
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年01月05日星期一 17:48
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1124 - FI to address departmental comments
附件: FI4 for A_YL-KTN_1124 (20260105).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref. : DD103 Lot 216 & VL
Your Ref. : TPB/A/YL-KTN/1124

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

By Email

5 January 2026

Dear Sir,

4th Further Information

Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces for a Period of 3 Years in "Village Type Development" and "Residential (Group B)" zones, Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1124)

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 Planning Limited



Louis TSE
Town Planner

Response to Comment

**Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) With Ancillary Parking Spaces
for a Period of 3 Years in “Village Type Development” and “Residential (Group B)” zones,
Various Lots in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1124)

(i) Revised application form and plans are provided (**Annex I, Plans 1 to 2**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)		
(a)	For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Please refer to the revised fire service installations proposal for details (Annex II). Fire extinguisher and stand-alone fire detector have been provided for enclosed structures with gross floor area not exceeding 230m ² .
(b)	For enclosed structure with gross floor area exceeding 230m ² , sprinkler system, wheeled type dry chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting, directional and exit signs shall be provided;	Noted.
(c)	Structures on the same site are regarded as merging/adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting,	Please refer to the revised layout plan for details (Plan 1). 4.8m (about) of separation has been provided between structures B1 and B3.

S.16 Planning Application No. A/YL-KTN/1124

	directional and exit signs shall be provided to Structures B1, B2 and B3 as the total floor area exceeds 230 m ² ;	
(d)	Modified hose reel system, fire alarm system, visual fire alarm system are considered as self-upgrade and not a mandatory requirement by this Department;	Noted.
(e)	If the applicant self-initiates the provision of visual fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017, the FSD Circular Letter No. 2/2012 and follow the <i>Design Manual: Barrier Free Access 2008</i> published by the Buildings Department”; and	Noted and revised accordingly.
(f)	If the applicant self-initiates the provision of fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”.	Noted and revised accordingly.

Annex I
Revised Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Tomorrow View (Investment) Limited

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 Planning Limited 盈卓規劃有限公司

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 216 S.S ss.2 RP, 216 S.S RP, 237 S.B RP, 237 S.B ss.3 RP, 237 S.B ss.3 S.A, 237 S.B ss.4 S.A, 237 S.B ss.4 S.B, 237 S.B ss.4 RP, 237 S.B ss.5 RP (Part), 237 S.B ss. 11 RP, 237 S.B ss.12 RP, 237 S.B ss.13 RP and 237 S.B ss.14 RP in D.D.103 and Adjoining Government Land, Ko Po Tsuen, Kam Tin, Yuen Long
(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 1,650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 566 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） 741 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Temporary Shop and Services and Eating Place (with Outside Seating Accommodation of Restaurant) with Ancillary Parking Spaces for a Period of 3 Years</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
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(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	1,084	sq.m	<input checked="" type="checkbox"/> About	約
Proposed covered land area 擬議有上蓋土地面積	566	sq.m	<input checked="" type="checkbox"/> About	約
Proposed number of buildings/structures 擬議建築物／構築物數目	6			
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	566	sq.m	<input checked="" type="checkbox"/> About	約
Proposed gross floor area 擬議總樓面面積	566	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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STORY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STORY)
B4*	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STORY)
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STORY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STORY)
TOTAL		566m ² (ABOUT)	566m ² (ABOUT)	

*STRUCTURES B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)

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	17
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	

(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	566 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <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	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	34 % <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		17
	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) _____ _____		17 N/A N/A N/A N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		N/A N/A 1 N/A N/A

Annex II

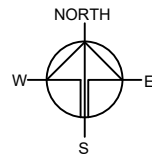
Revised Fire Service Installations Proposal

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1.650m2 (ABOUT)
COVERED AREA : 566m2 (ABOUT)
UNCOVERED AREA : 1.084m2 (ABOUT)

PLOT RATIO : 0.34 (ABOUT)
SITE COVERAGE : 34% (ABOUT)

NO. OF STRUCTURE : 6
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 566m2 (ABOUT)
BUILDING HEIGHT : NOT MORE THAN 7m (ABOUT)
NO. OF STOREY : 1

