Christy Sze Wing YEE/PLAND

寄件者: Danny Ng [redacted]
寄件日期: 2026年10月14日星期三 16:56
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Christy Sze Wing YEE/PLAND; [redacted]
主旨: [FI] S.16 Application No. A/YL-KTN/1253 - Further Information
附件: FI3 for A_YL-KTN_1253 (20261014).pdf

Dear Sir,

We write to submit further information for the consideration of Government departments (*enclosed*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

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

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : [redacted]
Your Ref. : [redacted]

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

By Email

14 October 2026

Dear Sir,

3rd Further Information

Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1253)

We write to submit further information to provide clarifications for the consideration of Government departments of the subject application (**Appendices I** to **III**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/FSYLE, PlanD [redacted]

[redacted]

3rd Further Information

Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1253)

(i) The applicant would like to provide the following clarifications for Government departments upon the subject application:

- The application site (the Site) is subject of a previous application No. A/YL-KTN/1044. As the Site is often mostly occupied during weekends and public holidays; the applicant would like to enlarge the Site to serve more families and parties by providing a variety of activities to satisfy customers' needs, including wedding events, dancing, painting, drawing and yoga classes etc..

- Loudspeakers will be used within the Site, however, the applicant will strictly follow relevant laws and regulations, including the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers. All loudspeakers will only be used within operating hours (i.e. 09:00 to 18:00 daily, including public holidays); usage of loudspeakers is strictly forbidden other than operating hours. The applicant will also follow the '*Professional Persons Environmental Consultative Committee Practice Notes*' ('*Pro PECCPNs*') for sewage treatment at the Site;

- All existing trees within the Site will be preserved, including 45 existing trees (i.e. *Syagrus Romanzoffiana (Cham.) Glassman*) planted within different areas of the Site (**Appendix II**). The existing trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. All trees within the Site will be maintained by the applicant in good condition during the planning approval period; and

- The applicant would like to submit a revised land and pond filling plan for the consideration of Government departments (**Appendix III**).

