



Our Ref. : DD103 Lot 779 RP
 Your Ref. : TPB/A/YL-KTS/1106

盈卓規劃有限公司

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

[By E-mail](#)

2 January 2026

Dear Sir,

1st Further Information

**Proposed Temporary Religious Institution with Ancillary Facilities and
 Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1106)

We write to submit further information in response to departmental comments and further clarifications upon the subject application (**Appendix I**).

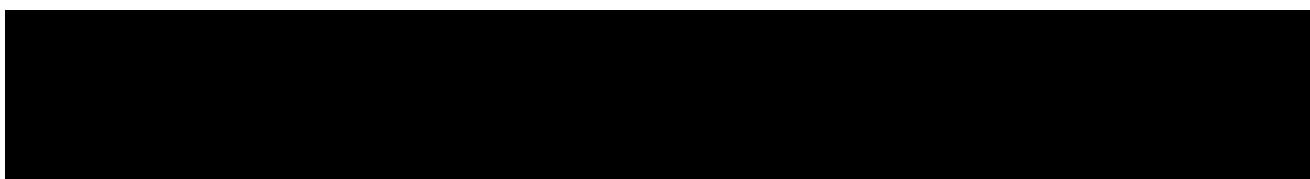
Should you require more information regarding the application, please contact our Mr. Christian CHIM at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature of 'Danny NG' is on the left, and to its right is a circular blue company stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
 Town Planner



Responses-to-Comments

Proposed Temporary Religious Institution with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1106)

(i) The application site (the Site) is subject of 2 previous applications (Nos. A/YL-KTS/779 and A/YL-KTS/857) for ‘Place of Recreation, Sports or Culture (Hobby Farm)’ submitted by the same applicant of the current application, which were approved by the Board on a temporary basis for a period of 3 to 5 years between 2018 and 2020. The applicant has found operating the hobby farm was not financially viable throughout the years. In order to better utilise the Site at a maximum capacity (which consists of a larger uncovered area and existing structures), the applicant would like for providing a place for worshipping and fellowship services under the Christian faith for members of the institution. Thus, the applicant would like to apply for the current use to accommodate religious activities, as well as to regularise the current use at the Site.

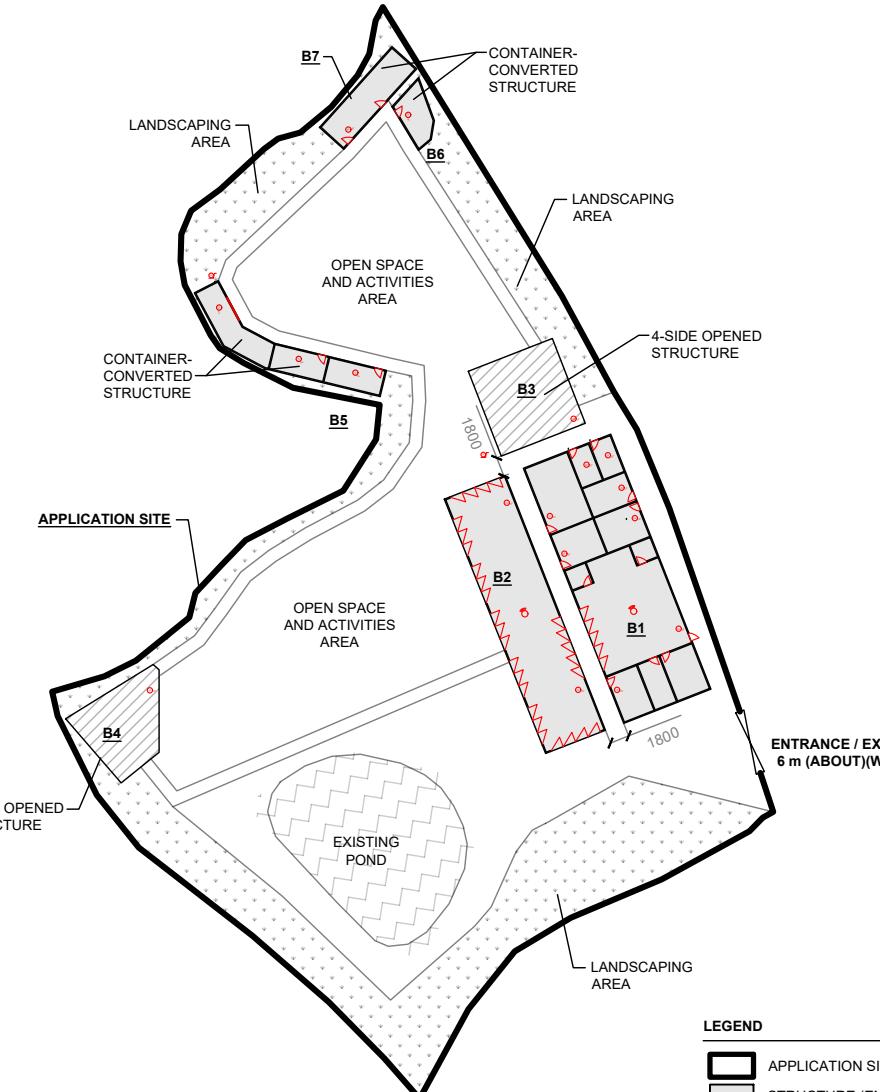
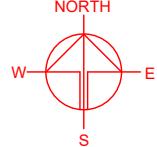
(ii) A Response-to-Comments Table:

Departmental Comments	Applicant's Responses
1) Comments of Director of Fire Services (D of FS) (Contact person: Mr. YUEN Tsz-fung, Tel.: 2733 7781)	
(a) As the vehicular access is not available within 30m from the application site, an additional wheeled type dry chemical fire extinguisher shall be provided.	Noted. 25 kg wheeled type dry chemical fire extinguishers are provided at the west of structure B3 and north of structure B5, in order to enhance fire safety of the application site (the Site) (Annex I).
2) Comments from District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact person: Ms. Selena SIN; Tel.: 3168 4047)	
(a) The capacity to accommodate visitors for the applied use.;	Please be advised that the Site would be able to accommodate not more than 30 visitors per day.
(b) Please confirm there will be no further land filling under the application.	The applicant will strictly follow the proposed scheme, as well as the extent of the land filling area. No further filling of land will be carried out by the applicant after planning permission has been granted by the Town Planning Board.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,271 m ² (ABOUT)
COVERED AREA	: 591 m ² (ABOUT)
UNCOVERED AREA	: 2,680 m ² (ABOUT)
PLOT RATIO	: 0.18 (ABOUT)
SITE COVERAGE	: 18% (ABOUT)
NO. OF STRUCTURE	: 7
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 591 m ² (ABOUT)
TOTAL GFA	: 591 m ² (ABOUT)
BUILDING HEIGHT	: 3 m - 5 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	RELIGIOUS ACTIVITIES ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	3.5 m (ABOUT)(1-STORY)
B3	FS WATER TANK AND CONTROL ROOM, AND PANTRY	70 m ² (ABOUT)	70 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m ² (ABOUT)	54 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B5	STORAGE OF MISCELLANEOUS	50 m ² (ABOUT)	50 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	STORAGE OF MISCELLANEOUS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B7	METER ROOM	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
		TOTAL	<u>591 m² (ABOUT)</u>	<u>591 m² (ABOUT)</u>



FIRE SERVICE INSTALLATIONS

- STAND-ALONE FIRE DETECTOR
- 4 KG POWDER-TYPE FIRE EXTINGUISHER
- 25 KG WHEELED TYPE CHEMICAL FIRE EXTINGUISHER

FS NOTES:

1. POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
2. THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE 'STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
3. 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.

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED TEMPORARY RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 700 @ A4

DRAWN BY
 MN DATE
 2.1.2025

CHECKED BY

APPROVED BY

DWG. TITLE
 FSIs PROPOSAL

DWG. NO.
 ANNEX I

VER.
 002