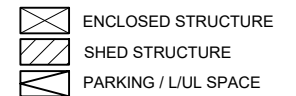


STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m2 (ABOUT)	119m2 (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES	81m2 (ABOUT)	81m2 (ABOUT)	4m (ABOUT)(1-STOREY)
B4*	EATING PLACE (OSA)	80m2 (ABOUT)	80m2 (ABOUT)	4m (ABOUT)(1-STOREY)
B5	EATING PLACE	39m2 (ABOUT)	39m2 (ABOUT)	4.5m (ABOUT)(1-STOREY)
B6*	EATING PLACE (OSA)	169m2 (ABOUT)	169m2 (ABOUT)	7m (ABOUT)(1-STOREY)
B7	EATING PLACE	78m2 (ABOUT)	78m2 (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		566m2 (ABOUT)	566m2 (ABOUT)	

*STRUCTURES B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



LEGEND



FIRE SERVICE INSTALLATIONS

EXIT	EXIT SIGN
VISUAL FIRE ALARM	VISUAL FIRE ALARM
FIRE ALARM BELL	FIRE ALARM BELL
MANUAL FIRE ALARM CALL POINT	MANUAL FIRE ALARM CALL POINT
EMERGENCY LIGHTING	EMERGENCY LIGHTING
SAND BUCKET	SAND BUCKET
5KG CO2 GAS TYPE FIRE EXTINGUISHER	5KG CO2 GAS TYPE FIRE EXTINGUISHER
2m³ FS WATER TANK	2m³ FS WATER TANK
FIRE ALARM / HOSE REEL PUMP CONTROL PANEL	FIRE ALARM / HOSE REEL PUMP CONTROL PANEL
FS HOSE REEL	FS HOSE REEL
FS HOSE REEL PUMP WITH ENCLOSURE	FS HOSE REEL PUMP WITH ENCLOSURE
STAND-ALONE FIRE DETECTOR	STAND-ALONE FIRE DETECTOR
35KG WHEELED TYPE DRY POWDER FIRE EXTINGUISHER	35KG WHEELED TYPE DRY POWDER FIRE EXTINGUISHER

FIRE SERVICES NOTES

THE FOLLOWING FIRE SERVICES INSTALLATION WILL BE PROVIDED:

- 1) FH/HR AND FIRE ALARM SYSTEM
FH/HR SYSTEM AND FIRE ALARM SYSTEM SHALL BE MODIFIED TO SUIT THE SUBMISSION AREA IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SERVICE INSTALLATION & EQUIPMENT 2022.
- 2) VISUAL FIRE ALARM
VISUAL FIRE ALARM SYSTEM TO BE PROVIDED TO THE SUBMISSION AREA IN ACCORDANCE WITH "BS 5839-1:2017, THE FSD CIRCULAR LETTER NO. 2/2012 AND FOLLOW THE DESIGN MANUAL; BARRIER FREE ACCESS 2008 PUBLISHED BY THE BUILDINGS DEPARTMENT."
- 3) STAND-ALONE FIRE DETECTOR
THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 4) PORTABLE HAND-OPERATED APPROVED APPLIANCES
PORTABLE HAND-OPERATED APPROVED APPLIANCES OF FIRE EXTINGUISHERS OF THE APPROPRIATE TYPES AND CAPACITIES TO BE PROVIDED AT THE LOCATIONS AS INDICATED ON PLANS.
- 5) FOR ENCLOSED STRUCTURE WITH GROSS FLOOR AREA NOT EXCEEDING 230 SQ.M, ONLY FIRE EXTINGUISHER AND STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED.
- 6) FIRE ALARM SYSTEM
THE STANDARDS AND SPECIFICATION SHALL BE IN ACCORDANCE WITH "BS 5839-1:2017, THE FSD CIRCULAR LETTER NO. 6/2021."

ADDRESS :
G/F, Lot 216 S.S SS.2 R.P.(Part) 216 S.S ss.2 R.P.(Part),
237S.B.ss.3 R.P. and 237 S.B.ss 4 S.B. (Part) in D.D. 103,
KAM TIN ROAD, YUEN LONG, N.T.

