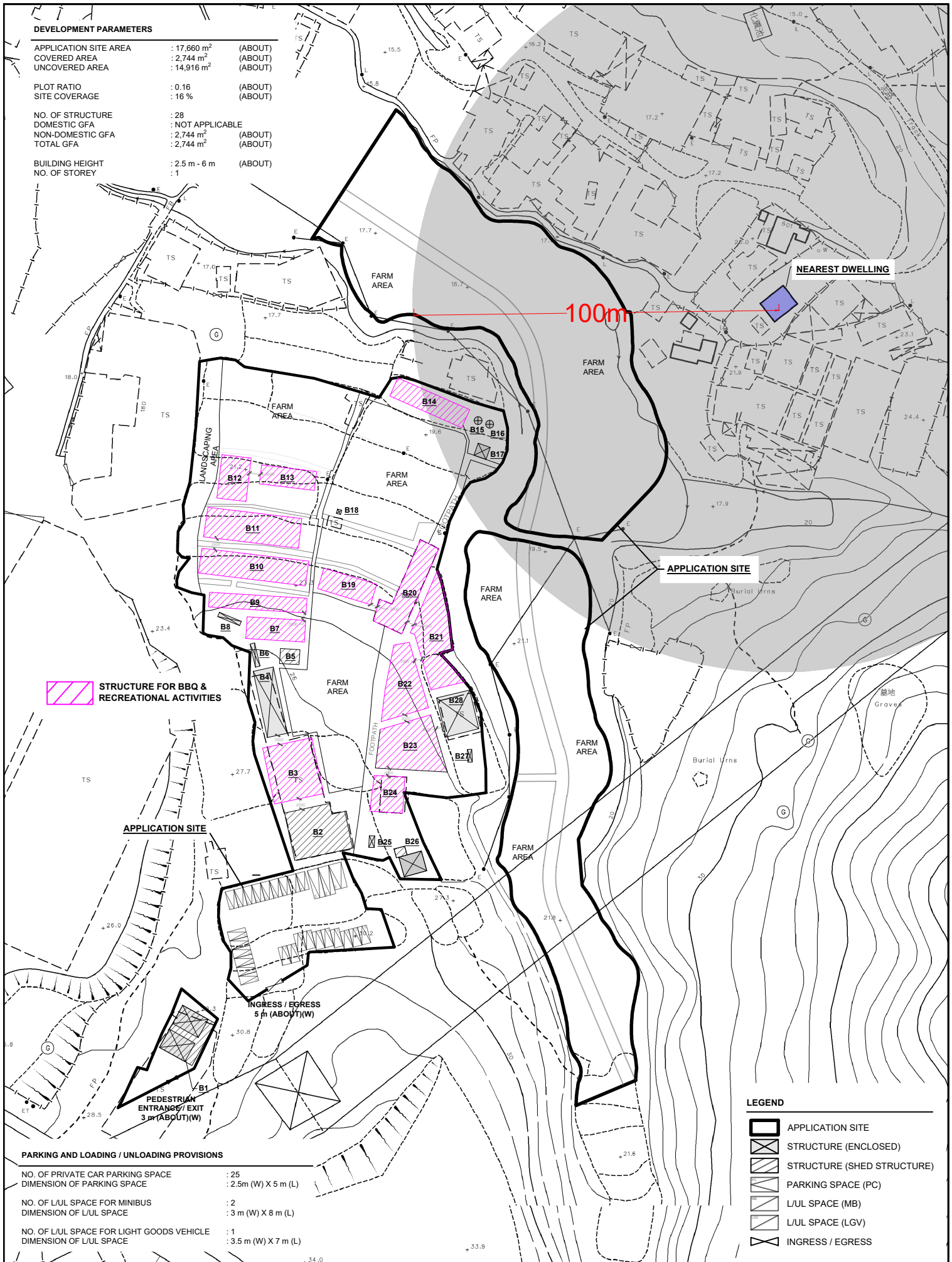
Departmental Comments	Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG; Tel: 2443 1072)	
<p>(a) <u>Unauthorised structure(s) within the said private lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot No. 1347 in D.D. 117 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>In addition, there are unauthorised structures on some of the remaining private lots. The Lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary enforcement action against the breaches without further notice.</p> <p>If the planning application is approved, the lot owner(s) should apply to this office for a Short Term Waiver (STW) and modification of the proposed STT conditions where appropriate to permit the structure(s) erected within the said private lot(s) and the occupation of 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 it will be approved. The STW and STT, if approved, will be subjected to such terms and</p>	<p>Noted. Since there is the restriction that no structure is allowed to be erected without prior approval of the private land and Government Land (GL) portion of the Site, 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 GL after planning approval has been obtained from the Town Planning Board (the Board).</p>

	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.	
2. Comments of the Director of Environment Protection (DEP) (Contact Person: Mr. FONG; Tel: 2835 2164)		
(a)	Please confirm: Whether septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided by the applicant and such system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.
(b)	Whether licensed collectors will be recruited to collect and dispose the sewage and waste from the portable toilets.	Licensed collectors will be recruited by the applicant to collect and dispose of sewage and waste regularly to avoid overflowing of sewage and waste.
(c)	No usage of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing will be used at the Site; and	No public announcement system, portable loudspeaker or any form of audio amplification system will be used at the application site at any time during the planning approval period.
(d)	Whether barbecue activity with barbecue pits will only be allowed in those area with rain shelter for barbecue activities as indicated in Plan 4 of the drawing plan and provide the distance between the barbecue area and the nearest residential structures/dwellings	Barbecue activity with barbecue pits will only be allowed at the shelters proposed for 'barbecue/recreational activities' as indicated in pink at Annex I . The nearest dwelling is located at approximately 90 m east of one of the shelters.
3. Comments of the Chief Town Planner, Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(a)	With reference to the approved landscape proposal under the approval planning condition (f) of the application No. A/YL-	The applicant has complied with approval condition (f) on the implementation of the accepted landscape proposal of the

	<p>TT/505, which involved the eastern portion of the current application, the implementation of the new tree planting along the periphery of eastern portion of the current site boundary were completed. However, these existing trees are not shown in the submitted tree preservation and landscape proposal.</p> <p>Moreover, locations of proposed new tree planting (N1 to N27) had been already occupied by the existing trees according to the aerial photo record. The applicant is required to clarify if any existing trees are located within the Site and whether all existing trees within the Site should be shown on the proposed landscape proposal and confirm whether all existing trees will be preserved.</p> <p>According to the filling of land plan, the applicant proposed farm areas at the eastern and western portion of the Site. The applicant should provide a soil layer profile section with the depth of farming soil for the proposed farm area.</p> <p>We would reserve our comment upon receipt of the required supporting information for consideration.</p>	<p>previous approved application No. A/YL-TT/505. A total of <u>99</u> existing trees (E1 to E99) are planted at the Site to mitigate the potential landscape impact arising from the proposed development (Annex II). All these trees within the Site will be preserved and well maintained by the applicant during the planning approval period.</p>
--	--	---

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 2,744 m ²	(ABOUT)
UNCOVERED AREA	: 14,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1300 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

LT

DATE

21.6.2024

TITLE

LAYOUT PLAN
(1/2)

DWG NO.

