

Our Ref. : DD112 Lot 1626 RP & VL  
Your Ref. : TPB/A/YL-SK/423

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

**By Email**

26 August 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,  
Various Lots in D.D.112 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/423)**

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**).

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 Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. [REDACTED])  
(Attn.: Ms. [REDACTED])

[REDACTED]

## Responses-to-Comments

**Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone,  
Various Lots in D.D.112 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories**

**(Application No. A/YL-SK/423)**

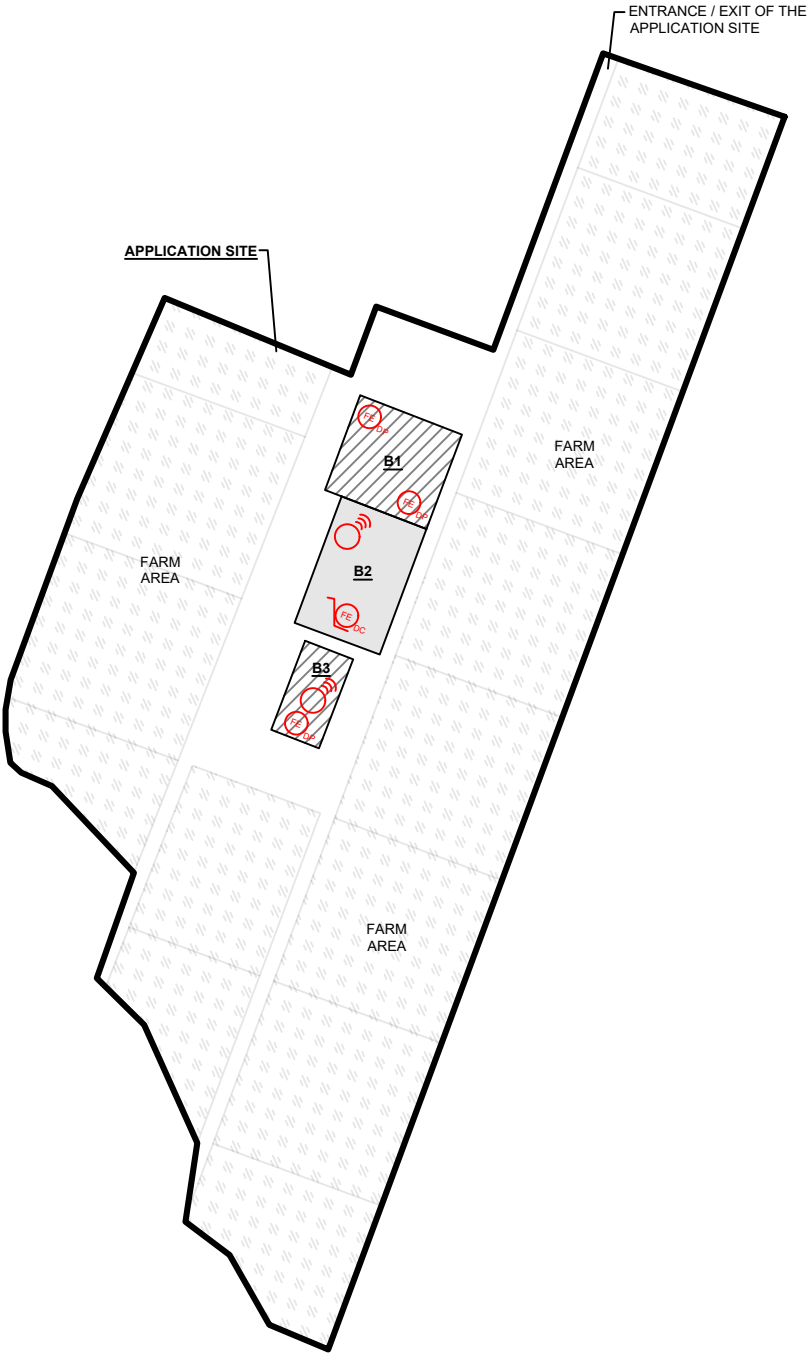
- (i) Septic tank will be provided near structure B2 for sewage treatment at the application site.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. Y.C. WONG; Tel: 2443 3474 )</b>		
(a)	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and uses on Lot No. 1645 RP in D.D. 112 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and/or STT holder(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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.</p>	<p>The applicant has applied the Short Term Waiver (STW) and Short Term Tenancy applications to rectify the applied use erected on the concern lot in November 2019. The applicant will submit modifications of the STW and STT conditions after planning permission has been granted by the Board. No structure is proposed for domestic use.</p>




<b>2. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. CHEUNG Wing Hei; Tel: 2733 7737)</b>		
(a)	For enclosed structure with gross floor area not exceeding 230m <sup>2</sup> and the vehicular access road is not available within 30m from the site, only fire extinguisher and Stand-alone Fire Detector shall be provided;	Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex I</b> ).
(b)	In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all Stand-alone Fire 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;	
(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)	As the vehicular access is not available within 30m from the application site, an additional wheeled type dry chemical fire extinguisher shall be provided; and	
(e)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.	

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 4,474m <sup>2</sup>	(ABOUT)
COVERED AREA	: 273 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,201 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.06	(ABOUT)
SITE COVERAGE	: 6 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 273 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 273 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RAIN SHELTER RECEPTION, WASHROOM, RAIN SHELTER, WATER TANK STORAGE OF FARM TOOLS GREENHOUSE	108m <sup>2</sup> (ABOUT)	108m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2		120m <sup>2</sup> (ABOUT)	120m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3		45m <sup>2</sup> (ABOUT)	45m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		273m <sup>2</sup> (ABOUT)	273m <sup>2</sup> (ABOUT)	







#### FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER
-  10 KG WHEELED TYPE DRY CHEMICAL 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.

#### LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  STRUCTURE (GREENHOUSE)
-  FARM AREA

NO PARKING NOR LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

<div>PLANNING CONSULTANT</div> <div></div>	PROJECT	ADDRESS	SCALE	TITLE		<div></div>	
	TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES	1 : 750 @ A4	FSIs PROPOSAL			
			DRAWN BY	DATE	DWG NO.		VER.
			MN	22.4.2025			
			REVISED BY	DATE			
LT	26.8.2025	ANNEX I	001				