

寄件者: Louis Tse [REDACTED]  
寄件日期: 2024年11月08日星期五 11:00  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam  
主旨: [FI] S.16 Application No. A/YL-KTN/1049 - FI to address departmental comments  
附件: FI2 for A\_YL-KTN\_1049 (20241108).pdf  
郵件標幟: 待處理  
標幟狀態: 已標幟  
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. : DD107 Lot 1750A4 RP & VL  
Your Ref. : TPB/A/YL-KTN/1049

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

**By Email**

8 November 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground and Barbecur Site), Shop and Services and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1049)**

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 [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**

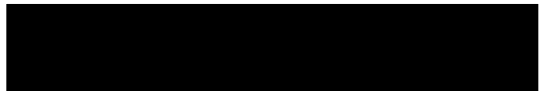
 

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN  
(Attn.: Mr. Jet CHEUNG

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



**Responses-to-Comments**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground and Barbecur Site), Shop and Services and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1049)**

(i) A RtoC Table:

<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHUNG Wing-hei; Tel.: 2733 7737)</b>		
(a)	Legend of all FSIs (i.e. modified hose reel system, fire alarm system, emergency lighting, directional and exit signs and portable fire extinguishers) shall be provided.	Legend of all fire service installations (FSIs) are provided. Please refer to the revised FSIs proposal ( <b>Annex I</b> ).

**FIRE SERVICES NOTES:**

1. HOSE REEL SYSTEM

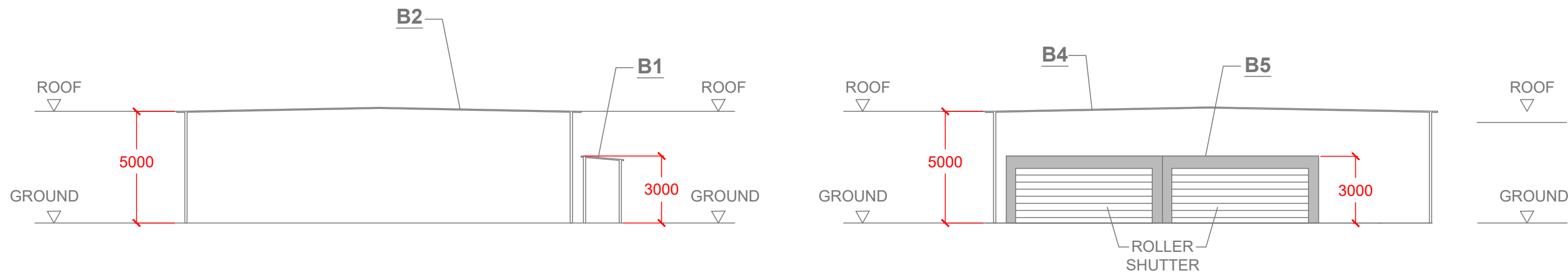
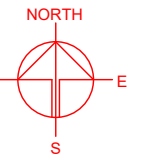
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. FIRE ALARM SYSTEM

- 2.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 2.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. PUMP ROOM.

3. MISCELLANEOUS F.S. INSTALLATION

- 3.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 3.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 3.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 3.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 3.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



**SECTION PLAN OF STRUCTURE B1 - B2 AND B4 - B5**

(INDICATIVE ONLY)



PROJECT  
TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING AND PRAWNING GROUND), BARBECUE SITE, HOLIDAY CAMP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
NOT TO SCALE

DRAWN BY  
MN

DATE  
5.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
FSIs PROPOSAL (1/2)

DWG NO.  
ANNEX I

VER.  
003

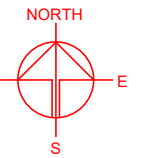
DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 9,375 m <sup>2</sup> (ABOUT)
COVERED AREA	: 2,208 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 7,167 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.24 (ABOUT)
SITE COVERAGE	: 24 % (ABOUT)
NO. OF STRUCTURE	: 24
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,208 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 2,208 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 2.8m - 5m (ABOUT)
NO. OF STOREY	: 1