ANNEX I

VER.

001

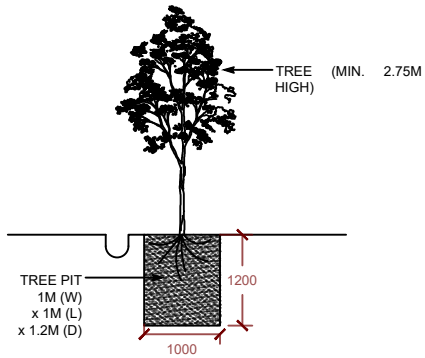


TREE PRESERVATION AND LANDSCAPE PROPOSAL

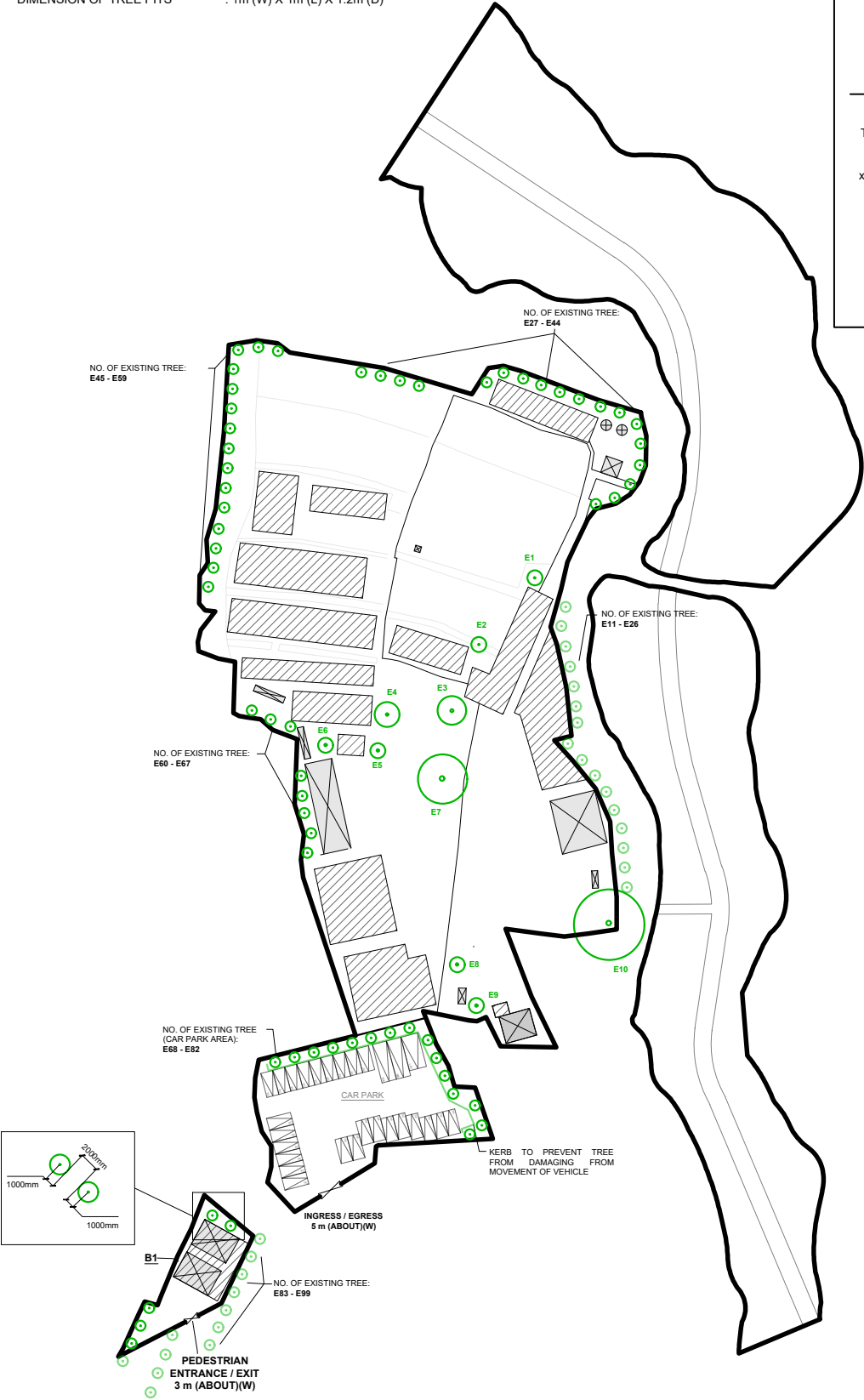
APPLICATION SITE AREA : 17,660 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED

- NO. OF TREES : 99 (E1 - E99)
- TREE SPECIES : CARICA PAPAYA
- HEIGHT OF TREES : NOT LESS THAN 2.75 m
- DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



TYPICAL DIMENSIONS
 SCALE 1:100
 (INDICATIVE ONLY)



- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)
- L/UL SPACE (MB)
- L/UL SPACE (LGV)
- INGRESS / EGRESS
- EXISTING TREE
- EXISTING TREE (OUT OF THE SITE BOUNDARY)

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1300 @ A4		TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL	
			DRAWN BY MN	DATE 26.7.2023		
			REVISED BY LT	DATE 21.6.2024	DWG NO. ANNEX II	VER. 001

Our Ref.: DD117 Lot 1347 & VL
Your Ref.: TPB/A/YL-TT/643

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

By Email

22 July 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/643)

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. Christian CHIM 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/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" and "Open Storage" zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/643)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. CHEUNG; Tel: 2443 1072)		
(a)	It is noticed that the applicant has applied for a Short Term Tenancy (STT) for occupation of GL (about 280m ² subject to verification). However, the GL included in the subject s.16 application (about 92m ² as mentioned in the application form) only covered a small portion of the proposed STT which is being occupied. Please clarify with the applicant regarding the actual size of the GL involved in the s.16 application.	The applicant has revised the proposed scheme to facilitate the proposed development. Please be clarified that the application site (the Site) occupied an area of 17,660 m ² (about), including 92m ² of Government Land (GL) (about) under the current application.
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN; Tel: 2733 7781)		
(a)	The standards and specifications of the proposed emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021".	A revised fire service installations (FSIs) proposal is provided for your consideration (Annex I). The F.S. Notes has been revised accordingly.
(b)	Fire extinguishers shall be provided to every structure within the application site.	Fire extinguishers has been provided to every structure within the Site.
(c)	Please clarify the total floor area of shed structure above Structure B1; and	The gross floor area of structure B1 is 135m ² (about).
(d)	The layout and development parameters near the pedestrian entrance/exit as shown in the FSI proposal is not tally with the layout plan.	The FSIs proposal has been revised to tally with the layout plan.