TITLE :
F.S. INSTALLATION LAYOUT PLAN

DWG NO. : FS-01 SCALE : 1:200 (A2) DATE : 5 JAN 2026 REV. : C

REVISED PLANS

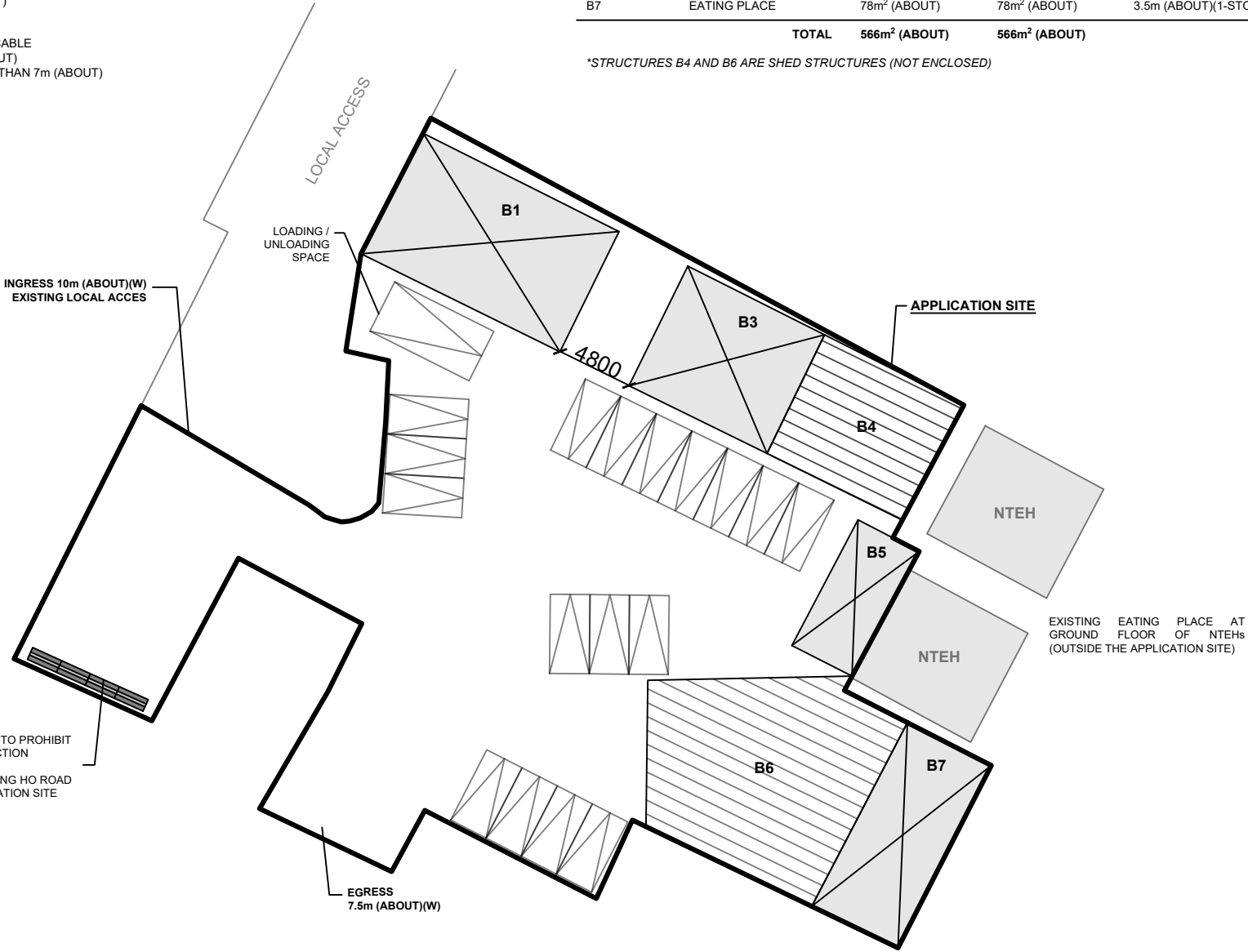
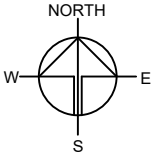
Plan 1	Layout Plan
Plan 2	Swept Path Analysis

