

Our Ref.: DD107 Lot 913 RP & VL
Your Ref.: TPB/A/YL-KTN/1055

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

By Email

13 November 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone, Lots 925 RP (Part) and
926 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long. New Territories**

(S.16 Planning Application No. A/YL-KTN/1055)

We write to submit further information to provide the fire service installation and drainage proposals for the subject application.

Should you require more information regarding the application, please contact our Mr. Louis TSE 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




Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)

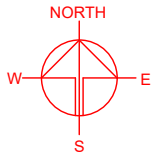


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 959 m ²	(ABOUT)
COVERED AREA	: 306 m ²	(ABOUT)
UNCOVERED AREA	: 653 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 32 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 306 m ²	(ABOUT)
TOTAL GFA	: 306 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	EATING PLACE (RESTAURANT)	228 m ² (ABOUT)	228 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	DETACHABLE RAIN SHELTER	58 m ² (ABOUT)	58 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		306 m² (ABOUT)	306 m² (ABOUT)	

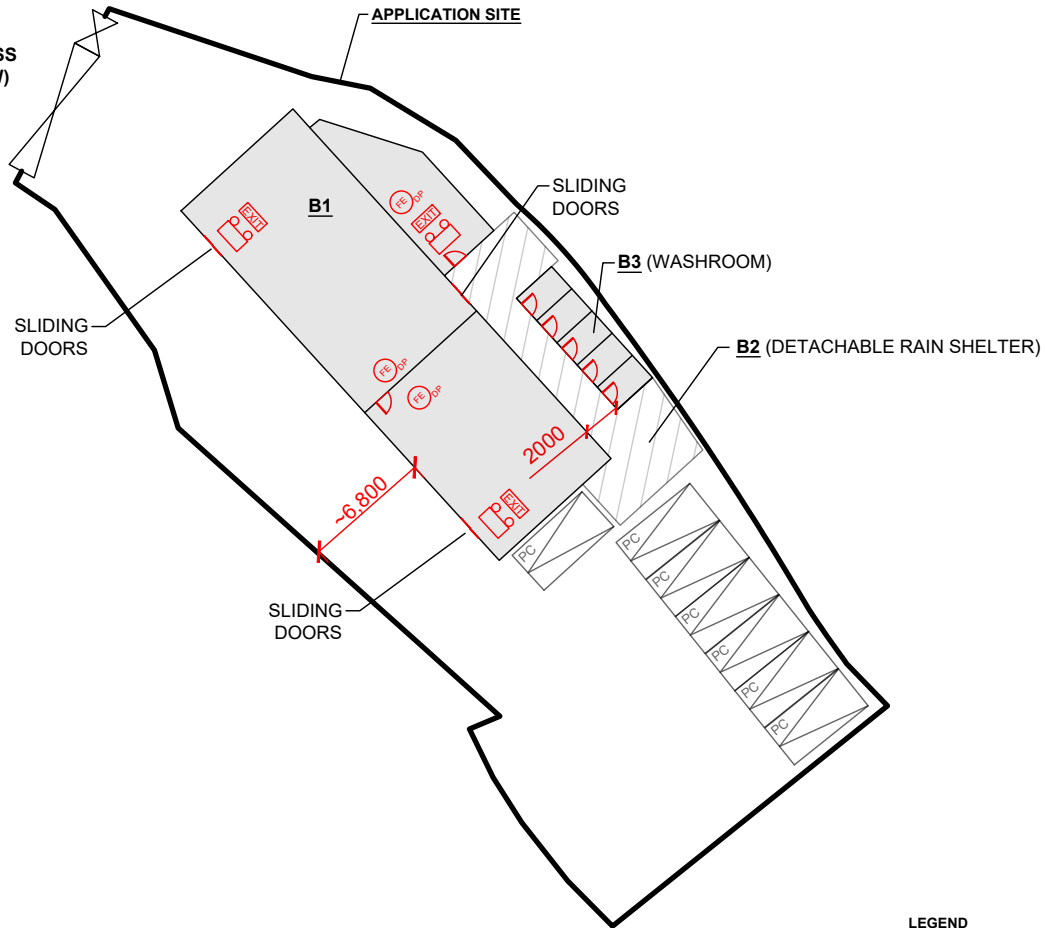
D.G.G. - DANGEROUS GOODS GODOWN






PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

INGRESS / EGRESS
7.3 m (ABOUT)(W)








FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHT
-  5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 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
-  RAIN SHELTER
-  PARKING SPACE (PC)
-  INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 925 RP (PART) AND 926 RP (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY: MN DATE: 12.11.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I VER. 001

PROPOSED DRAINAGE LAYOUT PLAN FOR S.16
PLANNING APPLICATION NO. A/YL-KTN/1055

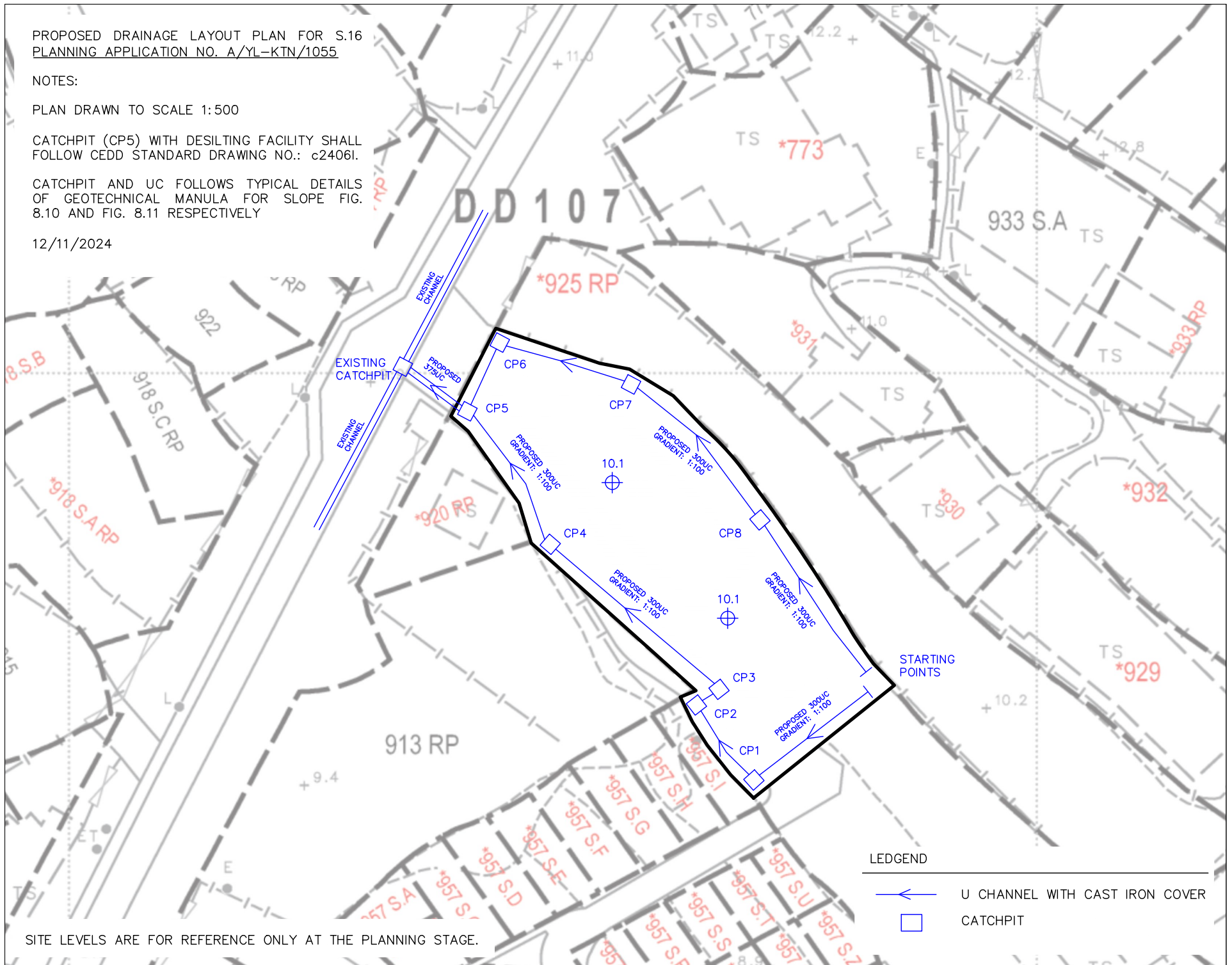
NOTES:

PLAN DRAWN TO SCALE 1:500

CATCHPIT (CP5) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO.: c2406I.

CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANULA FOR SLOPE FIG. 8.10 AND FIG. 8.11 RESPECTIVELY

12/11/2024



SITE LEVELS ARE FOR REFERENCE ONLY AT THE PLANNING STAGE.