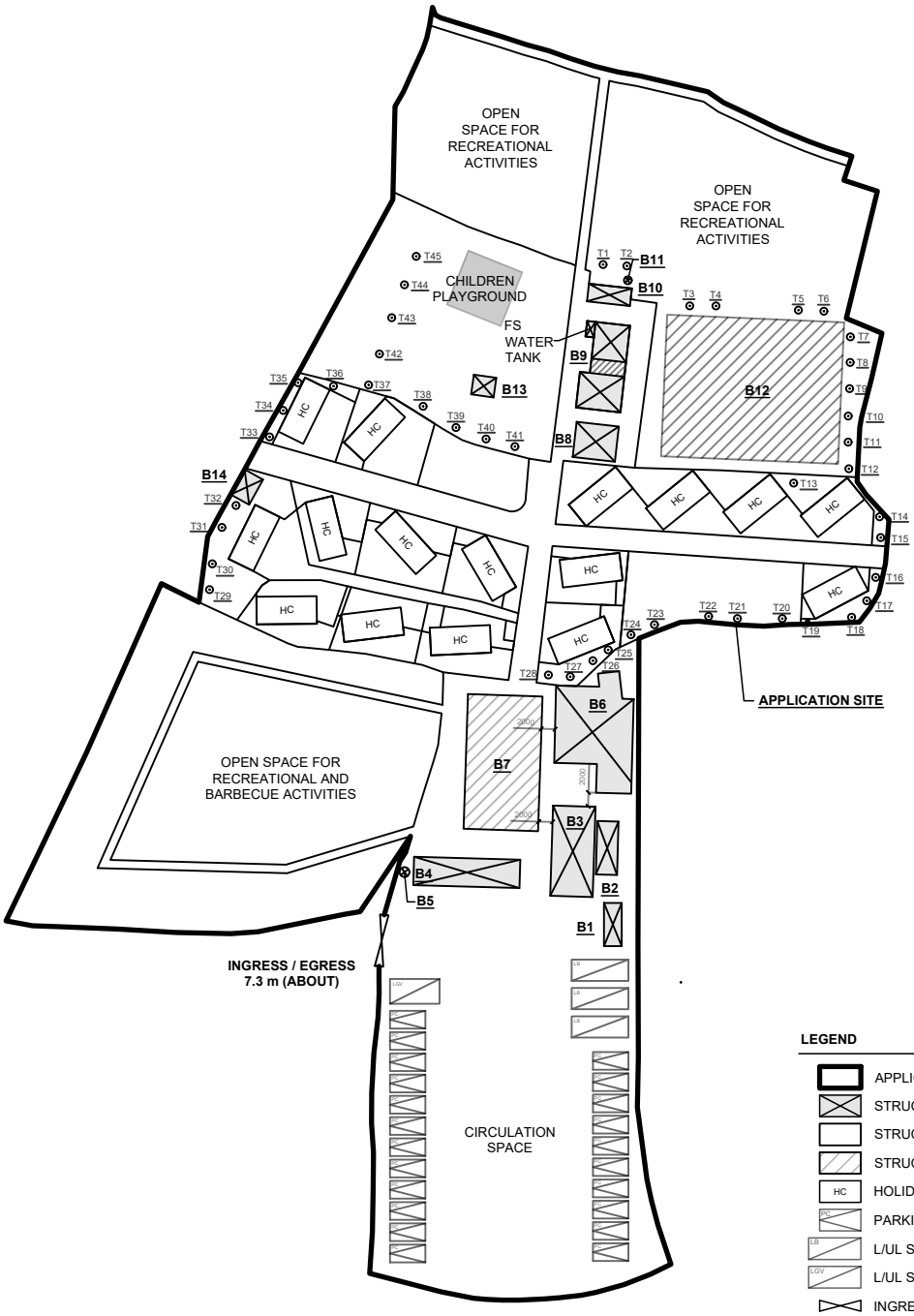
LANDSCAPE PLAN

APPLICATION SITE AREA	: 11,456 m^2	(ABOUT)
COVERED AREA	: 1,160 m^2 + 544 m^2	(ABOUT)
UNCOVERED AREA	: 9,752 m^2	(ABOUT)

NO. OF EXISTING TREES IN THE SITE : 45 (T1 TO T45)
SPECIES OF EXISTING TREES : *SYAGRUS ROMANZOFFIANA (CHAM.) GLASSMAN*
HEIGHT OF EXISTING TREES : NO LESS THAN 2.75 m

NOTES:

1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (RETRACTABLE MARQUEE)
- STRUCTURE (CANOPY)
- HC HOLIDAY CAMP
- PC PARKING SPACE (PRIVATE CAR)
- LB L/UL SPACE (LIGHT BUS)
- LGV L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- EXISTING TREES

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE
R-RICHES PLANNING LIMITED	TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 1000 @ A4	LANDSCAPE PLAN
			DRAWN BY: DN; DATE: 13.10.2026	
			REVISED BY; DATE	DWG NO.: PLAN 9; VER.: 001

NORTH
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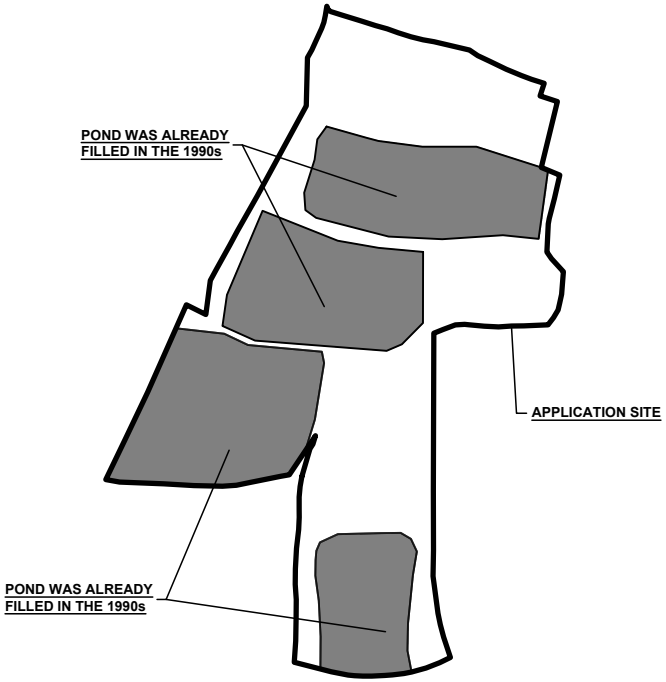
CONDITION OF THE APPLICATION SITE IN THE 1990s