3. Comments of the Chief Town Planner, Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(a)	According to item 3(a) of the R-to-C table and the revised tree preservation and landscape proposal, the applicant stated that a total of 99 existing trees (E1 to E99) will be preserved and well maintained by the applicant. Please remove all existing trees located outside the application site boundary in the revised tree preservation and landscape proposal.	The existing trees outside the Site has been removed in the revised tree preservation and landscape proposal (Annex II). A total of <u>71</u> existing trees within the Site will be well maintained by the applicant during the planning approval period.
(b)	The applicant should provide a soil layer profile section with the depth of farming soil for the proposed farm area.	Noted.
4. Comments of the Chief Town Planner/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD) (Contact Person: Ms. TAM; Tel: 2158 6286)		
(a)	Please clarify the size of the Site which fall within "AGR" and "OS" respectively in terms of both area and percentage.	The majority of the Site (i.e. about 17,460m ² , 98.9% of the Site) falls within an area zoned as "Agriculture". The remaining area (i.e. about 200m ² , 1.1% of the Site) falls within "Open Storage" zone.
(b)	Please further clarify how the farm area and the BBQ sites are related, and to describe the operation mode, if possible. Any access between the farm area in the east and the BBQ site in the west, please indicate on the layout plan.	The proposed development is intended to provide a venue for promoting healthy living through farming and recreational activities to achieve social harmony in Tai Tong area. A large portion of the Site (i.e. 10,596m ² , 60%) is reserved for farm area for the enjoyment of visitor. As there is no eating place is provided in close vicinity of the Site, barbecue area is provided to support the operation of the proposed development, where only visitor of the Site will be served. Crops from recreational farming are welcomed to be grilled at the barbecue pits or free to be carried away by visitor. Accesses between the farm area in the east and the BBQ site in the west are provided for the visitor (Plan 1).



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 1,744 m ²	(ABOUT)
UNCOVERED AREA	: 15,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 25
PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/U/L SPACE FOR MINIBUS	: 2
DIMENSION OF L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

FIRE SERVICE INSTALLATIONS








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

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

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

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

LT

DATE

11.7.2024

TITLE

FSIs PROPOSAL (1/2)

DWG NO.



ANNEX I

VER.

002



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	104 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	202 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	213 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	79 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	88 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	164 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	224 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	173 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	223 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	86 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B25	GUARD HOUSE	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	43 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B27	PORTABLE TOILET	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	102 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		<u>2,744 m² (ABOUT)</u>	<u>2,744 m² (ABOUT)</u>	

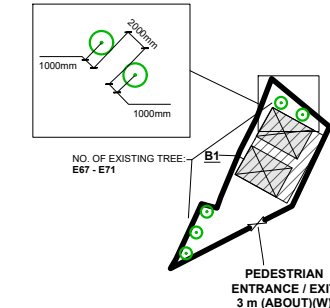
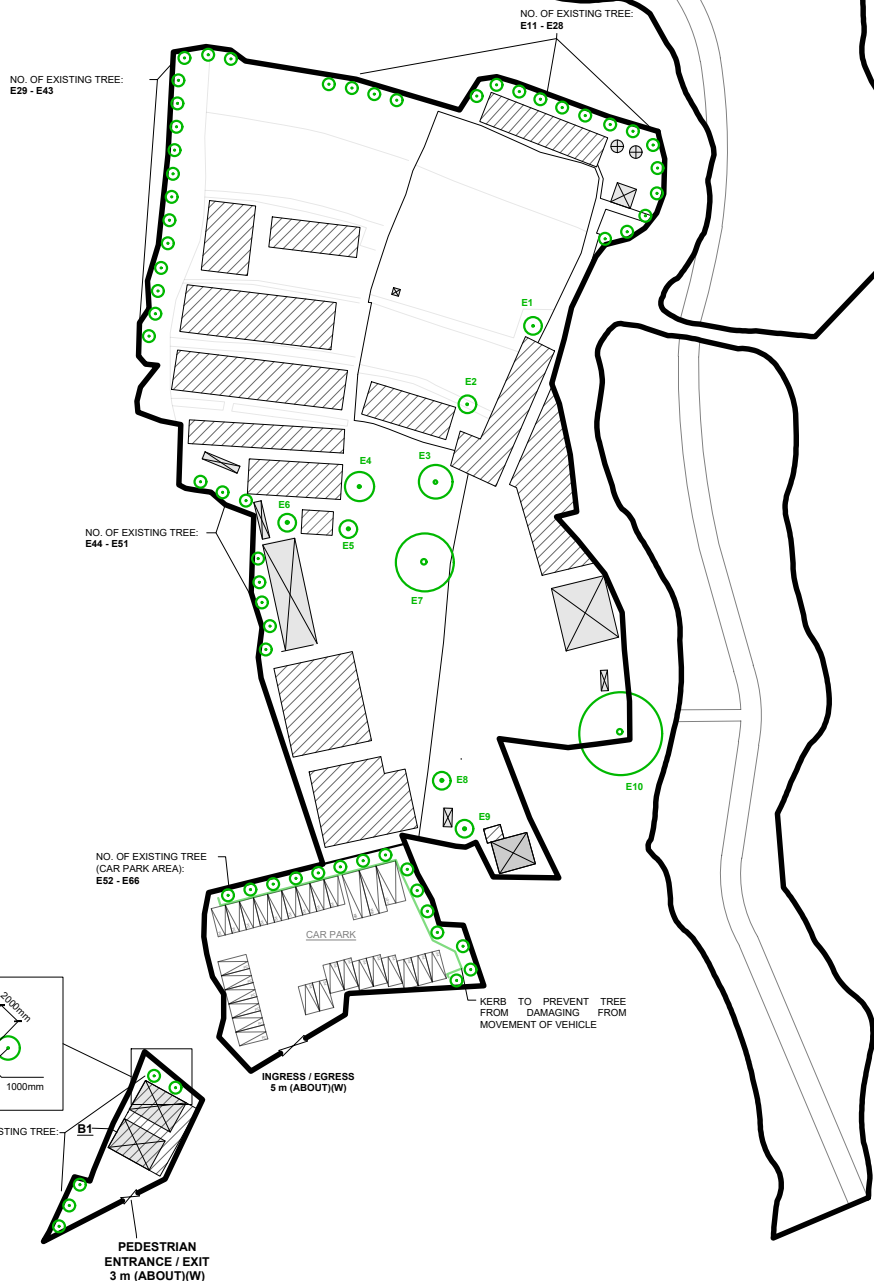
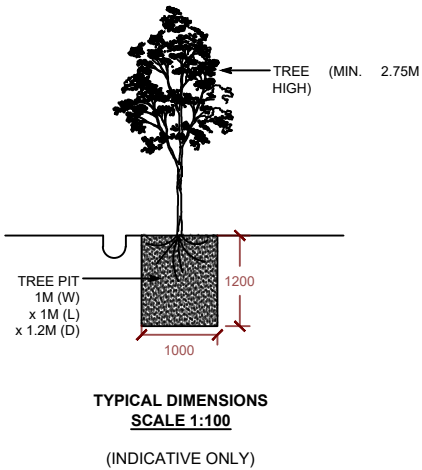
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE -		TITLE LAYOUT PLAN (2/2)		
			DRAWN BY MN	DATE 7.3.2024			
			REVISED BY LT	DATE 11.7.2024	DWG NO. ANNEX I	VER. 002	

