**寄件者:** Danny Ng [redacted]
**寄件日期:** 2026年10月16日星期五 14:53
**收件者:** tpbpd/PLAND
**副本:** Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Christy Sze Wing YEE/PLAND; Bon Tang; Matthew Ng; Christian Chim; Michael So; Grace Wong
**主旨:** [Supersede] [FI] S.16 Application No. A/YL-KTN/1280 - Further Information
**附件:** FI2 for A_YL-KTN_1280 Ver 1.1 (20261016).pdf

**類別:** Internet Email

Dear Sir,

We write to submit further information for the consideration of Government departments (*attached*). This submission intends to **supersede** our previous submission as at 16.10.2026 11:54 (*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]

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**From:** Danny Ng
**Sent:** Friday, October 16, 2026 11:54 AM
**To:** Town Planning Board <tpbpd@pland.gov.hk>
**Cc:** [redacted]
**Subject:** [FI] S.16 Application No. A/YL-KTN/1280 - Further Information

Dear Sir,

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

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 PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD107 Lot 946 S.K & VL
Your Ref. : TPB/A/YL-KTN/1280

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

**By Email**

16 October 2026

Dear Sir,

**2nd Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1280)**

We write to submit further information for the consideration of Government departments (**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 (Attn.: Mr. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Mr. David CHENG email: dcccheng@pland.gov.hk)
(Attn.: Ms. Athena LAI email: apylai@pland.gov.hk)

[redacted]

**2nd Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1280)**

The applicant would like to submit the following clarifications:

(i) No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be allowed at any time during the approval period of the planning permission;

(ii) 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise the noise nuisance to the surroundings. It will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit. In addition, maintenance will be conducted on a regular basis; and

(iii) The applicant would like to submit a fire service installations proposal and a revised layout plan at **Appendices II** and **III** respectively.

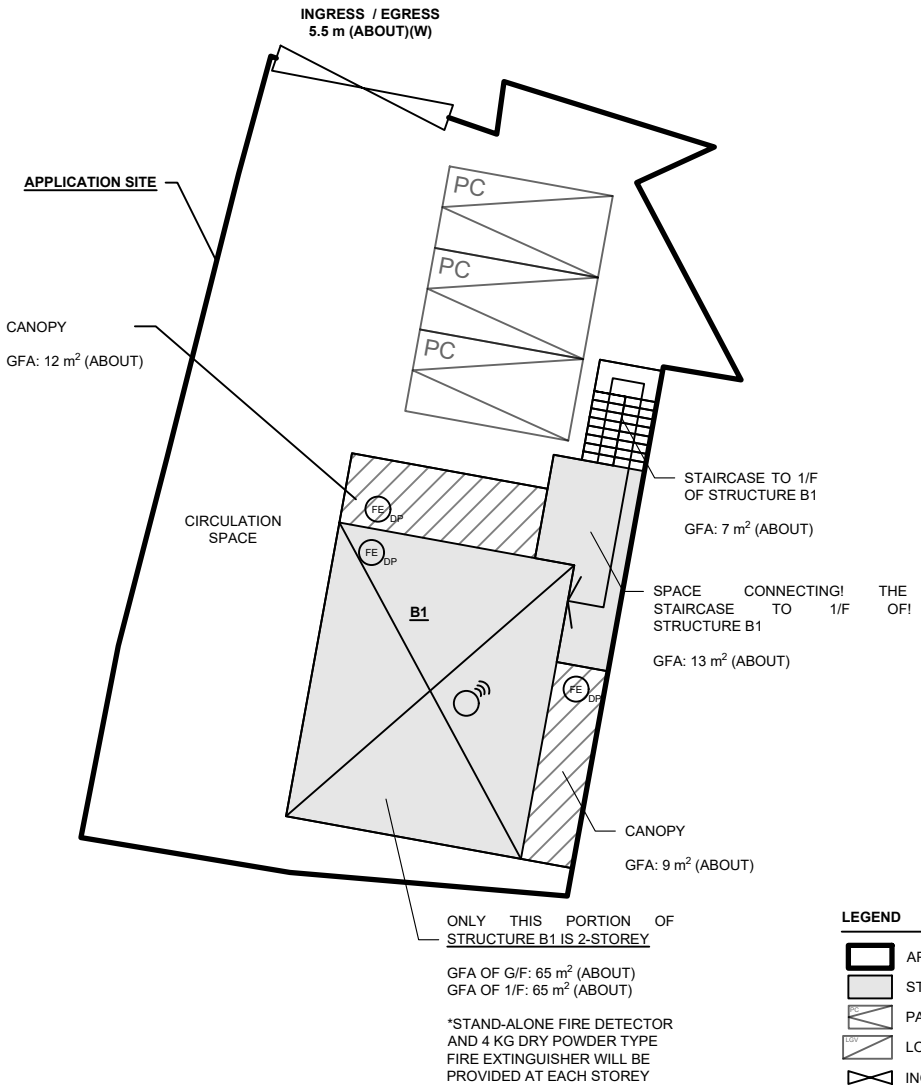
**DEVELOPMENT PARAMETERS**

| | | |
|---|---|---|
| APPLICATION SITE AREA | : 336 $m^2$ | (ABOUT) |
| COVERED AREA | : 106 $m^2$ | (ABOUT) |
| UNCOVERED AREA | : 230 $m^2$ | (ABOUT) |
| PLOT RATIO | : 0.45 | (ABOUT) |
| SITE COVERAGE | : 51 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 171 $m^2$ | (ABOUT) |
| TOTAL GFA | : 171 $m^2$ | (ABOUT) |
| BUILDING HEIGHT | : 7 m | (ABOUT) |
| NO. OF STOREY | : 2 | |

