



盈卓物業  
顧問有限公司

Our Ref.: DD113 Lot 1013 & VL  
Your Ref.: TPB/A/YL-KTS/1011

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

**By Email**

13 January 2025

Dear Sir,

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

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),  
Barbecue Site and Education Centre with Ancillary Eating Place for a Period of  
3 Years and Associated Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1011)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [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. Selena SIN  
(Attn.: Mr. Michael SO

email: synsin@pland.gov.hk )  
email: mckso@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground),  
Barbecue Site and Education Centre with Ancillary Eating Place for a Period  
of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 113, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/1011)**

(i) A RtoC Table:

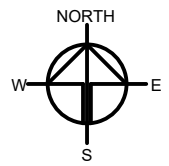
Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b>		
(a)	It is noted that there is an additional structure on the layout plan on page 20, which differs from the original layout plan. Please clarify the layout plan.	Noted and revised. Please refer to the attached layout plan ( <b>Plan 1</b> ).
<b>2. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. YUEN; Tel: 2733 7781)</b>		
(a)	The standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021';	Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex I</b> ).
(b)	The total floor area and occupancies of structure B11 shall be clearly stated on plan; and	
(c)	Structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided for Structures B6, B7 & B8 as the total floor areas exceeds 230m <sup>2</sup> .	
<b>3. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB)</b>		
(a)	The applicant is required to confirm / clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to	Please note that the proposed pond for fishing is provided at-grade with no excavation involved. Excavation work is also not required for erection of structures at the application site (the Site). Regarding the construction method

	<p>site formation works, drainage works, sewerage works, construction of septic tank etc, as the application is situated within the Ho Pui Site of Archaeological Interest; and</p>	<p>of structures, details are provided at <b>Annex II</b>. As the proposed development is only on a temporary basis and involves no excavation work, adverse impact to Ho Pui Site of Archaeological Interest should not be anticipated.</p>
(b)	<p>If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.</p>	

**DEVELOPMENT PARAMETERS**

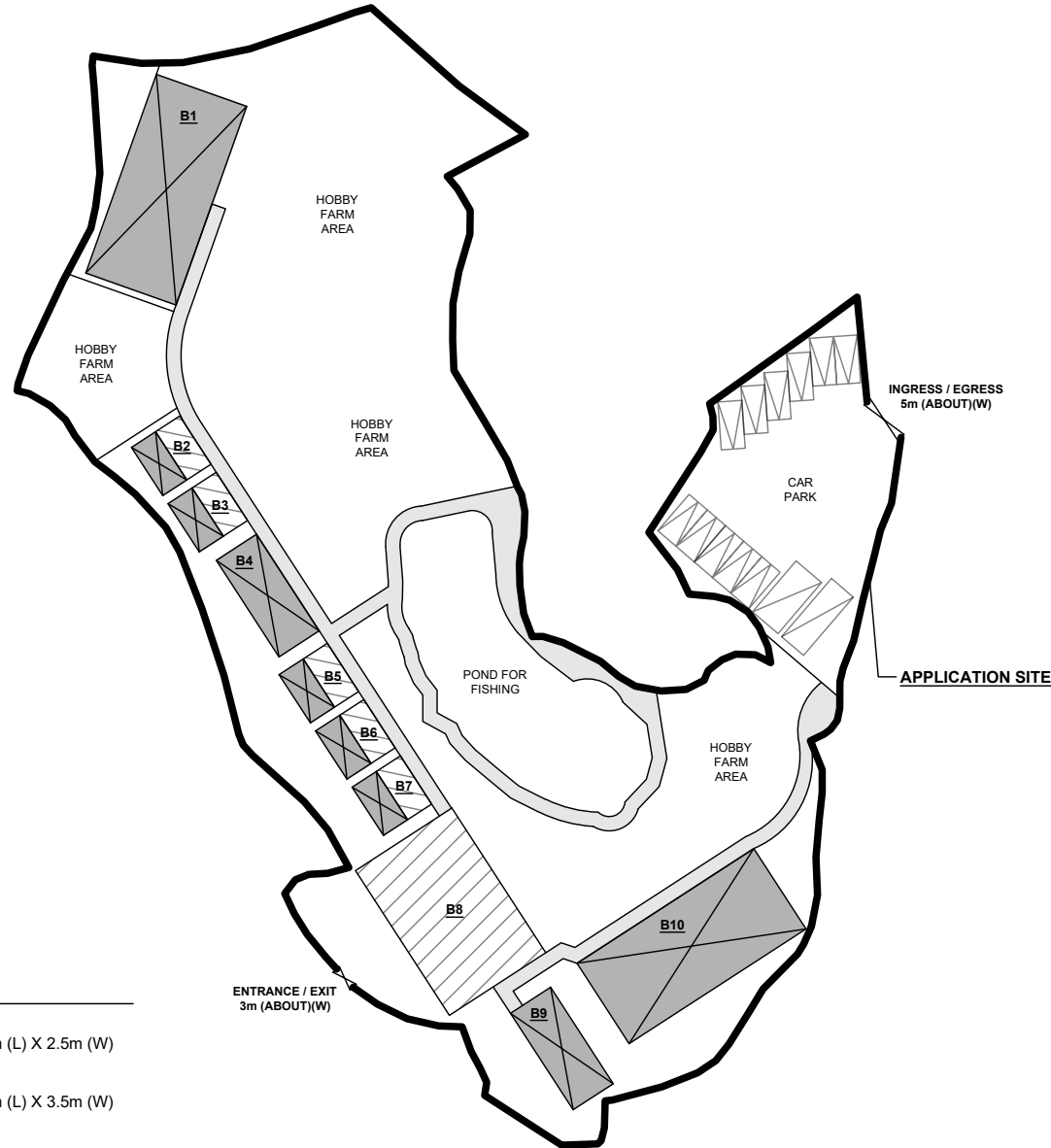
APPLICATION SITE AREA	: 5,381 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 950 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,431 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 18 %	(ABOUT)
NO. OF STRUCTURE	: 10	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,060 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,060 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3m - 6m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	6m (ABOUT)(1-STOREY)
B2	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B5	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B6	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B7	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m <sup>2</sup> (ABOUT)	36m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B8	BARBEQUE AREA WITH RAIN SHELTER	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m <sup>2</sup> (ABOUT)	110m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B10	ANCILLARY EATING PLACE, WASHROOM AND CHANGING ROOM	220m <sup>2</sup> (ABOUT)	220m <sup>2</sup> (ABOUT)	6m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>950 m<sup>2</sup> (ABOUT)</b>	<b>1,060 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 1
DIMENSION OF L/UL SPACE	: 8m (L) X 3m (W)