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 17,660 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED

- NO. OF TREES : 71 (E1 - E71)
- TREE SPEC/ES : CARICA PAPAYA
- HEIGHT OF TREES : NOT LESS THAN 2.75 m
- DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



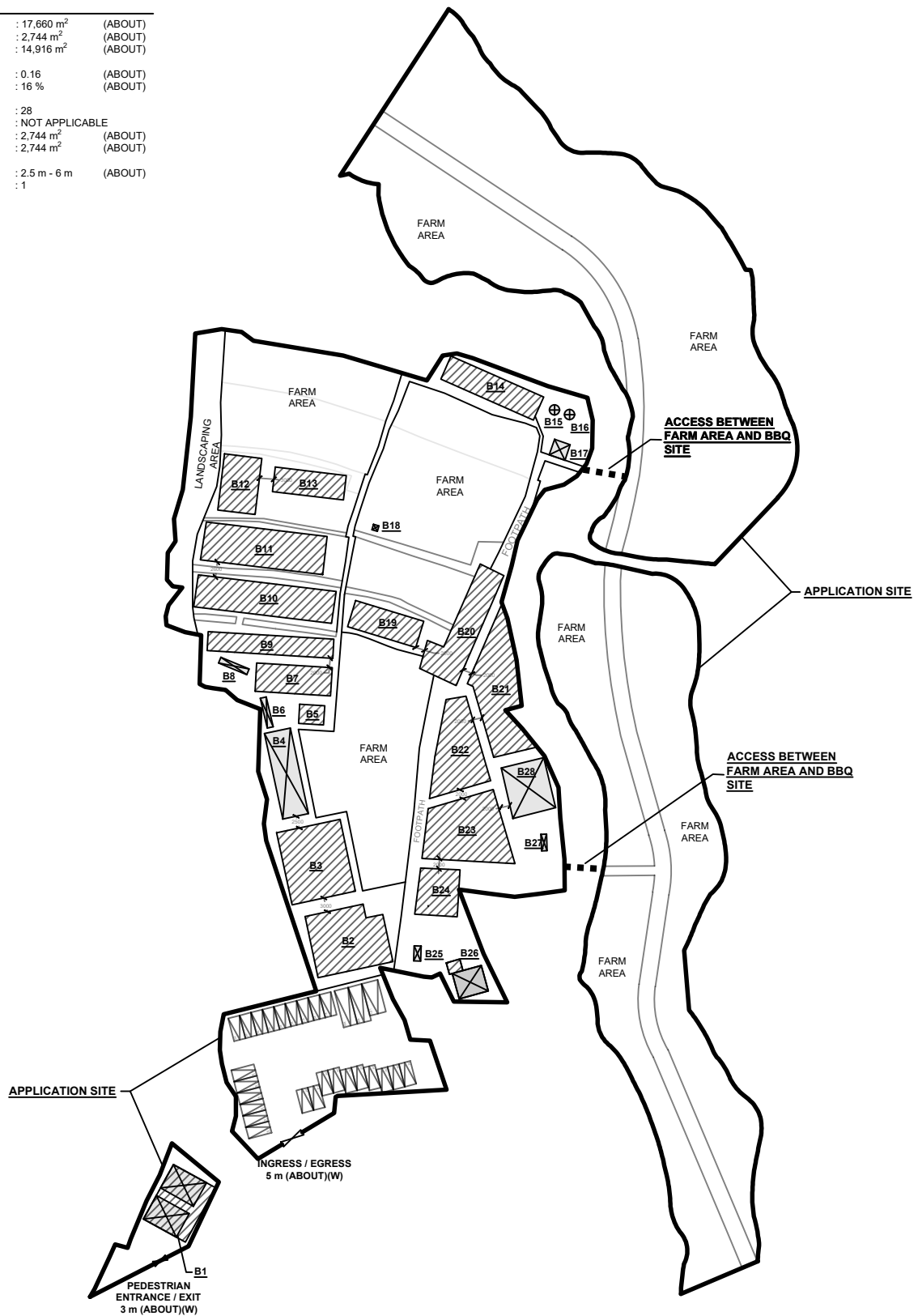
- NOTES:
- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

- LEGEND
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (SHED STRUCTURE)
 - PARKING SPACE (PC)
 - L/LUL SPACE (MB)
 - L/LUL SPACE (LGV)
 - INGRESS / EGRESS
 - EXISTING TREE
 - EXISTING TREE (OUT OF THE SITE BOUNDARY)

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1300 @ A4	TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL	NORTH
			DRAWN BY MN	DATE 26.7.2023	
			REVISED BY LT	DATE 21.6.2024	DWG NO. ANNEX II
				VER. 001	

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 2,744 m ²	(ABOUT)
UNCOVERED AREA	: 14,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/U/L SPACE FOR MINIBUS	: 2
DIMENSION OF L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1300 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

LT

DATE

22.7.2024

TITLE

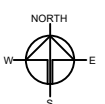
LAYOUT PLAN

DWG NO.

PLAN 1

VER.

001



Our Ref.: DD117 Lot 1347 & VL
Your Ref.: TPB/A/YL-TT/643

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

By Email

23 August 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/643)

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. Christian CHIM 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/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/643)

- (i) Majority of the application site (the Site), i.e. 10,956m², about 60% of the Site is reserved as farm area for the enjoyment of visitor (**Plan 1**). Portions of the Site have already been hard paved with concrete (i.e. about 4,232m²) and gravel (i.e. about 1,088 m²) of more than 0.2m in depth (**Plan 1** and **Annex I**). The filled area is to facilitate a flat surface for site formation of structures, barbecue area, parking, loading/unloading spaces and circulation area. The associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out during the planning approval period.
- (ii) Two accesses between the farm area in the east and the barbecue site in the west are provided for the visitor (**Annex II**).
- (iii) A revised fire service installations proposal is provided (**Annex III**).

