
寄件者: Danny Ng <[REDACTED]>
寄件日期: 2025年12月15日星期一 9:50
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1185 - Further Information
附件: FI1 for A_YL-KTN_1185 (20251215).pdf
類別: Internet Email

Dear Sir,

We write to submit further information to respond to departmental comments upon the subject application (*attached*). This submission intends to **supersede** our previous submission as at 10.12.2025 1240 hrs (*enclosed below*).

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

From: Danny Ng
Sent: Wednesday, December 10, 2025 12:40 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: [REDACTED]
[REDACTED]

Subject: [FI] S.16 Planning Application No. A/YL-KTN/1185 - Further Information

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Kind Regards,

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

Our Ref. : DD118 Lot 84 & VL
Your Ref. : TPB/A/YL-KTN/1185

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

By Email

15 December 2025

Dear Sir,

1st Further Information

**Temporary Site office for Permitted Agricultural Use and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 110, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1185)

We are writing to submit further information to respond to departmental comments upon the subject application (**Appendices I and II**).

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 Site office for Permitted Agricultural Use and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 110, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1185)

- (i) 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, LandsD Department (DLO/YL, LandsD) Contact Person: Ms. S.L. CHENG, Tel.: 2443 1072)		
(1)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on the Lot Nos. 84, 85 S.A RP, 85 S.C and 86 RP all in D.D. 110 which 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.</p> <p>If the planning application is approved, the lots owner(s) shall apply to this office for the Short Term Waivers (STWs) to permit the structure(s) erected within the said private lots. The application(s) for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, 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</p>	<p>Noted. 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.</p>

	temporary structure(s) will be considered.	
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei, Tel.: 2733 7737)		
(1)	For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Noted. The revised FSIs proposal is enclosed for your reference please (Appendix II) .
(2)	In addition to (1) above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	
(3)	The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and	
(4)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.	
Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. FONG, Tel.: 2135 2164)		
(1)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted.
(2)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or	Noted. The applicant will submit proposal for diversion of water mains and implement the accepted proposal to the satisfaction of Director of Water Supplies after planning permission has been obtained from the Town Planning Board. Free access would be made available at all

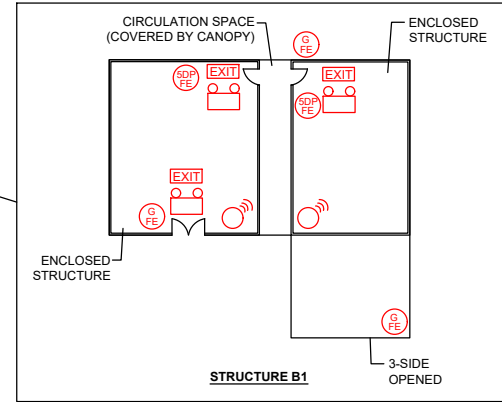
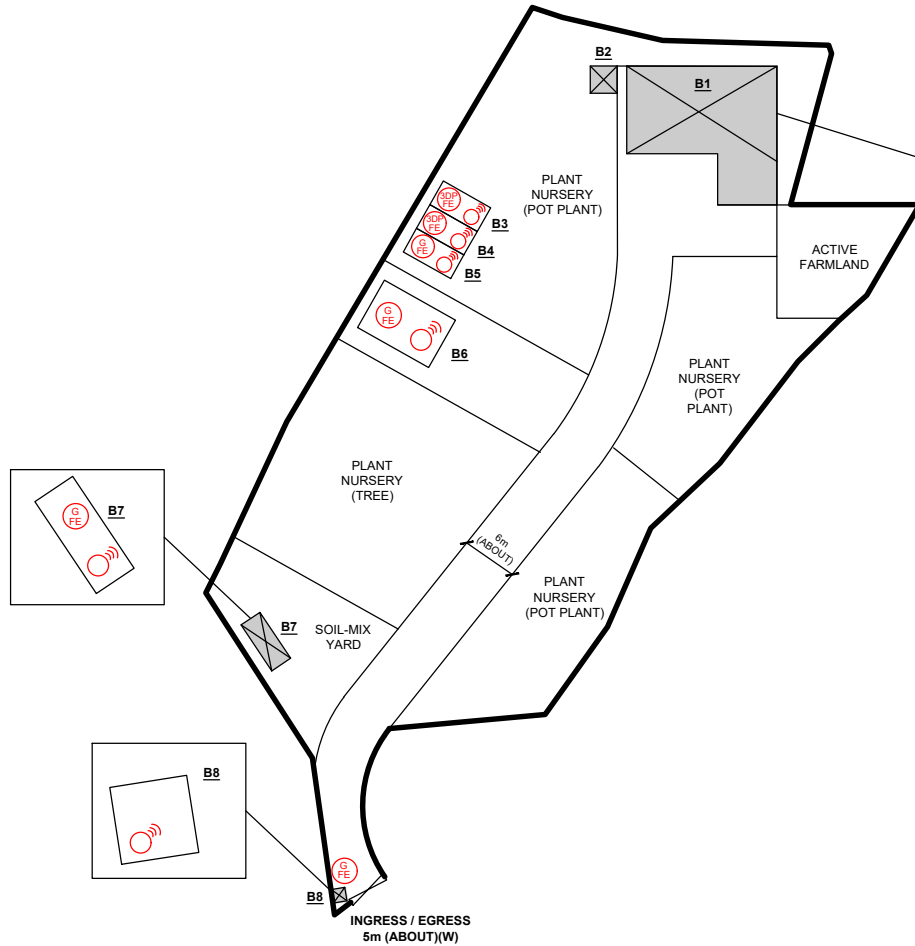
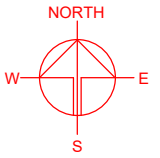
	their contractor to carry out construction, inspection, operation maintenance and repair works.	times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works.
(3)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted.
(4)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst and leakage of the public water mains within and in close vicinity of the Site.	Noted.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,565 m ²	(ABOUT)
COVERED AREA	: 332 m ²	(ABOUT)
UNCOVERED AREA	: 3,233 m ²	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 9.3 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 332 m ²	(ABOUT)
TOTAL GFA	: 332 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197 m ² (ABOUT)	197 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3*	GARDENER RESTING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B4*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7*	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B8	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES



FIRE SERVICE INSTALLATIONS

- 3 x EXIT SIGN
- 3 x EMERGENCY LIGHT
- 8 x STAND-ALONE FIRE DETECTOR
- 7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER
- 2 x 5 KG DRY POWDER FIRE EXTINGUISHER
- 2 x 3 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BSS266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 3) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 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
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
DN	10.12.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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