APPLICATION SITE AREA	: 11,456 m^2	(ABOUT)
LAND AREA	: 5,632 m^2	(ABOUT)
POND AREA	: 5,824 m^2	(ABOUT)
DEPTH OF POND	: NOT MORE THAN 0.5 m	

THE APPLICATION SERVES TO REGULARISE THE FILLED POND WHICH HAS ALREADY BEEN FILLED IN THE 1990s. NO FILLING OF POND WILL BE CARRIED OUT BY THE APPLICANT AFTER OBTAINING PLANNING PERMISSION FROM THE BOARD.



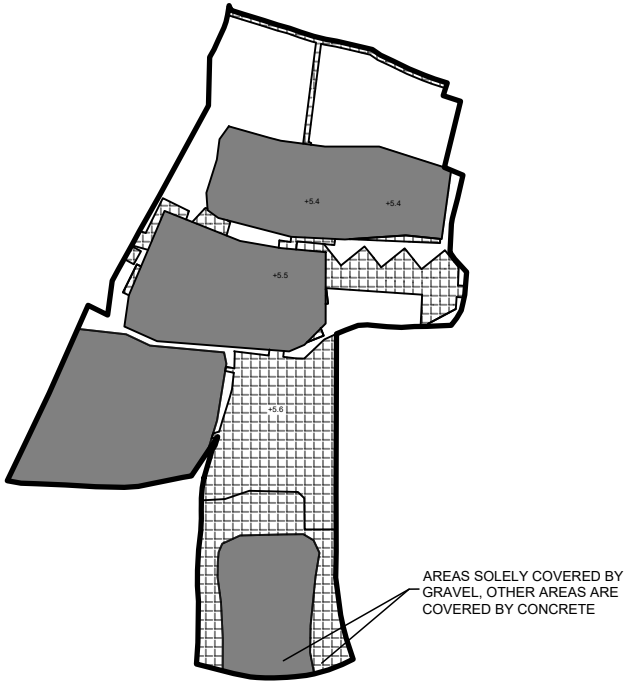
LEGEND

- APPLICATION SITE
- POND AREA

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.*

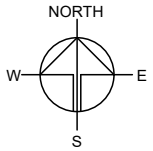
REGULARISATION OF FILLING OF POND AND LAND

APPLICATION SITE AREA	: 11,456 m^2	(ABOUT)
LAND FILLING AREA	: 2,847 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(CONCRETE AND GRAVEL)
POND FILLING AREA	: 5,824 m^2	(ABOUT)
DEPTH OF POND FILLING	: NOT MORE THAN 0.5 m	(SOIL) AND
	NOT MORE THAN 0.2 m	(CONCRETE AND GRAVEL)
SITE LEVELS	: +5.4 mPD TO +5.6 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE (6,894 m^2) AND GRAVEL (1,777 m^2) (ABOUT)	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION SPACE	



LEGEND

- APPLICATION SITE
- LAND FILLING AREA
- LAWN AREA
- POND FILLING AREA
- +5.5 EXISTING SITE LEVEL



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY	DATE
DN	14.10.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO.	VER.
PLAN 2	002