**PARKING PROVISIONS**

| | |
|---|---|
| NO. OF PRIVATE CAR PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|---|---|---|---|---|
| B1 | SHOP AND SERVICES, SITE OFFICE AND WASHROOM | 106 $m^2$ (ABOUT) | 171 $m^2$ (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| | **TOTAL** | **106 $m^2$ (ABOUT)** | **171 $m^2$ (ABOUT)** | |




**FIRE SERVICE INSTALLATIONS**

STAND-ALONE FIRE DETECTOR

FE DP — 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)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

NORTH
W E
S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

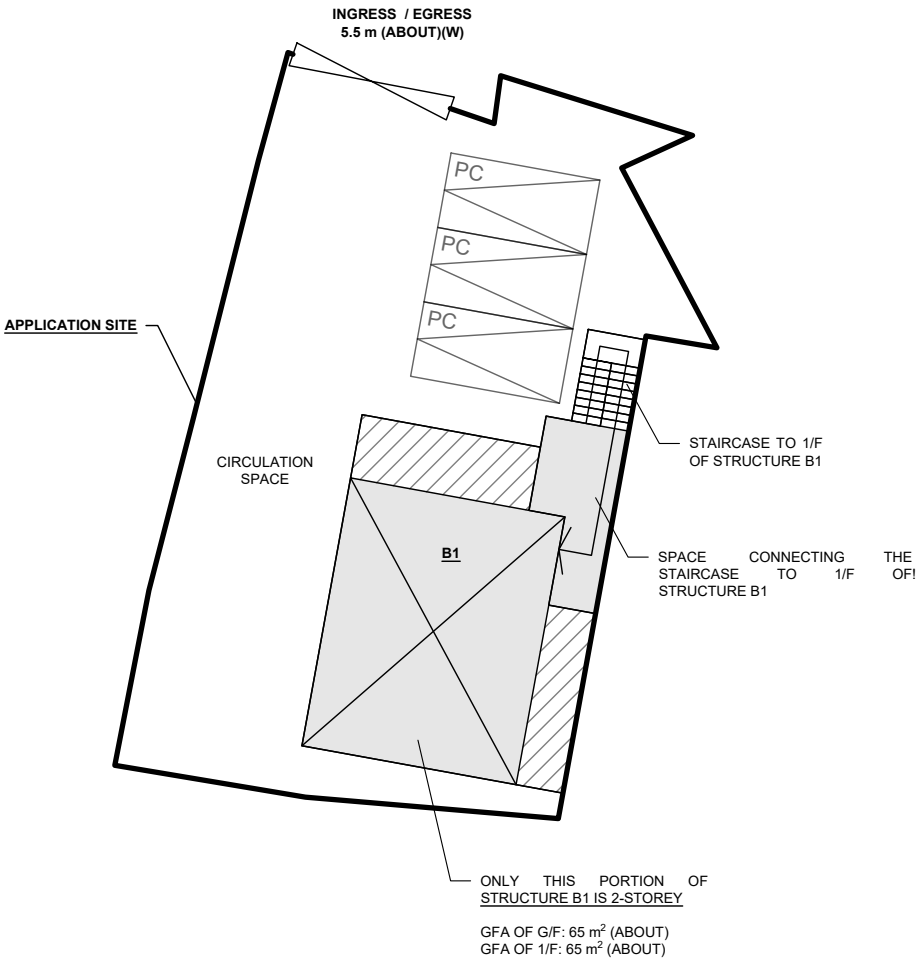
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

| | |
|---|---|
| SCALE | 1 : 500 @ A4 |
| DRAWN BY | DN |
| DATE | 7.10.2026 |
| CHECKED BY | |
| DATE | |
| APPROVED BY | |
| DATE | |
| DWG. TITLE | FSIs PROPOSAL |
| DWG NO. | APPENDIX II |
| VER. | 003 |

**DEVELOPMENT PARAMETERS**

| | | |
|---|---|---|
| APPLICATION SITE AREA | : 336 $m^2$ | (ABOUT) |
| COVERED AREA | : 106 $m^2$ | (ABOUT) |
| UNCOVERED AREA | : 230 $m^2$ | (ABOUT) |
| PLOT RATIO | : 0.45 | (ABOUT) |
| SITE COVERAGE | : 51 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 171 $m^2$ | (ABOUT) |
| TOTAL GFA | : 171 $m^2$ | (ABOUT) |
| BUILDING HEIGHT | : 7 m | (ABOUT) |
| NO. OF STOREY | : 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|---|---|---|---|---|
| B1 | SHOP AND SERVICES, SITE OFFICE AND WASHROOM | 106 $m^2$ (ABOUT) | 171 $m^2$ (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| | **TOTAL** | **106 $m^2$ (ABOUT)** | **171 $m^2$ (ABOUT)** | |



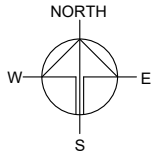

**PARKING PROVISIONS**

| | |
|---|---|
| NO. OF PRIVATE CAR PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

**LEGEND**

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




PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

| DRAWN BY | DATE |
|---|---|
| MN | 21.7.2026 |
| REVISED BY | DATE |
| DN | 16.10.2026 |
| APPROVED BY | DATE |

DWG. TITLE

LAYOUT PLAN

| DWG NO. | VER. |
|---|---|
| PLAN 4 | 001 |