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,650m ² (ABOUT)
COVERED AREA	: 566m ² (ABOUT)
UNCOVERED AREA	: 1,084m ² (ABOUT)
PLOT RATIO	: 0.34 (ABOUT)
SITE COVERAGE	: 34% (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 566m ² (ABOUT)
BUILDING HEIGHT	: NOT MORE THAN 7m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	119m ² (ABOUT)	119m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES	81m ² (ABOUT)	81m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B4*	EATING PLACE (OSA)	80m ² (ABOUT)	80m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B5	EATING PLACE	39m ² (ABOUT)	39m ² (ABOUT)	4.5m (ABOUT)(1-STOREY)
B6*	EATING PLACE (OSA)	169m ² (ABOUT)	169m ² (ABOUT)	7m (ABOUT)(1-STOREY)
B7	EATING PLACE	78m ² (ABOUT)	78m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		566m ² (ABOUT)	566m ² (ABOUT)	

*STRUCTURES B4 AND B6 ARE SHED STRUCTURES (NOT ENCLOSED)



PARKING AND LOADING/UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LGV	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)

LEGEND

	ENCLOSED STRUCTURE
	SHED STRUCTURE
	PARKING / L/UL SPACE

Drawing No.	Ver.
PLAN 1	02

Project
TEMPORARY SHOP AND SERVICES, EATING PLACE AND EATING PLACE (WITH OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 400

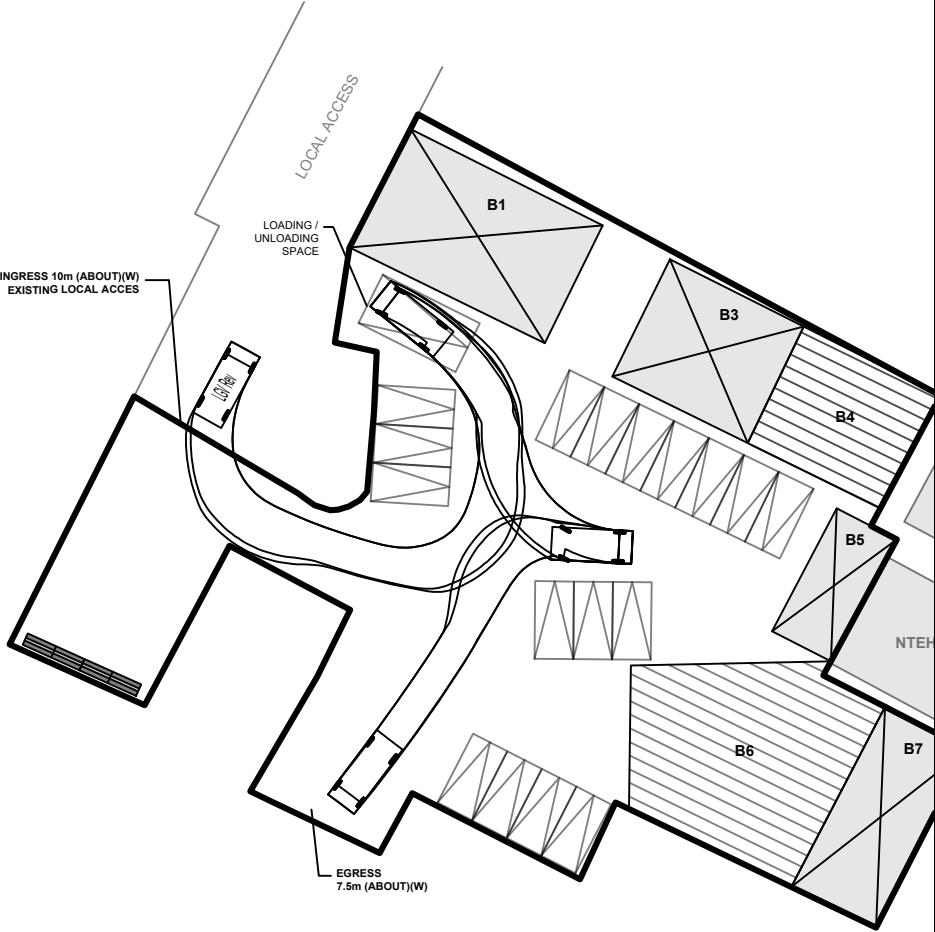
Drawn	Date
	14.10.2020
Revised	Date
	5.1.2026

SWEPT PATH ANALYSIS

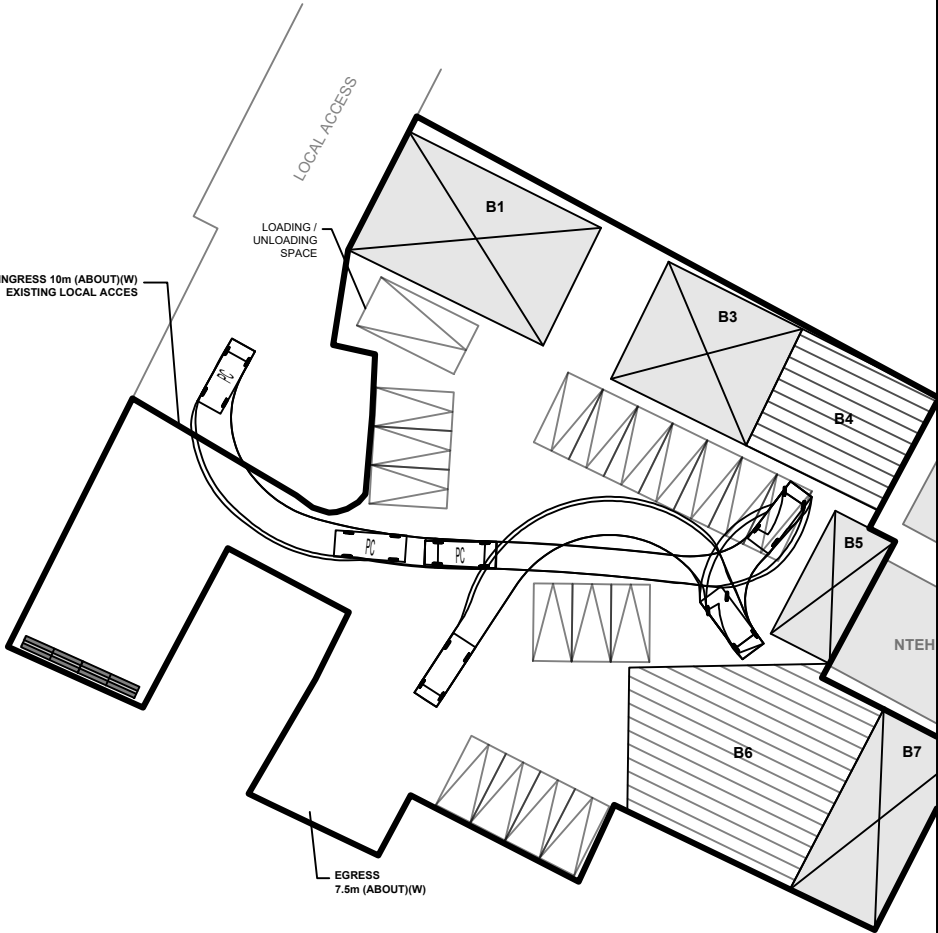
VEHICLE FOR ANALYSIS : PRIVATE CAR AND LIGHT GOODS VEHICLE

DIMENSIONS OF VEHICLE : PRIVATE CAR - 1.7m (W) X 4.6m (L)
: LIGHT GOODS VEHICLE - 2.1m (W) X 5.2m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK VEHICLE TRACKING 2019



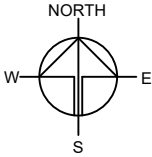
LIGHT GOODS VEHICLE



PRIVATE CAR

LEGEND

- APPLICATION SITE
- PRIVATE CAR / LGV
- SWEPT PATH OF VEHICLE



Drawing No.	Ver.
PLAN 2	01
Project	TEMPORARY SHOP AND SERVICES AND EATING PLACE (WITH OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT) WITH ANCILLARY PARKING SPACES FOR A PERIOD OF 3 YEARS
Drawing Title	VARIOUS LOTS IN D.D.103 AND ADJOINING GOVERNMENT LAND, KO PO TSUEN, KAM TIN, YUEN LONG
Scale of A4	1 : 250
Drawn	Date
Revised	Date