

寄件者: Danny Ng [REDACTED]
寄件日期: 2026年10月16日星期五 14:53
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Christy Sze Wing YEE/PLAND; Bon Tang; Matthew Ng; Christian Chim; Michael So; Grace Wong
主旨: [Supersede] [FI] S.16 Application No. A/YL-KTN/1280 - Further Information
附件: FI2 for A_YL-KTN_1280 Ver 1.1 (20261016).pdf
類別: Internet Email

Dear Sir,

We write to submit further information for the consideration of Government departments (*attached*). This submission intends to **supersede** our previous submission as at 16.10.2026 11:54 (*enclosed*).

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: Friday, October 16, 2026 11:54 AM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Subject: [FI] S.16 Application No. A/YL-KTN/1280 - Further Information

Dear Sir,

We write to submit further information for the consideration of Government departments (*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

Our Ref. : DD107 Lot 946 S.K & VL
Your Ref. : TPB/A/YL-KTN/1280

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

By Email

16 October 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1280)

We write to submit further information for the consideration of Government departments (**Appendices I to III**).

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

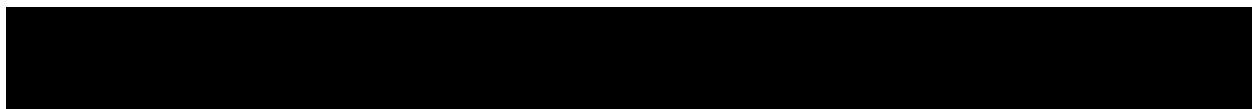


Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Andrea YAN
(Attn.: Mr. David CHENG
(Attn.: Ms. Athena LAI

email: awyyan@pland.gov.hk)
email: dcccheng@pland.gov.hk)
email: apylai@pland.gov.hk)



2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1280)

The applicant would like to submit the following clarifications:

- (i) No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be allowed at any time during the approval period of the planning permission;
- (ii) 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise the noise nuisance to the surroundings. It will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit. In addition, maintenance will be conducted on a regular basis; and
- (iii) The applicant would like to submit a fire service installations proposal and a revised layout plan at **Appendices II** and **III** respectively.

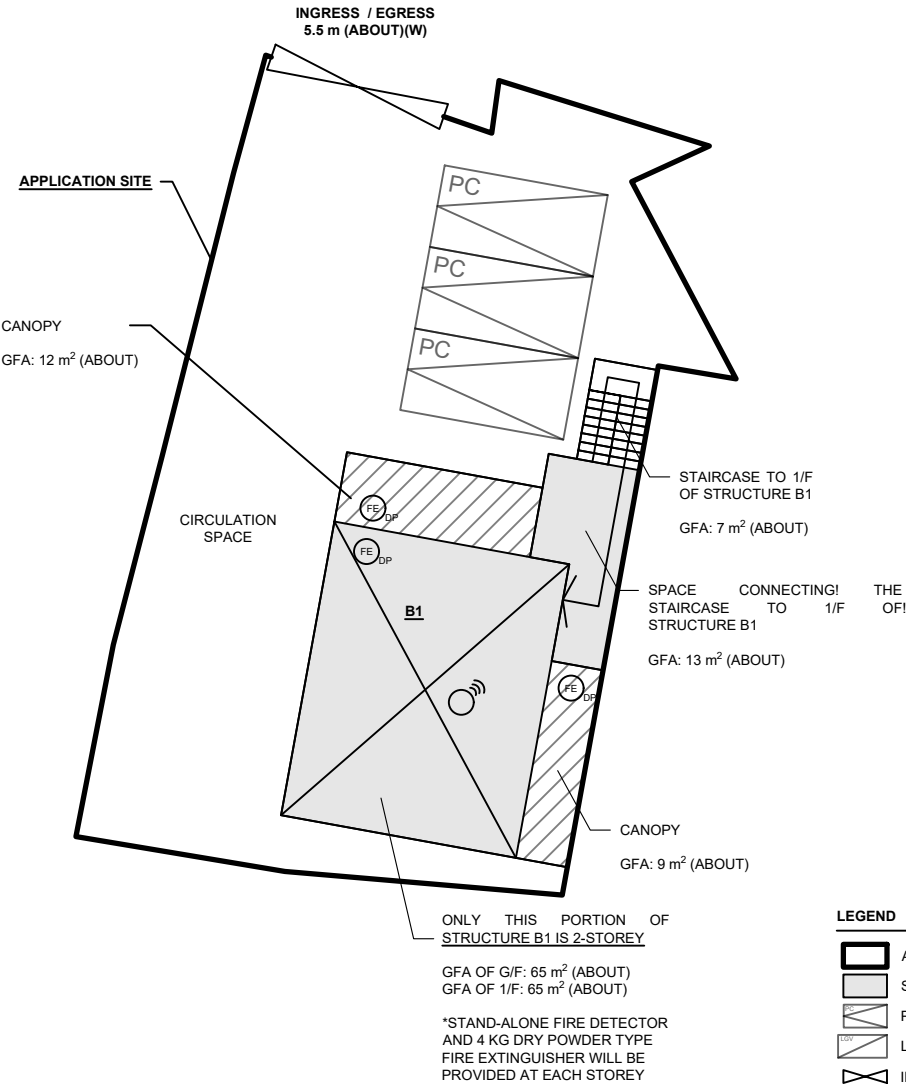
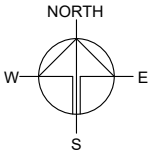
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 336 m ²	(ABOUT)
COVERED AREA	: 106 m ²	(ABOUT)
UNCOVERED AREA	: 230 m ²	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 51 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 171 m ²	(ABOUT)
TOTAL GFA	: 171 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE AND WASHROOM	106 m ² (ABOUT)	171 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		106 m ² (ABOUT)	171 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 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 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.
- 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.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES 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, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
DN 7.10.2026

