

寄件者: [REDACTED]
寄件日期: 2025年09月30日星期二 9:15
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1129 - Further Information
附件: FI1 for A_YL-KTN_1129 (20250930).pdf
類別: Internet Email

Dear Sir,

We write to submit further information responding to departmental comments upon the subject application (*attached*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

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

[REDACTED]

Our Ref. : DD107 Lot 748
Your Ref. : TPB/A/YL-KTN/1129

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

By Email

30 September 2025

Dear Sir,

1st Further Information

**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1129)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**)

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner



1st Further Information

**Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1129)

- (i) The applicant would like to clarify that all developments within the application Site (the Site) would tally with the development proposal as shown in the submitted layout plan (**Plan 4** enclosed in planning statement). After the approval is granted from the Town Planning Board (the Board), the applicant will invite licensed construction contractor to assess the existing structure and hopes the structure will be demolished in a way that no adverse impact will be made to the surrounding environment. After a construction contractor is appointed, demolition work will start after confirmation of the demolition plan jointly by the applicant and construction contractor. Progress will be kept on track by the applicant to ensure no adverse impact will be made to the surrounding environment until the work is finished; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

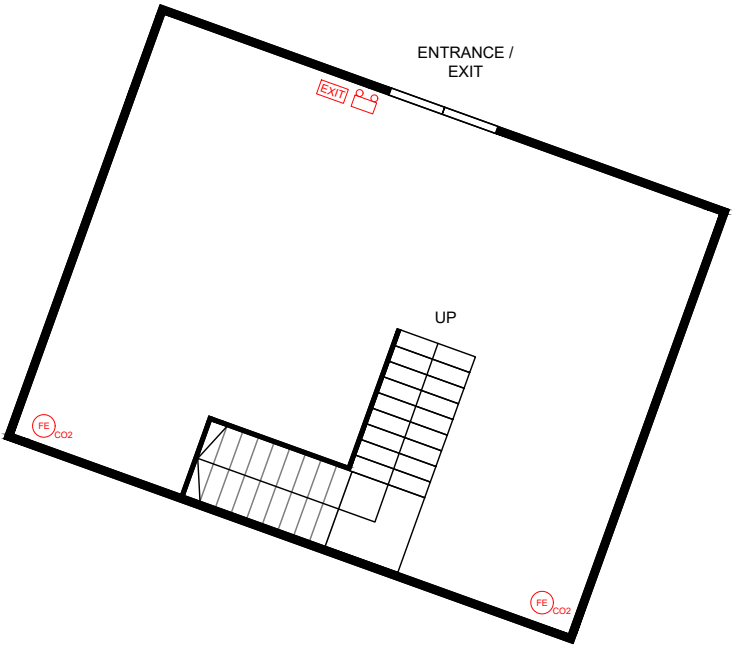
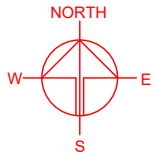
Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S.L. CHENG; Tel: 2443 1072)		
(1)	The application site comprises Old Schedule Agriculture Lot No. 748 in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted. The unauthorised structure(s) within the concerned lot will be demolished by the applicant after planning permission has been granted from the Board. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concern lot after planning permission has been granted from the Board. No structure is proposed for domestic use.
(2)	<p>I must point out that the following irregularities covered by the subject planning application have been directed by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on the private lot which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should</p>	

	<p>rectify/apply for regularisation on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel: 2733 7737)		
(1)	<p>The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.</p>	<p>Noted. The revised FSIs proposal is enclosed for your consideration please (Appendix II).</p>

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 179 m ²	(ABOUT)
COVERED AREA	: 73 m ²	(ABOUT)
UNCOVERED AREA	: 106 m ²	(ABOUT)
PLOT RATIO	: 0.68	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 121 m ²	(ABOUT)
TOTAL GFA	: 121 m ²	(ABOUT)
BUILDING HEIGHT	: 5.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	G/F 1/F	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE & RAIN SHELTER	48 m ² (ABOUT) 73 m ² (ABOUT)	5.5 m (ABOUT)(2-STOREY)
TOTAL		73 m ² (ABOUT)	121 m ² (ABOUT)	



GROUND FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)



FIRST FLOOR OF STRUCTURE B1

(INDICATIVE ONLY)

FIRE SERVICE INSTALLATIONS

- 4 x EXIT SIGN
- 4 x EMERGENCY LIGHT
- 5 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND THE FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 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

STRUCTURE B1

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 100 @ A4

DRAWN BY MN DATE 4.6.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX II

VER.

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