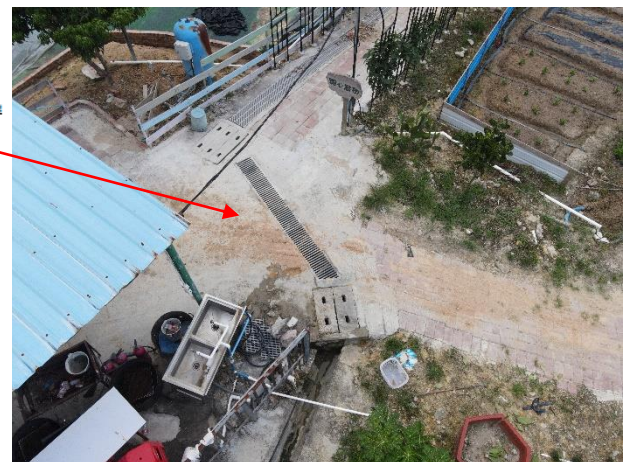
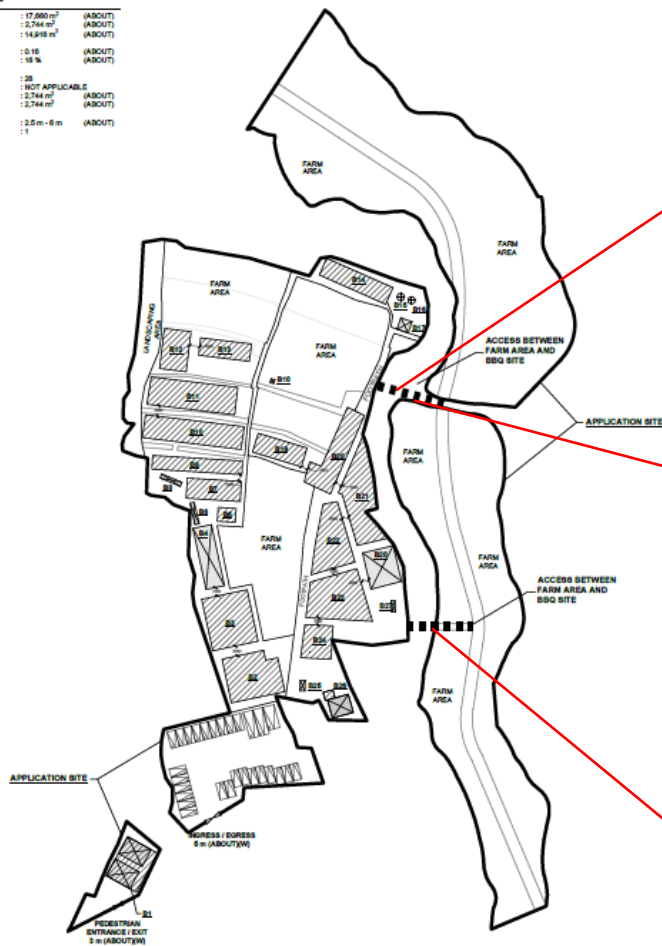
Proposed operating hours 擬議營運時間 09:00 to 22:00 daily, including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Tong Shan Road via a local access	
	No 否	<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) <input type="checkbox"/>	
(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。)			
(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？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,320 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 <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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/> _____ _____		

ANNEX II – Access Between the East and West Portions of the Application Site

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site, Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Storage” zones, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/643)

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 17,860 m ² (ABOUT)
COVERED AREA	: 2,744 m ² (ABOUT)
UNCOVERED AREA	: 14,916 m ² (ABOUT)
PLOT RATIO	: 0.15 (ABOUT)
SITE COVERAGE	: 15 % (ABOUT)
NO. OF STRUCTURE	: 28
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,744 m ² (ABOUT)
TOTAL GFA	: 2,744 m ² (ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m (ABOUT)
NO. OF STOREY	: 1





DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,660 m ²	(ABOUT)
COVERED AREA	: 1,744 m ²	(ABOUT)
UNCOVERED AREA	: 15,916 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 25
PARKING SPACE	
DIMENSION OF	
PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF L/U/L SPACE	: 2
FOR MINIBUS	
DIMENSION OF	
L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR	: 1
LIGHT GOODS VEHICLE	
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

FIRE SERVICE INSTALLATIONS








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

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND

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

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

LT

DATE

11.7.2024

TITLE

FSIs PROPOSAL (1/2)

DWG NO.



ANNEX III

VER.

002



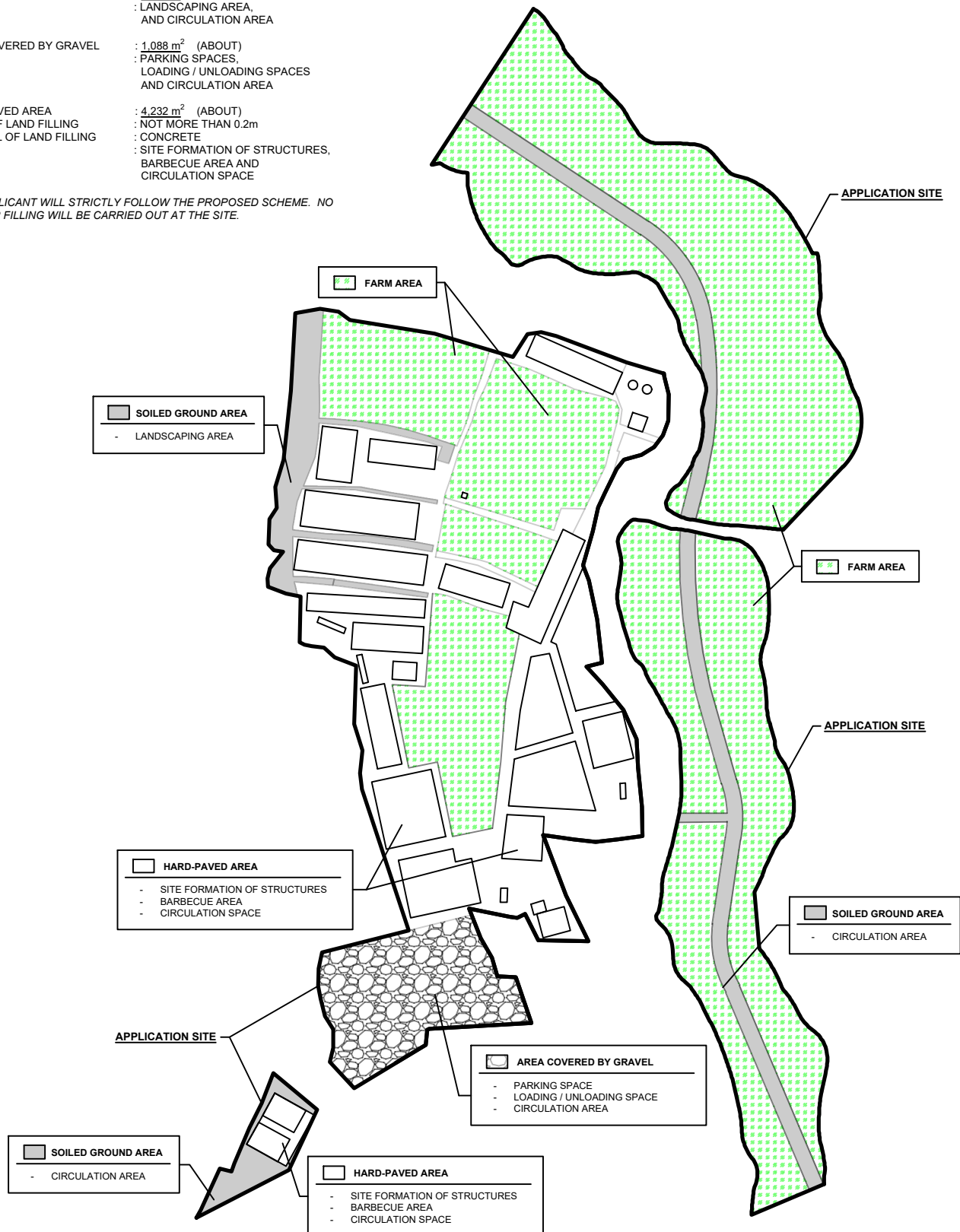
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	104 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	202 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B11	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	213 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B13	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	79 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B14	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B15	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B16	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B17	STORAGE OF TOOLS	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B18	STORAGE OF TOOLS	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B19	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	88 m ² (ABOUT)	88 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B20	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	164 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B21	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	224 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B22	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	173 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B23	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	223 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	86 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B25	GUARD HOUSE	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B26	STORAGE OF TOOLS	43 m ² (ABOUT)	43 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B27	PORTABLE TOILET	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B28	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	102 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		<u>2,744 m² (ABOUT)</u>	<u>2,744 m² (ABOUT)</u>	