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
FSIs PROPOSAL

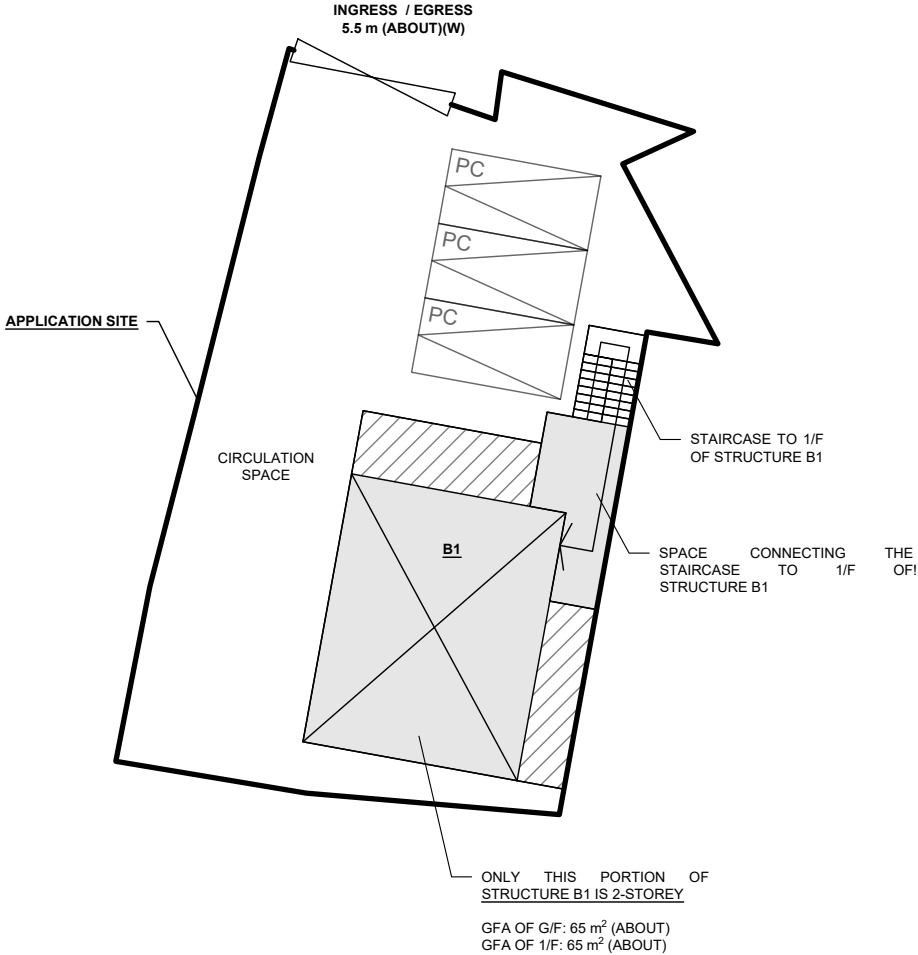
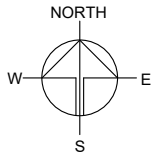
DWG NO.
APPENDIX II

VER.
003

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 336 m ²	(ABOUT)
COVERED AREA	: 106 m ²	(ABOUT)
UNCOVERED AREA	: 230 m ²	(ABOUT)
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SITE COVERAGE	: 51 %	(ABOUT)
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PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	INGRESS / EGRESS

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES 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, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 250 @ A4	
DRAWN BY	DATE
MN	21.7.2026
REVISED BY	DATE
DN	16.10.2026
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY