

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年09月17日星期二 11:12
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1044 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1044 (20240917).pdf
類別: Internet Email

Dear Sir,

Attached herewith the FI to **supersede** our previous submissions dated **13/09/2024** (below email) to address departmental comments on 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

寄件者: Louis Tse
寄件日期: 2024年9月13日下午12:24
收件者: Town Planning Board <tpbpd@pland.gov.hk>

主旨: [FI] S.16 Application No. A/YL-KTN/1044 - FI to address departmental comments

Dear Sir,

Attached herewith the FI 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

Our Ref. : DD107 Lot 1786 & VL
Your Ref. : TPB/A/YL-KTN/1044

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

By Email

17 September 2024

Dear Sir,

1st Further Information

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

(S.16 Planning Application No. A/YL-KTN/1044)

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 (852) [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. Andrea YAN
(Attn.: Ms. Olivia NG

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



Responses-to-Comments

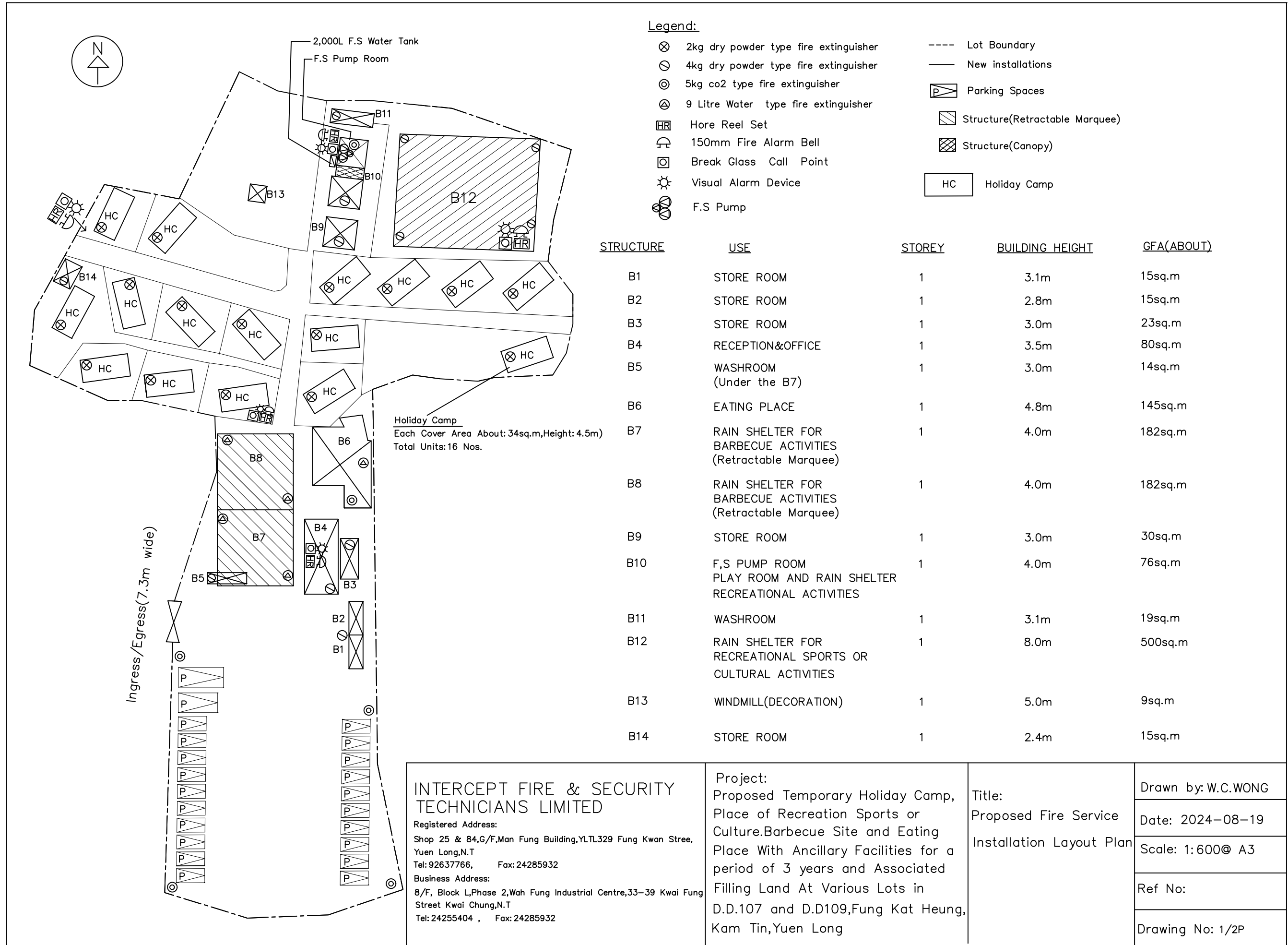
Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107 and D.D.109, Fung Kat Heung, Kam Tin, Yuen Long

(Application No. A/YL-KTN/1044)

- (i) A fire service installation proposal is provided by the applicant to support the current application (**Annex I**).
- (ii) Each caravan is equipped with its own solar panel installation, ensuring that every unit can independently harness solar energy for its power needs, to support the operation of the proposed development (**Annex II**).
- (iii) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|---|---|--|
| 1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel.: 2399 2421) | | |
| (a) | Please consider to adopt pre-booking system so that queuing of vehicles will not occur near the site. | Visitors are required to make appointments in advance and pay entrance fees to access the application site (the Site), which would help to prevent excessive number of visitors and affect the public, walk in visitors will not be served. |
| (b) | The applicant should note the local access between Chi Ho Road and the site is not managed by this Department. | Noted. |
| 2. Comments of the Director of Agriculture, Fisheries and Conservation Department (DAFC) (Contact Person: Ms. WONG Chek-ling; Tel.: 2150 6933) | | |
| (a) | The applicant is advised to adopt appropriate measures to avoid causing pollution or disturbance the adjacent fish ponds. | 2.5m high boundary fencing will be erected along the periphery of the application site (the Site) to avoid any disturbance caused by the proposed development. The applicant will submit and implement the drainage proposal after planning approval has been obtained from the Town Planning Board (the Board), to provide drainage facilities for the proposed development, |

| | | |
|---|--|--|
| | | <p>including the provision of peripheral u-channels and catchpits, to mitigate the potential adverse drainage impact. During the operation of the proposed development, surface run-off will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and catchpits will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational. Therefore, adverse impacts on the adjacent fish ponds should <u>not</u> be anticipated.</p> |
| <p>3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)</p> | | |
| (a) | <p>There is/are unauthorized structure(s) and uses on the private lot(s). The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> | <p>The applicant will submit Short Term Waiver (STW) application to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use.</p> |
| (b) | <p>If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW to permit the structure(s) where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within Lot Nos. 21, 22 and 28 in D.D. 109. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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> | |



Legend:

- ⊗ 2kg dry powder type fire extinguisher
- ⊙ 4kg dry powder type fire extinguisher
- ⊕ 5kg co2 type fire extinguisher
- ⊖ 9 Litre Water type fire extinguisher
- HR Hore Reel Set
- ⊕ 150mm Fire Alarm Bell
- ⊕ Break Glass Call Point
- ⊕ Visual Alarm Device
- ⊕ F.S Pump
- Lot Boundary
- New installations
- P Parking Spaces
- ▨ Structure(Retractable Marquee)
- ▩ Structure(Canopy)
- HC Holiday Camp

| STRUCTURE | USE | STOREY | BUILDING HEIGHT | GFA(ABOUT) |
|-----------|--|--------|-----------------|------------|
| B1 | STORE ROOM | 1 | 3.1m | 15sq.m |
| B2 | STORE ROOM | 1 | 2.8m | 15sq.m |
| B3 | STORE ROOM | 1 | 3.0m | 23sq.m |
| B4 | RECEPTION&OFFICE | 1 | 3.5m | 80sq.m |
| B5 | WASHROOM (Under the B7) | 1 | 3.0m | 14sq.m |
| B6 | EATING PLACE | 1 | 4.8m | 145sq.m |
| B7 | RAIN SHELTER FOR BARBECUE ACTIVITIES (Retractable Marquee) | 1 | 4.0m | 182sq.m |
| B8 | RAIN SHELTER FOR BARBECUE ACTIVITIES (Retractable Marquee) | 1 | 4.0m | 182sq.m |
| B9 | STORE ROOM | 1 | 3.0m | 30sq.m |
| B10 | F,S PUMP ROOM PLAY ROOM AND RAIN SHELTER RECREATIONAL ACTIVITIES | 1 | 4.0m | 76sq.m |
| B11 | WASHROOM | 1 | 3.1m | 19sq.m |
| B12 | RAIN SHELTER FOR RECREATIONAL SPORTS OR CULTURAL ACTIVITIES | 1 | 8.0m | 500sq.m |
| B13 | WINDMILL(DECORATION) | 1 | 5.0m | 9sq.m |
| B14 | STORE ROOM | 1 | 2.4m | 15sq.m |

Holiday Camp
Each Cover Area About: 34sq.m, Height: 4.5m)
Total Units: 16 Nos.

Ingress/Egress(7.3m wide)

| | | | |
|--|---|--|--------------------|
| <p>INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED Registered Address: Shop 25 & 84,G/F,Man Fung Building,YLTL329 Fung Kwan Street, Yuen Long,N.T Tel: 92637766, Fax: 24285932 Business Address: 8/F, Block L,Phase 2,Wah Fung Industrial Centre,33-39 Kwai Fung Street Kwai Chung,N.T Tel: 24255404, Fax: 24285932</p> | Project: Proposed Temporary Holiday Camp, Place of Recreation Sports or Culture.Barbecue Site and Eating Place With Ancillary Facilities for a period of 3 years and Associated Filling Land At Various Lots in D.D.107 and D.D109,Fung Kat Heung, Kam Tin,Yuen Long | <p>Title: Proposed Fire Service Installation Layout Plan</p> | Drawn by: W.C.WONG |
| | | | Date: 2024-08-19 |
| | | | Scale: 1:600@ A3 |
| | | | Ref No: |
| | | | Drawing No: 1/2P |

Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1:2016 and BS EN 1838:2013 and the FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circularsr letter No 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be provided in accordance with the FSI Cop 2022. The hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and the FSD Circular Letter 6/2021 . One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump(HR-P1,HR-P2&HR-JP) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
7. Source of secondary power supply for FSI shall be provided.

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address:

Shop 25 & 84,G/F,Man Fung Building,YLTL329 Fung Kwan Stree,
Yuen Long,N.T

Tel: 92637766, Fax: 24285932

Business Address:

8/F, Block L,Phase 2,Wah Fung Industrial Centre,33-39 Kwai Fung
Street Kwai Chung,N.T

Tel: 24255404 , Fax: 24285932

Project:

Proposed Temporary Holiday Camp,
Place of Recreation Sports or
Culture.Barbecue Site and Eating
Place With Ancillary Facilities for a
period of 3 years and Associated
Filling Land At Various Lots in
D.D.107 and D.D109,Fung Kat Heung,
Kam Tin,Yuen Long

Title:

Proposed Fire Service
Installation Layout Plan

Drawn by: W.C.WONG

Date: 2024-08-19

Scale: NO Scale @ A3

Ref No:

Drawing No: 2/2P

Annex II – Photographic Record

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

(S.16 Planning Application No. A/YL-KTN/1044)

Aerial photos are taken on 25.6.2024

