

Our Ref. : DD106 Lot 564 & VL
Your Ref. : TPB/A/YL-KTS/1040

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

By Email

6 May 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
"Other Specified Uses" annotated "Rural Use" Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1040)

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. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN
(Attn.: Mr. Michael SO

email: synsin@pland.gov.hk)
email: mckso@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 3 Years in
“Other Specified Uses” annotated “Rural Use” Zone, Lots 564, 565 (Part)
and 618 S.C (Part) in D.D. 106, Kam Sheung Road, Yuen Long, New Territories**

(Application No. A/YL-KTS/1040)

(i) 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)	With the regard to the submitted FSI proposal, 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'.	Noted and revised accordingly. Please refer to the revised fire service installations proposal (Annex I).
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	Some existing trees are observed along the eastern and western boundary within site. According to the proposed layout, the proposed structure B3 may be in conflict with the existing trees. No tree information, proposed tree treatment and mitigation measure are provided in the application.	All trees within the application site will be preserved and maintained by the applicant. No tree felling will be carried out within the application site during the planning approval period.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,009 m² (ABOUT)
COVERED AREA : 607 m² (ABOUT)
UNCOVERED AREA : 2,402 m² (ABOUT)

PLOT RATIO : 0.2 (ABOUT)
SITE COVERAGE : 20 % (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 607 m² (ABOUT)
BUILDING HEIGHT : 4 - 7.5 m (ABOUT)
NO. OF STOREY : 1

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR
PARKING SPACE : 10
DIMENSION OF
PARKING SPACE : 5 m (L) X 2.5 m (W)

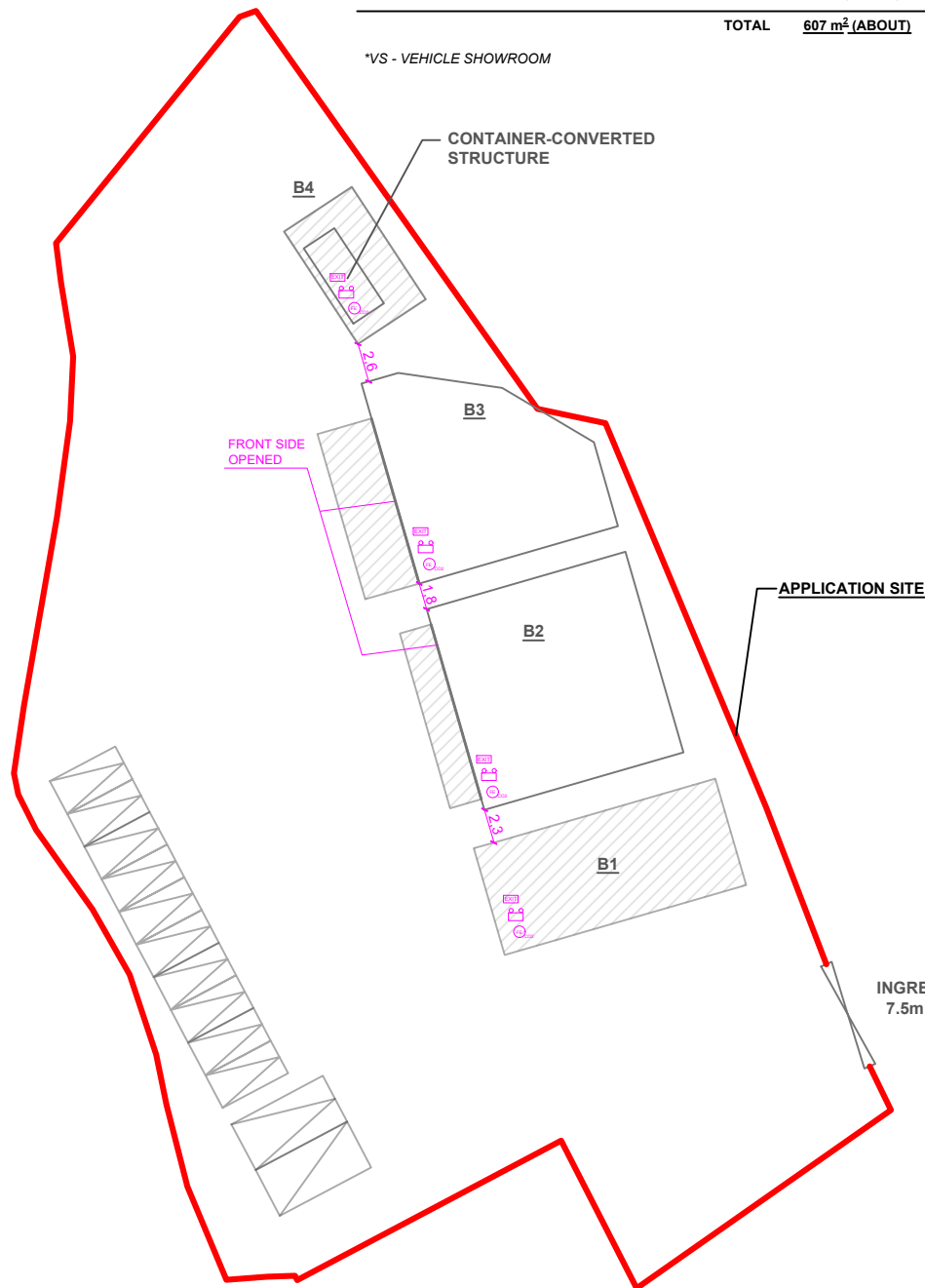
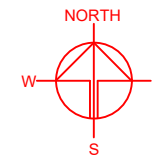
NO. OF LIGHT GOODS
VEHICLE SPACE : 1
DIMENSION OF
PARKING SPACE : 7 m (L) X 3.5m (W)

NO. OF L/UL SPACE FOR
LIGHT GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 7 m (L) X 3.5m (W)




STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VS*)	128 m ² (ABOUT)	128 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VS*) AND OFFICE	225 m ² (ABOUT)	225 m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VS*) AND OFFICE	204 m ² (ABOUT)	204m ² (ABOUT)	7.5 m (ABOUT)(1-STOREY)
B4	WASHROOM AND RAIN SHELTER	50 m ² (ABOUT)	50 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)

TOTAL 607 m² (ABOUT) 607 m² (ABOUT)

*VS - VEHICLE SHOWROOM









FIRE SERVICE INSTALLATIONS

-  4 x EXIT SIGN
-  4 x EMERGENCY LIGHT
-  4 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 AND BS EN1838:2013 AND THE FSD CL NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE 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

-  APPLICATION SITE
-  STRUCTURE (PARTIALLY ENCLOSED)
-  STRUCTURE (CANOPY)
-  PARKING SPACE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES (VEHICLE SHOWROOM) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY LT DATE 22.4.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. ANNEX I VER. 001