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寄件者: Louis Tse <[REDACTED]>  
寄件日期: 2026年02月12日星期四 16:38  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND  
主旨: [FI] S.16 Application No. A/YL-KTN/1200 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1200 (20260212).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. : DD107 Lot 737 & VL  
Your Ref. : TPB/A/YL-KTN/1200

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

**By Email**

12 February 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Shop and Services (Real Estate Agency) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTN/1200)**

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

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Mr. Ivan FUNG

email: awyyan@pland.gov.hk )  
email: isyfung@pland.gov.hk )

**Responses-to-Comments**

**Temporary Shop and Services (Real Estate Agency) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/1200)**

(i) The applied use is revised as ‘Temporary Shop and Service (Real Estate Agency) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’ (**Annex I**).

(ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long Esat, Planning Department (DPO/FSYLE, PlanD)</b> <b>(Contact Person: Mr. Ivan FUNG; Tel: 3168 4045)</b>		
(a)	Please advise whether any domestic use will be involved at the site;	Please be confirmed that no domestic use will be involved at the application site (the Site).
(b)	Please clarify that whether the site already used for the applied use (real estate agency). If affirmative, the application ‘proposed use/development’ subject (including the application form and structure name of the layout plan) shall be updated accordingly; and	The Site has already been used for the applied use (real estate agency). The applied use is revised accordingly ( <b>Annex I</b> ).
(c)	The planter/landscape area on layout plan should be clearly indicated.	The landscape area has been indicated in the revised layout plan ( <b>Plan 1</b> ).
<b>2. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. WONG Cheuk-kei; Tel: 2733 7737)</b>		
(a)	Structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, standalone fire detector, emergency lighting, directional and exit signs shall be provided to Structure B1 as the total floor area exceeds 230 m <sup>2</sup> .	Noted. A revised fire service installations proposal will be provided by the applicant after planning approval has been obtained from the Town Planning Board.

3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG Sze Lai; Tel: 2443 1072)	
<p>(a) <u>Unauthorized 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 rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall applot to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. 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, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the unauthorised structure(s) erected on the concerned lots after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.</p>

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

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人同意/通知土地擁有人陳述

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

(b) The applicant 申請人 –

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

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

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

6. Type(s) of Application 申請類別																					
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	Temporary Shop and Services (Real Estate Agency) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																				
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....																				
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 275 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 212 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 ..... 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 ..... 270 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... 270 .....sq.m <input type="checkbox"/> About 約																					
<b>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)</b>																					
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>SHOP AND SERVICES (REAL ESTATE AGENCY, OFFICE, STORAGE OF DOCUMENTS AND WASHIROOM)</td> <td>194 m<sup>2</sup> (ABOUT)</td> <td>252 m<sup>2</sup> (ABOUT)</td> <td>7 m (ABOUT)(2-STOREY)</td> </tr> <tr> <td>B2</td> <td>RAIN SHELTER</td> <td>18 m<sup>2</sup> (ABOUT)</td> <td>18 m<sup>2</sup> (ABOUT)</td> <td>3 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>TOTAL</b></td> <td><b>212 m<sup>2</sup> (ABOUT)</b></td> <td><b>270 m<sup>2</sup> (ABOUT)</b></td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	SHOP AND SERVICES (REAL ESTATE AGENCY, OFFICE, STORAGE OF DOCUMENTS AND WASHIROOM)	194 m <sup>2</sup> (ABOUT)	252 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)	B2	RAIN SHELTER	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)	<b>TOTAL</b>		<b>212 m<sup>2</sup> (ABOUT)</b>	<b>270 m<sup>2</sup> (ABOUT)</b>	
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<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> Private Car Parking Spaces 私家車車位 ..... 2 ..... 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) .....																					
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> 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 ..... N/A ..... 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) .....																					