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE -		TITLE LAYOUT PLAN (2/2)		
			DRAWN BY MN	DATE 7.3.2024			
			REVISED BY LT	DATE 11.7.2024	DWG NO. ANNEX III	VER. 002	

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,660m ² (ABOUT)
FARM AREA	: 10,596 m ² (ABOUT)
USE	: HOBBY FARMING
SOILED GROUND AREA	: 1,744 m ² (ABOUT)
USE	: LANDSCAPING AREA, AND CIRCULATION AREA
AREA COVERED BY GRAVEL	: 1,088 m ² (ABOUT)
USE	: PARKING SPACES, LOADING / UNLOADING SPACES AND CIRCULATION AREA
HARD-PAVED AREA	: 4,232 m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m
MATERIAL OF LAND FILLING	: CONCRETE
USE	: SITE FORMATION OF STRUCTURES, BARBECUE AREA AND CIRCULATION SPACE

*THE APPLICANT WILL STRICTLY FOLLOW THE PROPOSED SCHEME. NO FURTHER FILLING WILL BE CARRIED OUT AT THE SITE.



LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM), BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1300 @ A4

DRAWN BY

MN

DATE

7.3.2024

REVISED BY

OL

DATE

11.3.2024

TITLE

FILLING OF LAND

DWG NO.

PLAN 1

VER.

001



Our Ref.: DD117 Lot 1347 & VL
Your Ref.: TPB/A/YL-TT/643

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

By Email

13 September 2024

Dear Sir,

4th Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/643)

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



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/643)

(i) RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG; Tel: 2443 1072)		
(a)	Please submit further FI to confirm that he/she would cease the unlawful occupation of Government land (i.e. about 188m ² outside the application site) not covered by the subject planning application immediately.	Please be kindly informed that the demolishing work of the unauthorised structure erected on Government land (GL) (i.e. about 188m ² outside the application site (the Site)) has been commenced by the applicant. Please refer to the photographic record showing the existing condition of the Site (Annex I). The applicant will cease the unlawful occupation outside the Site after planning approval has been obtained from the Town Planning Board.

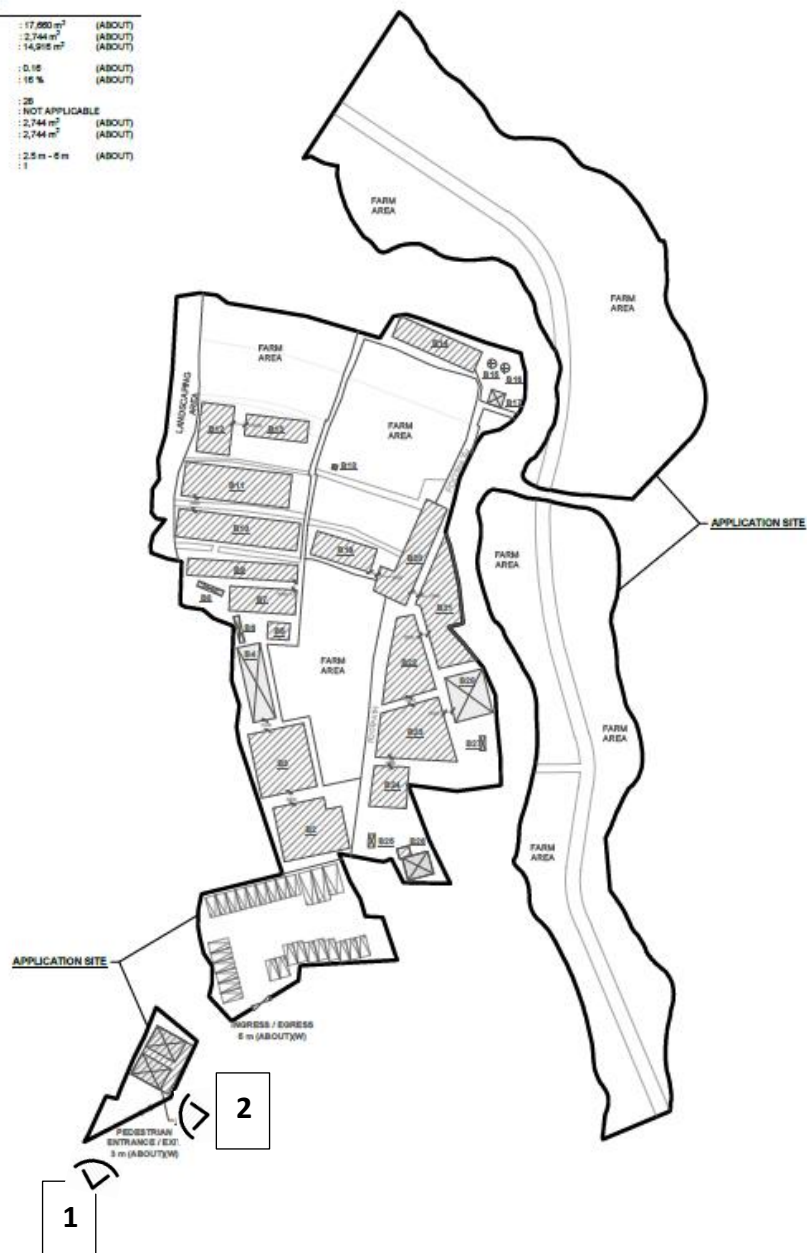
Annex I – Photographic Record

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site,
Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Storage” zones,
Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/643)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,880 m ²	(ABOUT)
COVERED AREA	: 2,744 m ²	(ABOUT)
UNCOVERED AREA	: 14,915 m ²	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 25	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,744 m ²	(ABOUT)
TOTAL GFA	: 2,744 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	



Photos were taken on 12.9.2024.



