

Our Ref. : DD 114 Lot 1284 RP  
Your Ref. : TPB/A/YL-SK/449

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

**By E-mail**

27 March 2026

Dear Sir,

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

**Proposed Temporary Shop and Services with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone,  
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/449)**

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. Jason WONG

email: [REDACTED] )



**Response-to-Comment (RtC)**

**Proposed Temporary Shop and Services with Ancillary Facilities  
and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone,  
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

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(i) An RtC table:

<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>1. Comments of the Director of Fire Services (D of FS)</b>		
(a)	For enclosed structure with gross floor area not exceeding 230 m <sup>2</sup> , i.e. Structure B1, portable fire extinguisher and stand-alone fire detector shall be provided.	Noted. Please refer to the revised fire service installations proposal at <b>Annex 1</b> .
(b)	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.

**Annex 1**

Fire Service Installation Proposal



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 741 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 120 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 621 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.26	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 192 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 192 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	102 m <sup>2</sup> (ABOUT)*	174 m <sup>2</sup> (ABOUT)#	7 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>120 m<sup>2</sup> (ABOUT)</b>	<b>192 m<sup>2</sup> (ABOUT)</b>	



\* **COVERED AREA OF STRUCTURE B2:**  
72 m<sup>2</sup> (ENCLOSED) + 30 m<sup>2</sup> (STAIRCASES & WALKWAY AT 1/F) = 102 m<sup>2</sup> (ABOUT)

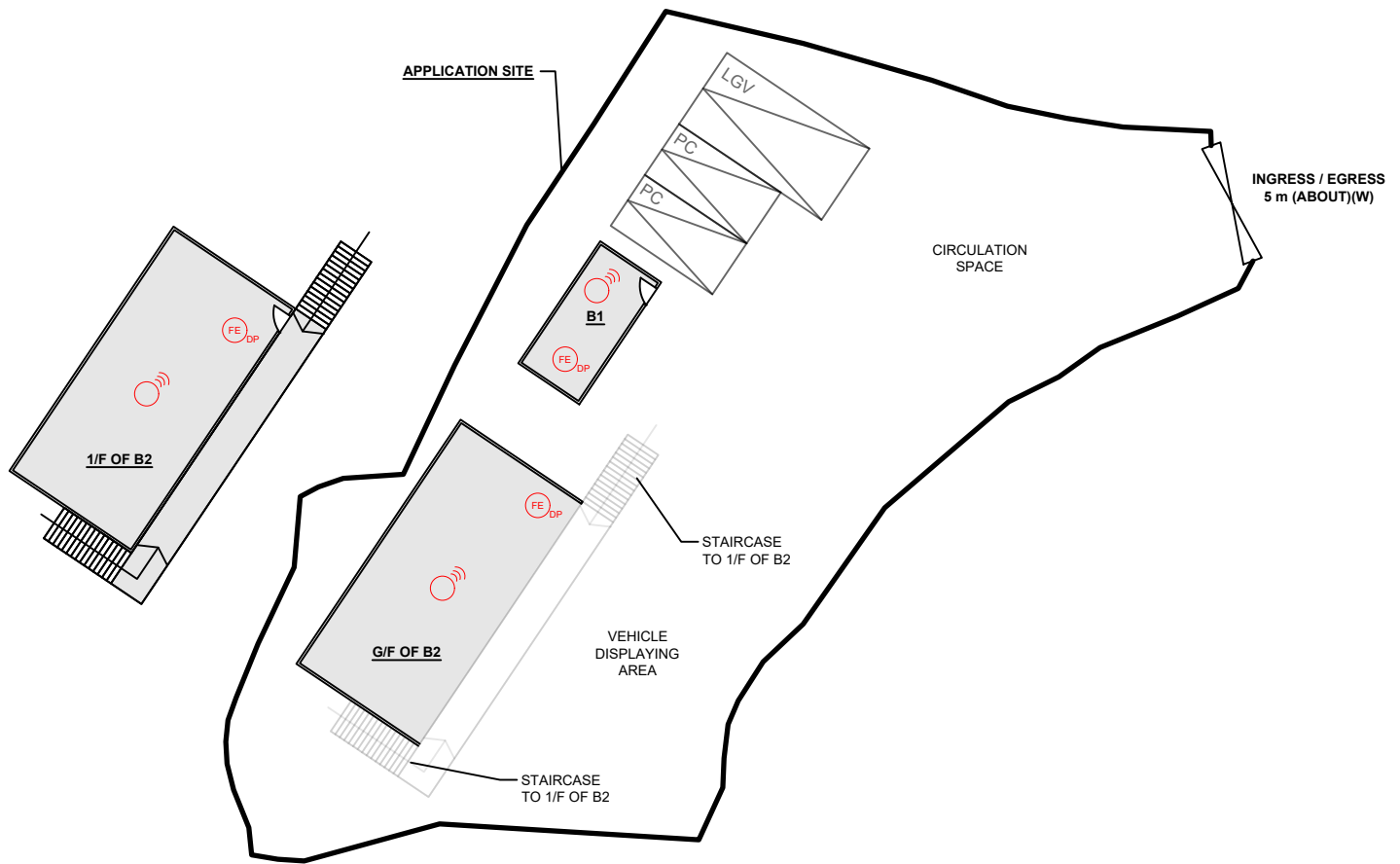
# **GFA OF STRUCTURE B2:**  
72 m<sup>2</sup> (G/F) + 72 m<sup>2</sup> (1/F) + 30 m<sup>2</sup> (STAIRCASES & WALKWAY AT 1/F) = 174 m<sup>2</sup> (ABOUT)

**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION 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:**

- 1) 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]".
- 2) 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.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  INGRESS / EGRESS

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4	TITLE FSIS PROPOSAL		
			DRAWN BY MN	DATE 27.3.2026	DWG NO. ANNEX 1	