

Our Ref. : DD 109 Lot 348 & VL
Your Ref. : TPB/A/YL-KTS/1088

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

By E-mail

02 September 2025

Dear Sir,

Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park
(Excluding Container Vehicle) for a Period of 5 Years in "Residential (Group C)" Zone,
Lots 347 S.B (Part), 347 S.D (Part) and 348 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1088)

We write to submit further information in response to departmental comments on the captioned application.

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



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Woody LIN
(Attn.: Mr. Michael SO

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

Response-to-Comment (RtC)

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in “Open Space” Zone,
Lot 2882 S.B RP in D.D. 104, Mai Po, Yuen Long, New Territories**

(S.16 Application No. A/YL-KTS/1088)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Drainage Services Department (DEP)		
(a)	Please clarify how the sewage generated from the proposed use will be properly collected, treated and disposed of.	As there is no existing public sewer in the vicinity of the Site, a septic tank and soakaway system is proposed for sewage treatment at the application site (the Site). The applicant will strictly follow relevant guidelines stipulated in <i>Professional Persons Environmental Consultative Committee Practice Notes 1/23</i> when designing the on-site sewage system at the Site. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	There are unauthorised structures within Lot No. 347 S.B in D.D. 109 not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	<p>The Site occupies a small fraction of Lot No. 347 S.B in D.D. 109, where no structure has been erected thereon and is currently separated from the remaining portion of Lot No. 347 S.B in D.D. 109 by metal fencing. Existing structures falling outside the site boundary are considered out of scope for the current planning application.</p> <p>Please refer to the land status plan at Plan 3 of the original submission for the site boundary under the current planning application.</p>

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(b)	<p>The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid require, apply to this office for a STW to permit the structure(s) erected.</p> <p>The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.</p>	<p>Upon obtaining relevant planning permission from the Town Planning Board, the applicant will submit an application for Short Term Waiver for the erection of the proposed structures within the site boundary.</p> <p>Please refer to the layout plan at Plan 4 of the original submission for the development parameters of the proposed structures.</p>
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Departmental Comments		Applicant's Responses
3. Comments of the Director of Fire Services (D of FS)		
(a)	For enclosed structure with gross floor area not exceeding 230 m ² , only fire extinguisher and stand-alone fire detector shall be provided.	The applicant has proposed the installation of fire extinguishers and stand-alone fire detectors in the enclosed structures. Please refer to the revised proposal at Annex 1 .
(b)	In relation to (a) above, where two or more stand-alone fire detector are installed in an enclosed structure, all stand-alone fire detectors shall be inter-connected (either wired or wirelessly) such that when one of the stand-alone fire detectors is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously.	Noted.
(c)	The stand-alone fire detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]".	
(d)	If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with "BS 5266-1:2016 and the FSD Circular Letter No. 5/2008".	
(e)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by FSD.	



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,210 m ²	(ABOUT)
COVERED AREA	: 200 m ²	(ABOUT)
UNCOVERED AREA	: 1,010 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 384 m ²	(ABOUT)
TOTAL GFA	: 384 m ²	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS

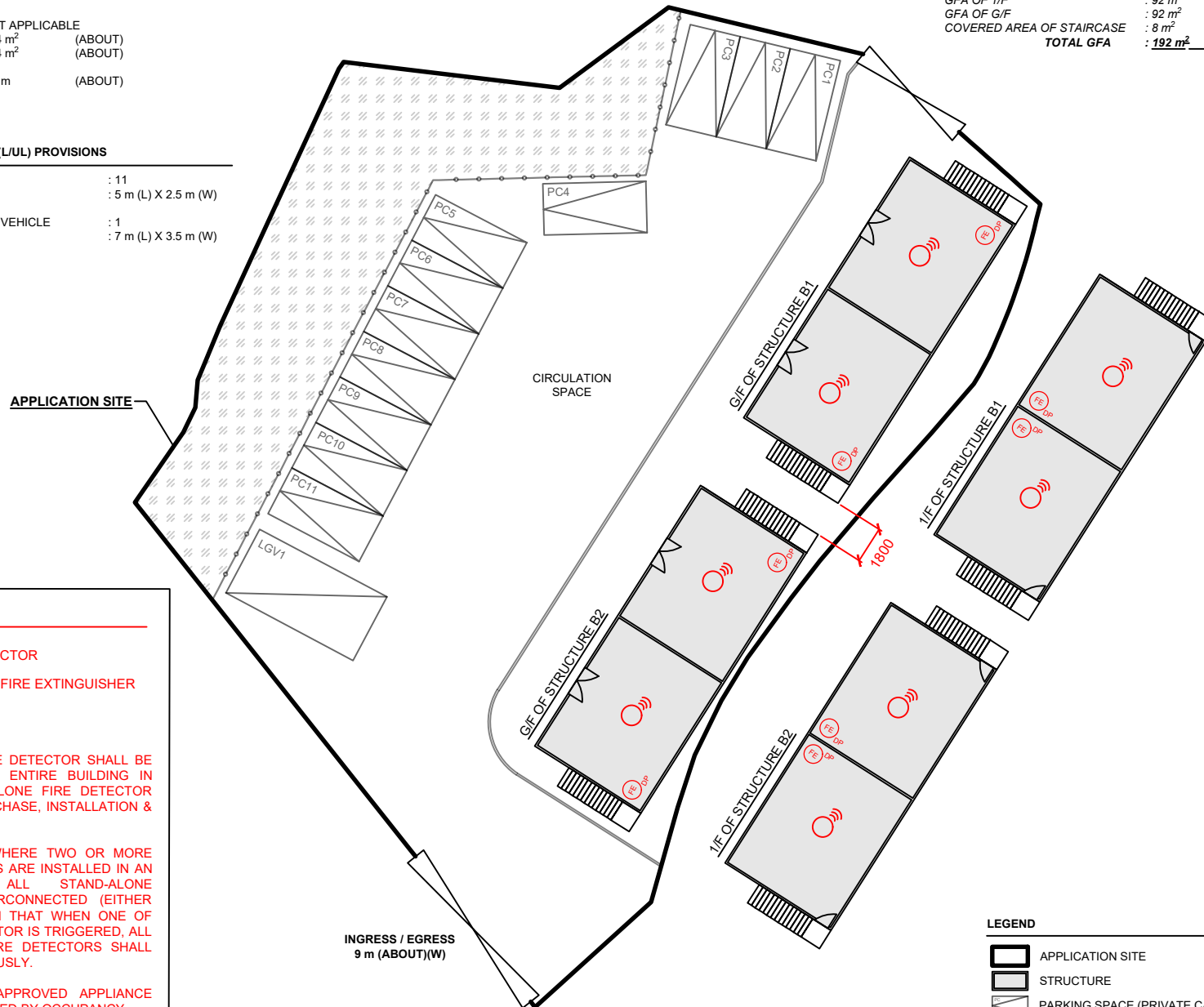
-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

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.

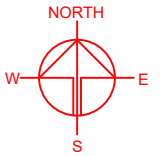
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
TOTAL		200 m ² (ABOUT)	384 m ² (ABOUT)	

* GFA OF 1/F	: 92 m ²	(ABOUT)
GFA OF G/F	: 92 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 192 m ²	(ABOUT)



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PRIVATE CAR)
-  L/UL SPACE (LIGHT GOODS VEHICLE)
-  INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
CC	2.9.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FSI PROPOSAL

DWG NO.	VER.
ANNEX I	003