## 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.)

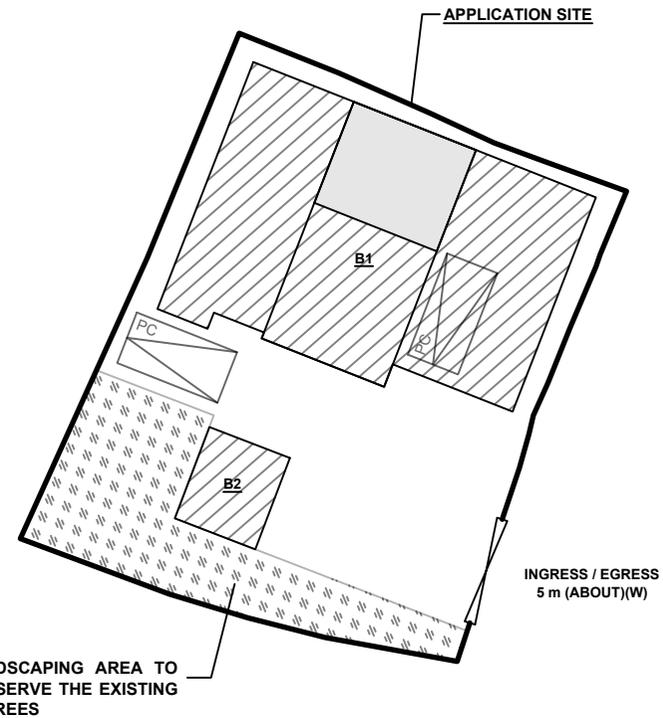
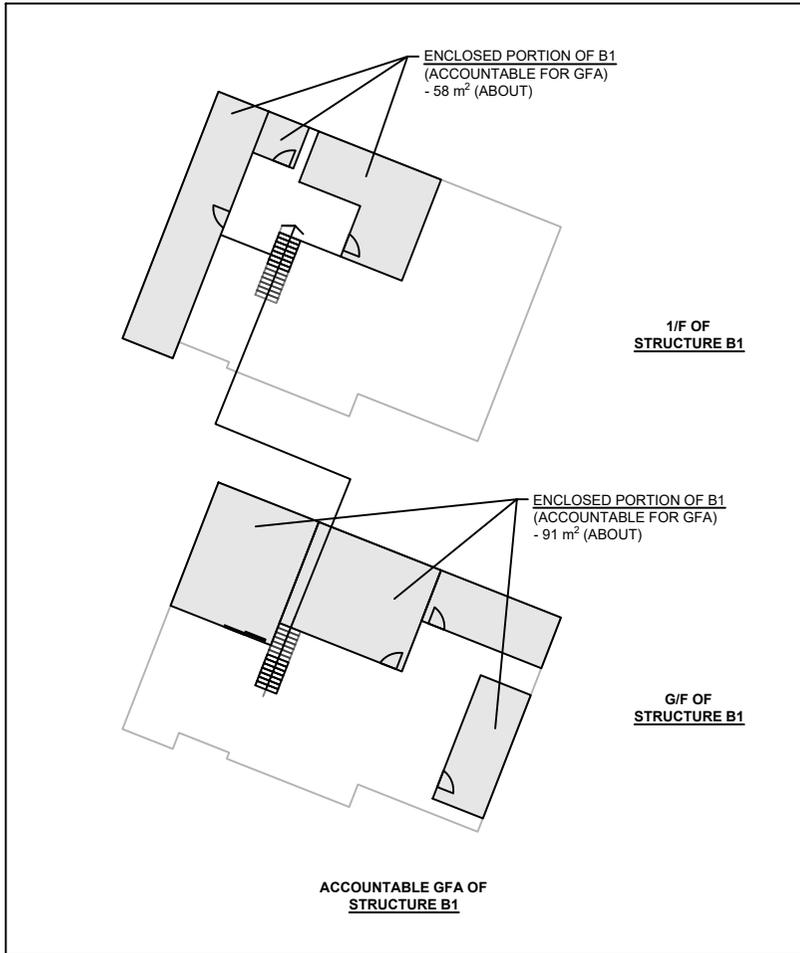
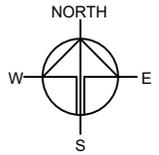
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規畫資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 730 (Part), 736 (Part), 737 (Part), 738 (Part) 740 (Part) and 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	487 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 487 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 212 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 275 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 44 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 270 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 270 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES (REAL ESTATE AGENCY, OFFICE, STORAGE OF DOCUMENTS AND WASHROOM)	194 m <sup>2</sup> (ABOUT)	252 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>212 m<sup>2</sup> (ABOUT)</b>	<b>270 m<sup>2</sup> (ABOUT)</b>	



**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (2 OR 4-SIDE OPEN)
- PARKING SPACE (PRIVATE CAR)
- INGRESS / EGRESS
- LANDSCAPE AREA

**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY: MN DATE: 24.11.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LAYOUT PLAN

DWG. NO.: PLAN 1

VER.: 001