PARKING AND LOADING/UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/LUL SPACE	: 7m (L) X 3.5m (W)
NO. OF L/LUL SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/LUL SPACE	: 8m (L) X 3m (W)

INGRESS / EGRESS  
7.3 m (ABOUT)(W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2*	RAIN SHELTER FOR CHILDREN PLAYING AREA	227m <sup>2</sup> (ABOUT)	227m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B3*	RAIN SHELTER FOR BARBECUE	193m <sup>2</sup> (ABOUT)	193m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B4*	RAIN SHELTER FOR BARBECUE	221m <sup>2</sup> (ABOUT)	221m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES	COVERED BY B4	56m <sup>2</sup> (COVERED BY B4)	3m (ABOUT)(1-STOREY)
B6*	RAIN SHELTER FOR PARKING SPACE	88m <sup>2</sup> (ABOUT)	88m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
B7*	RAIN SHELTER	93m <sup>2</sup> (ABOUT)	93m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B8	STORAGE OF TOOLS, RECEPTION	COVERED BY B7	56m <sup>2</sup> (COVERED BY B7)	5m (ABOUT)(1-STOREY)
B9*	RAIN SHELTER FOR PRAWNING	219m <sup>2</sup> (ABOUT)	219m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B10*	RAIN SHELTER FOR PRAWNING	219m <sup>2</sup> (ABOUT)	219m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B11*	RAIN SHELTER FOR BARBECUE	221m <sup>2</sup> (ABOUT)	221m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B12*	RAIN SHELTER FOR BARBECUE	221m <sup>2</sup> (ABOUT)	221m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B13*	RAIN SHELTER	62m <sup>2</sup> (ABOUT)	62m <sup>2</sup> (ABOUT)	4m (ABOUT)(1-STOREY)
B14	ACTIVITIES ROOM	31m <sup>2</sup> (ABOUT)	31m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B15	ACTIVITIES ROOM	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B16*	RAIN SHELTER FOR FISHING	227m <sup>2</sup> (ABOUT)	227m <sup>2</sup> (ABOUT)	5m (ABOUT)(1-STOREY)
B17	PORTABLE TOILET	8m <sup>2</sup> (ABOUT)	8m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B18	PORTABLE TOILET	3m <sup>2</sup> (ABOUT)	3m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B19	PORTABLE TOILET	8m <sup>2</sup> (ABOUT)	8m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B20	PORTABLE TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B21	RAIN SHELTER	31m <sup>2</sup> (ABOUT)	31m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B22	STORAGE OF TOOLS	22m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B23	RAIN SHELTER	60m <sup>2</sup> (ABOUT)	60m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B24	METER ROOM	COVERED BY B23	8m <sup>2</sup> (COVERED BY B23)	3m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>2,208 m<sup>2</sup> (ABOUT)</b>	<b>2,208 m<sup>2</sup> (ABOUT)</b>	

\*4 SIDE OPENED SHELTER



FIRE SERVICE INSTALLATIONS	
	EXIT SIGN
	EMERGENCY LIGHT
	5 KG CO2 TYPE FIRE EXTINGUISHER
	4 KG DRY POWER TYPE FIRE EXTINGUISHER
	SAND BUCKET
	2,000 LITRES FIBRE GLASS F.S. WATER TANK
	VISUAL FIRE ALARM
	FIRE ALARM BELL
	MANUAL FIRE ALARM CALL POINT
	FIRE HOSE REEL
	FIRE HOSE REEL PUMP WITH ENCLOSURE
	FS CONTROL PANEL

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS



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TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM, FISHING AND PRAWNING GROUND), BARBECUE SITE, HOLIDAY CAMP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 500 @ A3	
DRAWN BY MN	DATE 5.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (2/2)	
DWG NO. ANNEX I	VER. 003