R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD 113 Lot 512 S.A-S.E
Your Ref. : TPB/A/YL-KTS/1122

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

By E-mail

21 April 2026

Dear Sir,

2nd Further Information

Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 512(A-B) and 512(C-E) in D.D. 113, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/1122)

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 [redacted]

[redacted]

Response-to-Comment (RtC)

Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 512(A-B) and 512(C-E) in D.D. 113, Kam Tin, Yuen Long, New Territories

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(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	For enclosed structure with gross floor area not exceeding 230 m^2, i.e. Structure B7, B8, B9 & B10, portable fire extinguisher and stand-alone fire detector shall be provided.	Stand-alone fire detectors have been added in Structures B7, B8, B9 & B10. Please refer to the revised proposal (**Plan 1**).
(b)	For enclosed structure with gross floor area not exceeding 230 m^2, i.e. Structure B2 & B3, portable fire extinguisher and stand-alone fire detector shall be provided.	With reference to the *"Fire Safety Requirements (FSRs) for Temporary Storage and Structures under Planning Application, Short Term Tenancy & Short Term Waiver"*, stand-alone fire detector is not required under the FSRs for sheds open on 2 sides or more. Besides, Structures B6 & B7 are 2.7 m apart, such that they are not considered to be adjoining structures. Given that Structures B2 & B3 are <u>4-side opened</u> and each of them <u>does not exceed 230 m^2</u>, only portable fire extinguisher is provided.
(c)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.	Noted.

Departmental Comments		Applicant's Responses
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	LandsD has reservation on the planning application since there is/are unauthorised structure(s) on Lot Nos. 512 (A-B) and 512 (C-E) in D.D. 113 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.	Noted. Upon obtaining relevant planning permission from the Town Planning Board, the applicant/lot owner(s) will submit applications for Short Term Waiver to regularise the existing temporary structures erected thereon.
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee 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.	Noted.

DEVELOPMENT PARAMETERS

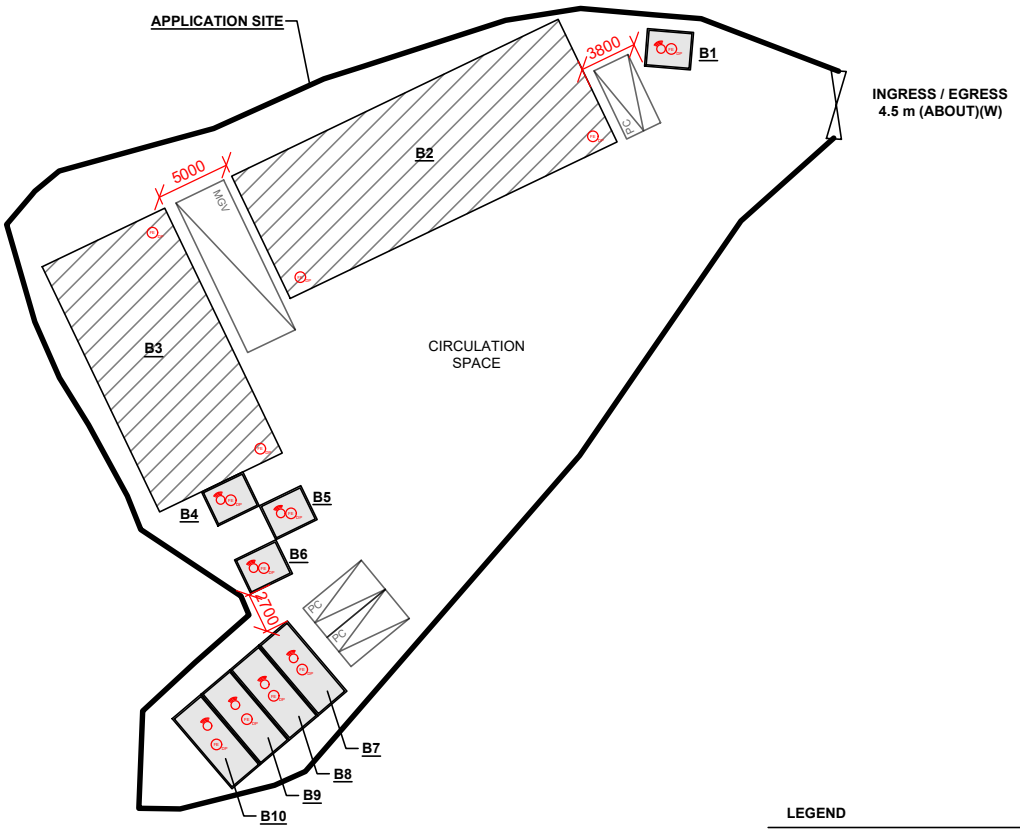
APPLICATION SITE AREA	: 1,539 m^2	(ABOUT)
COVERED AREA	: 470 m^2	(ABOUT)
UNCOVERED AREA	: 1,069 m^2	(ABOUT)
PLOT RATIO	: 0.31	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 470 m^2	(ABOUT)
TOTAL GFA	: 470 m^2	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1*	GUARDROOM	8 m^2 (ABOUT)	8 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m^2 (ABOUT)	216 m^2 (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	162 m^2 (ABOUT)	162 m^2 (ABOUT)	8 m (ABOUT)(1-STOREY)
B4*	SITE OFFICE	8 m^2 (ABOUT)	8 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B5*	SITE OFFICE	8 m^2 (ABOUT)	8 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE	8 m^2 (ABOUT)	8 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B7*	STORAGE OF GOODS	15 m^2 (ABOUT)	15 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B8*	STORAGE OF GOODS	15 m^2 (ABOUT)	15 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B9*	STORAGE OF GOODS	15 m^2 (ABOUT)	15 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B10*	STORAGE OF GOODS	15 m^2 (ABOUT)	15 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
	TOTAL	**470 m^2 (ABOUT)**	**470 m^2 (ABOUT)**	

D.G.G. - DANGEROUS GOODS GODOWN
** STRUCTURES B1, B4 TO B10 ARE CONTAINER CONVERTED STRUCTURES*



FIRE SERVICE INSTALLATIONS

STAND-ALONE FIRE DETECTOR

4 KG POWDER-TYPE 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.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (4-SIDE OPENED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- INGRESS / EGRESS

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

NORTH
W E
S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	20.4.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
FI2 P01	001