
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年07月27日星期一 12:41
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1247 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1247 (20260727).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD104 Lot 4122 & VL
Your Ref. : TPB/A/YL-KTN/1247

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

By Email

27 July 2026

Dear Sir,

1st Further Information

**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years in
"Other Specified Use" annotated "Railway Reserve" Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1247)

We are writing to submit further information to address departmental comments of 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 Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUNG

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Responses-to-Comments

**Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 3 Years in
“Other Specified Use” annotated “Railway Reserve” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, San Tam Road, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1247)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	The applicant should advise the sewage arrangement (i.e., how sewage generated during operation would be properly collected, treated and disposed of) of the proposed uses.	During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff and visitor. The applicant will implement good practices under <i>ProPECC PN 1/23</i> when designing on-site sewage system within the Site. Septic tank will be provided within the application site (the Site) for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
2. Comments of the Director of Electrical and Mechanical Services (DEMS) (Contact Person: Mr. Tony TSE; Tel: 2808 3874)		
(a)	Please note that there is a high pressure underground town gas transmission pipeline (running along San Tam Road) in the vicinity of / lying within the boundary of proposed temporary shops.	The application site (the Site) has been subject of several previous applications for the same applied uses since 2014, among which the latest application (No. A/YL-KTN/1026) was approved by the Town Planning Board in 2024 on temporary basis for 3 years.
(b)	Having considered the working population stated in the planning statement of the captioned application, we have no adverse comments on this application as far as the proposed shops will not result in a significant increase in the number of working personnel.	The applicant currently seeks planning permission to operate the same uses with slight adjusted in gross floor area and number of structures to accommodate 5 nos. of staff at the Site. It is estimated that the Site would attract not more than 20 visitors per day. Since the current application is in similar scale and nature when compared with previously approved applications, significant increase in aggregated population arising from the development shall not be envisaged.

(c)	The applicant / consultant / works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of work.	Noted. The applicant will liaise with Hong Kong and China Gas Company Limited regarding the concerned issue after planning permission has been granted by the Board.
(d)	The applicant /consultant / works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference.	Noted.
3. Comments of the Director of Fire Services (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7737)		
(a)	Structures B3 and B4 are regarded as adjoining structures if they are built under the same cover (Structure B8). Additional FSIs (i.e. portable fire extinguisher and stand-alone fire detector) shall be provided for Structure B8;	A revised fire service installations proposal has been provided by the applicant (Annex I). The additional stand-alone fire detectors and portable fire extinguishers are provided accordingly.
(b)	Structures B5 and B6 are regarded as adjoining structures if they are built under the same cover (Structure B7). Additional FSIs (i.e. portable fire extinguisher and stand-alone fire detector) shall be provided for Structure B7; and	
(c)	Fire extinguisher shall be provided at every structure including Structure B10 within the application site.	

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

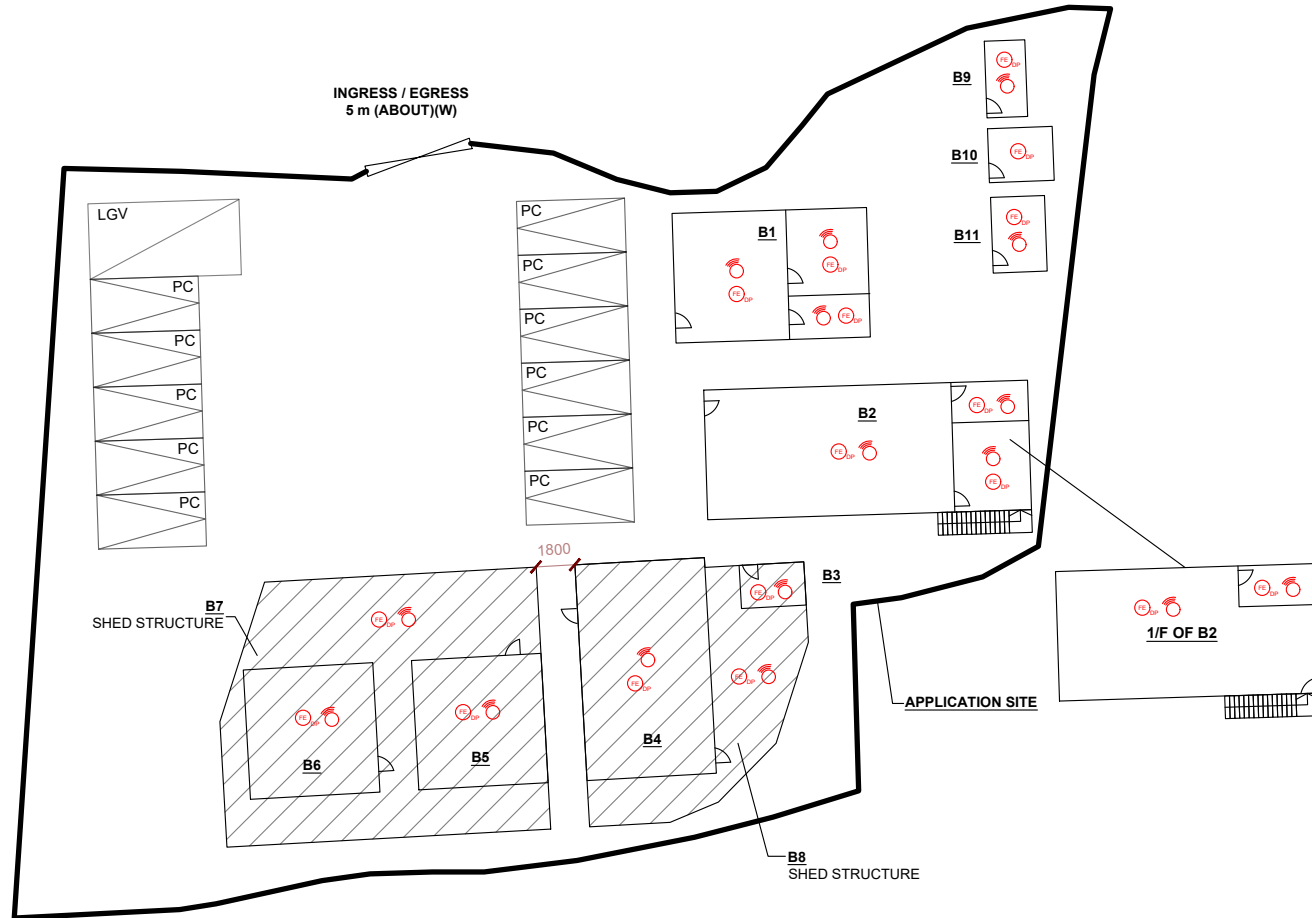
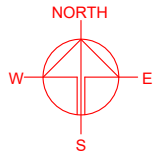
APPLICATION SITE AREA : 1,483 m² (ABOUT)
COVERED AREA : 463 m² (ABOUT)
UNCOVERED AREA : 1,020 m² (ABOUT)

PLOT RATIO : 0.4 (ABOUT)
SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 11
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 558 m² (ABOUT)
TOTAL GFA : 558 m² (ABOUT)

BUILDING HEIGHT : 3 m - 7 m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, SITE OFFICE	59 m ² (ABOUT)	59 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, SITE OFFICE	95 m ² (ABOUT)	190 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WASHROOM	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	COVERED BY B8	COVERED BY B8	3.5 m (ABOUT)(1-STOREY)
B5	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B6	EATING PLACE	COVERED BY B7	COVERED BY B7	3.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER (SHED STRUCTURE)	175 m ² (ABOUT)	175 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RAIN SHELTER (SHED STRUCTURE)	110 m ² (ABOUT)	110 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	7 m ² (ABOUT)	7 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	WASHROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B11	STORAGE OF GOODS	9 m ² (ABOUT)	9 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		463 m ² (ABOUT)	558 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

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

FS NOTES:

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 2. 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.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

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

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, SAN TAM ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY LT DATE 27.7.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE FSIs PROPOSAL

DWG NO. ANNEX I

VER. 002