Previous Applications covering the Application Site

Rejected Applications

	Application No.	Proposed Use(s) / Development(s)	Date of Consideration (RNTPC)	Rejection Reasons
1	A/YL-TT/332	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	25.7.2014	(1), (2), (3)
2	A/YL-TT/353	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.9.2015	(1), (2)

Rejection Reasons:

- (1) Not in line with the planning intention of the “AGR” zone.
- (2) Insufficient information to demonstrate no adverse landscape impact on the surrounding areas.
- (3) Insufficient information to demonstrate no adverse traffic, environmental and drainage impacts on the surrounding areas.

Approved Applications

	Application No.	Proposed Use(s) / Development(s)	Date of Consideration (RNTPC)
1	A/YL-TT/394	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	9.12.2016 [revoked on 9.6.2017]
2	A/YL-TT/417		4.5.2018 [revoked on 4.10.2020]
3	A/YL-TT/505	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years with Filling of Land	9.7.2021 [revoked on 9.12.2023]

**Similar Application within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/515	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment from traffic engineering perspective.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No substantiated environmental complaints concerning the Site has been received in the past three years.
- Should the application be approved, approval condition requiring no public announcement system or any form of audio amplification system is allowed to be used on the Site should be stipulated and to note his advisory comments as detailed in **Appendix IV**.

3. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls mostly within “Agriculture” zone and possesses potential for agricultural rehabilitation. He has no strong view against the application for the proposed uses from agricultural perspective on the understanding that agricultural activities are involved in the proposed uses. He has no comment on the non-agricultural developments. Nonetheless, the Site should be reinstated upon the expiry of the planning permission.
- No comment from nature conservation perspective.

4. Drainage

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

- No in-principle objection to the proposed development from drainage point of view.
- Should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the submission,

implementation and maintenance of a revised drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Landscape

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

According to the revised tree preservation and landscape proposal submitted by the applicant, a total of 71 existing trees within the Site will be preserved. She has no comment on the application from landscape planning perspective.

6. Licensing and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

7. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.
- Advisory comments as detailed in **Appendix IV**.

8. Building Matters

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

No objection to the application.

9. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity.

10. Other Departments

The following departments have no objection to/no comment on the application:

- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the proposed uses at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots 1347, 1398, 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP, 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 and 1447 RP in D.D. 117 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) no permission has been given for occupation of GL within the Site. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). It is noticed that the applicant has applied for a Short Term Tenancy (STT) for occupation of GL (about 280m² subject to verification) included in the Site. However, the GL included in the subject s.16 application is about 92m² as mentioned in the application form and FI, which is smaller than the applied STT area;
 - (iii) there is/are unauthorized structure(s) or uses on Lot 1347 in D.D. 117 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (iv) there are unauthorized structures on some of the remaining private lots within the Site. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (v) the lot owner(s)/applicant shall apply to LandsD for a Short Term Waiver (STW) and modification of the proposed Short Term Tenancy (STT) conditions where appropriate to permit the structure(s) erected within the private lots and the occupation of GL. The application(s) for STW and STT will be considered by Government in its capacity as a landlord and there is no guarantee that the application(s) 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 that the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the local track leading to the Site is not under Transport Department (TD)'s purview;
 - (ii) consent of the owners/managing parties of the local track and footpath should be obtained for using the local track and footpath as the access to the Site; and
 - (iii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) the applicant shall construct a run-in/out in accordance with the latest version of HyD Standard Drawings; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of his department's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;
 - (ii) licensed collectors should be recruited to collect and dispose the sewage and waste from the portable toilets;
 - (iii) the relevant mitigation measures and requirements stipulated in the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding areas;
 - (iv) the applicant is obliged to meet the statutory requirements under relevant pollution control ordinances; and
 - (v) the applicant needs to ensure that the structures for barbecue and recreational activities are located farthest away from the nearby residential dwellings so as to maximise the distance in-between and minimise the potential nuisances to the residents.
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department (FEHD)'s facilities should be affected by the proposed uses;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) under the Food Business Regulation, Cap. 132X (the Regulation), 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 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 the Buildings Department, Fire Services Department and Planning Department 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;

- (iv) 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 Regulation:
 - i. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - ii. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
 - iii. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry (including live poultry)(including wholesale and retail) is sold, a fresh provision shop licence should be obtained;
- (v) proper licence issued by FEHD is required if related place of entertainment is involved:
 - i. 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 the 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
 - ii. 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 his/her own expenses;
- (h) to note the comments of the Director of Fire Services on the submitted fire service installations proposal that:
 - (i) fire extinguishers shall be provided to structure B14 within the Site; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be considered as four separate sites and each of them 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;
 - (ii) the four sites do not abut on a specified street of not less than 4.5m wide and the permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed uses;
- (iv) 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;
- (v) 28 structures are proposed in the application. 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 BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) if the proposed uses under application are subject to issue a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

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

From:
Sent: 2024-05-03 星期五 03:19:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/643 DD 117 Tai Tong Shan Road Hobby Farm

A/YL-TT/643

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

Site area: 17,660 m² Includes Government Land of about 92m²

Zoning: "Agriculture" and "Open Storage"

Applied Development: Hobby Farm / BBQ Site / Shops / 28 vehicle parking / **Filling of Land**

Dear TPB Members,

This operation has a history of application and withdrawals. Now its back without the 'GB' element.

Strongest Objections. The original 607 footprint would be almost entirely covered in multiple buildings, parking lot, etc. There are 3 sites but no indication as to how interconnectivity could be achieved without considerable encroachment on land belonging to others.

Portions of the Site have already been filled with concrete (i.e. 4,232m²)

No indication as to how many trees to be felled.

In addition question the need for additional BBQ as there is already a government site and other private BBQ operations in the district.

This application CANNOT be STREAMLINED as it is a complicated history and layout with multiple issues like hygiene, toilets, drainage, power supply, etc. to be considered.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 29 December 2023 2:57 AM HKT
Subject: Re: A/YL-TT/607 DD 117 Tai Tong Shan Road Hobby Farm

Dear TPB Members,

So the total paved over area is actually 4,954 m², 50% of a relatively large site. This indicates brownfield use not recreational and is totally unacceptable for AG zoning.

Members have a duty to scrutinize this application with reference to the history of the site.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 12 September 2023 2:38 AM HKT

Subject: A/YL-TT/607 DD 117 Tai Tong Shan Road Hobby Farm

Dear TPB Members,

Despite the dodgy history of the lots, members approved 505 for hobby farm use.

Surprise, surprise, conditions were never fulfilled with EIGHT extensions of time recorded.

So applicant is back with a revised plan

Applied Development : Temporary Place for Recreation, Sports or Culture, Shop and Services / 28 vehicle parking

Very little information on the nature of the activities. Shops and services are commercial operations.

Note that according to the plan provided with 505 only 1,096sq.mts would be covered over, although this looks suspicious when you check the plan.

Now the applicant is proposing to fill in 5,030sq.mts PLUS and addition 1,088sq.mts covered in pebbles.

It is unacceptable that 60% of lots zoned for farming are to be paved over and used for other purposes, including shops.

Members must ask PlanD to explain what activities are being carried out at the site and if the lots have already been filled in.

The progressive formula to transform farmland into brownfield can no longer be tolerated in view of the issues posed by climate change and the impact on the capacity of the land to absorb heavy rainfall like that we have seen recently.

The application should be rejected and enforcement action taken against unapproved operations.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 7 September 2020 4:25 AM CST

Subject: A/YL-TT/505 DD 117 Tai Tong Shan Road Hobby Farm

A/YL-TT/505

Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : 10,370 m² Includes Government Land of about 266m²

Zoning : "Agriculture", "Green Belt" and "Open Storage"

Applied Development : Hobby Farm / 28 vehicle parking

Dear TPB Members,

This is 417 minus most of the government land.

On 4 May 2018

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application. **Apparent site modification (with ground works) was observed.** Approval of the application would set an undesirable precedent encouraging other similar applications to modify the sites before planning permissions are obtained. The cumulative impact of which would likely lead to the general degradation of the rural fringe and country park character

Plan D: the last approval (No. A/YL-TT/394) by the same applicant was revoked due to non-compliance with time-limited approval conditions, shorter compliance period was recommended in order to closely monitor the progress on compliance with associated approval conditions.

But members asked no questions. However in view of recent JRs you can no longer rely on PlanD but are required to make your own judgment and ask questions re the operation and if it is in compliance with conditions, etc. Why so many vehicle parking? Folk who enjoy farming tend to be those who use public transport.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Monday, March 30, 2020 4:00:58 AM

Subject: A/YL-TT/493 DD 117 Tai Tong Shan Road Hobby Farm

A/YL-TT/493

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

Site area : About 22,938sq.m (Includes Government Land of 267sq.m

Zoning : "Agriculture", "Green Belt" and "Open Storage"

Applied use : Hobby Farm / 28 Vehicle Parking / Filling of Land

Dear TPB Members,

Application 476 was withdrawn and now we have a further application for 4 times the original site.

This is an extraordinary large site for 'Hobby Farm', involves a number of separate lots and filling of land.

Hopefully members will ask questions this time around as to what is the true nature of the operation.

Is it designed to extend the footprint of the Amusement Park.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, August 9, 2019 9:23:52 PM

Subject: A/YL-TT/476 dd 117 Tai Tong Shan Road Hobby Farm

A/YL-TT/476

Lots 1403, 1404, 1406, 1408, 1409, 1410, 1411, 1412, 1413 RP (Part), 1415, 1419, 1420, 1421, 1422, 1423 RP, 1441 (Part) and 1447 RP in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : 11,442 m² Includes Government Land of about 1,211m²

Zoning : "Agriculture", "Green Belt" and "Open Storage"

Applied Development : Hobby Farm / 24 vehicle parking

Dear TPB Members,

This is the same site as 417 but more than double the site and now includes additional government land zoned Green Belt. **The application mentions 'filling of land', in other words Destroy to Build.**

Minutes : CTP/UD&L, PlanD had reservation on the application. **Apparent site modification (with ground works) was observed.** The cumulative impact of which would likely lead to the general degradation of the rural fringe and country park character.

Regarding the public concern over vegetation clearance within the "Green Belt" ("GB") zone, the area only constituted about 5% of the site and would be on soil floor and largely uncovered for circulation area and **planting of trees**. What trees? None left according to the plan.

There are far too many structure and there is also the issue of run off from chemicals often used by amateur farmers entering the adjacent stream.

That legitimacy of this application should certainly be questioned.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Saturday, December 9, 2017 1:55:00 AM

Subject: Re: A/YL-TT/417 Tai Tong Shan Road Hobby Farm

A/YL-TT/417

Lots 1403, 1404, 1406, 1408, 1409, 1410 (Part), 1411, 1412, 1413 RP (Part), 1419 (Part), 1420 (Part), 1441 and 1447 RP in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long

Site area : About 5,310.4m² Includes Government Land of about 280 m²

Zoning : "Agriculture"

Applied Development : Hobby Farm / 24 vehicle parking

Dear TPB Members,

Despite the following revelations Application 394 was approved on 9 December 2016.

The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) had reservation on the application in that vegetation within the site and its immediate vicinity was observed to be missing and replaced by access road, parking and agriculture as compared to the situation in 2015.

However it was revoked on 9 June 2017 for non compliance with a number of conditions:

- (d) the provision of boundary fence on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.6.2017;
- (g) the submission of a tree preservation and landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.6.2017;
- (i) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2017
- (l) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.6.2017;

In view of previous history of 'Destroy to Build' activities and reluctance to comply with conditions members should reject this applications as it is obvious that the intention is brownfield use.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Saturday, November 5, 2016 1:54:49 AM

Subject: A/YL-TT/394 Tai Tong Shan Road Hobby Farm

A/YL-TT/394

Lots in D.D.117, Tai Tong Shan Road, Yuen Long

Site area : About 4,654.4 m²

Zoning : "Agriculture"

Applied Development : Hobby Farm / 23 vehicle parking

Dear TPB Members,

Another Hobby Farm, has everyone in Hong Kong suddenly got green fingers? Have we become a nation of farmers overnight?

This application would appear to be another slash-and-burn style application. The intention being to despoil rural land with a view to an eventual application for rezoning and redevelopment.

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable.

The facilities involve a lot of trashing of the land, cementing over, toilets, discharge, vehicle parking, etc.

While TPB bowed to PD's constant support of any application that negatively impacts our natural heritage it must take note of the 2016 Policy Address stating that the Government would implement the New Agriculture Policy to facilitate the sustainable agricultural development in Hong Kong. Supportive measures would be implemented to enhance the competitiveness of local farms by facilitating enhancement in productivity and business viability.

Approval of the application would result in direct encroachment of farmland and contravene the Government's effort in promoting sustainable development of local agriculture;

I urge TPB members reject this application. Approval would encourage ever more despoliation of our rural heritage and help fuel the current discontent in the community with regard to abuse of scarce land resources.

Mary Mulvihill