**LEGEND**

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	
<b>R-RICHES PROPERTY CONSULTANTS LIMITED</b>	
PROJECT	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBECUE SITE, EDUCATION CENTRE WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND LAND FILLING	
SITE LOCATION	
VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 800 @ A4	
DRAWN BY	DATE
MN	11.5.2022
REVISED BY	DATE
MN	21.7.2022
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
Plan 1	001



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SITE COVERAGE	: 18 %	(ABOUT)
NO. OF STRUCTURE	: 10	
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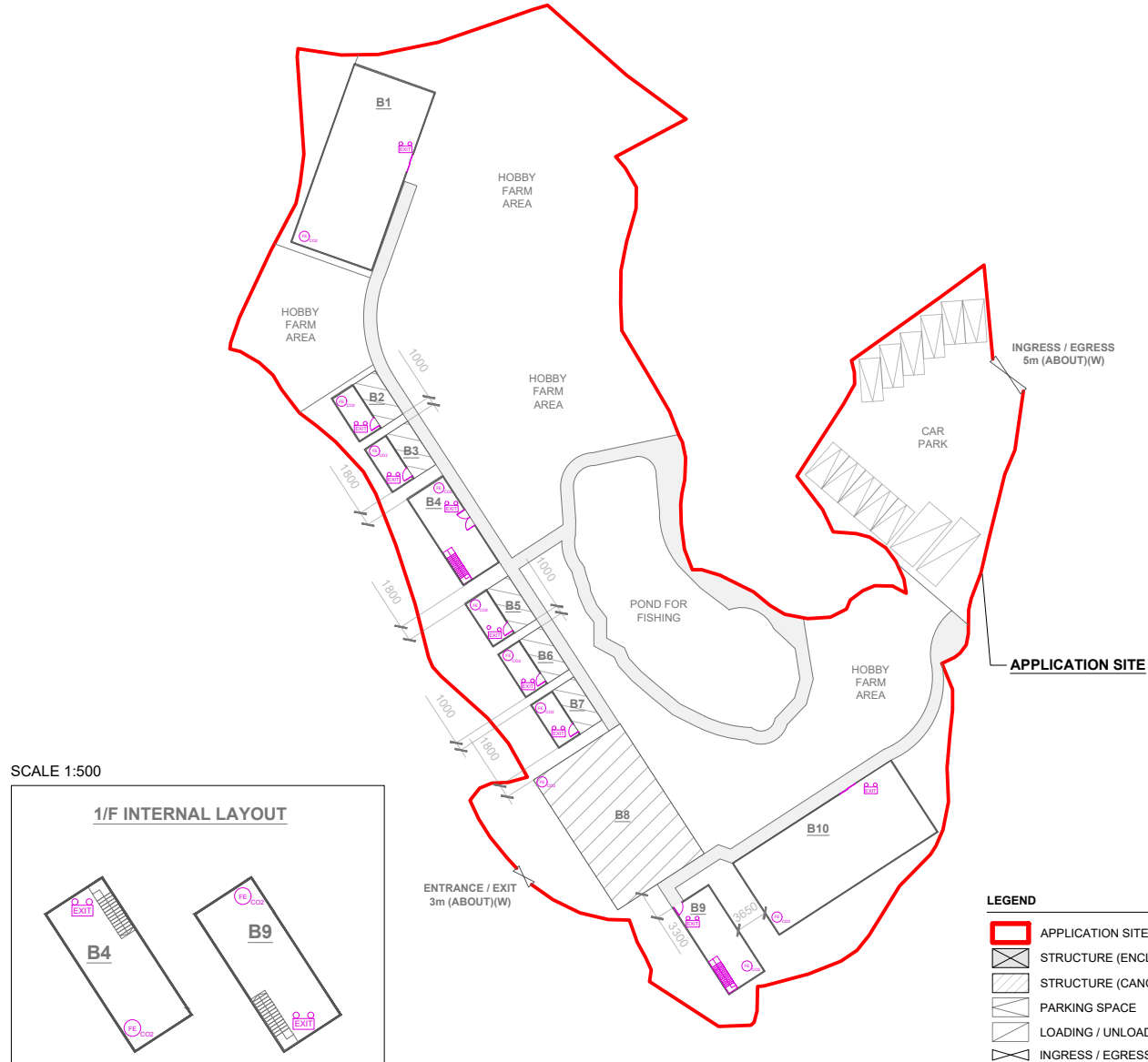
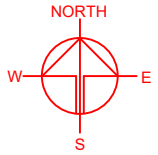
**FIRE SERVICE INSTALLATIONS**

-  EXIT SIGN AND EMERGENCY LIGHT
-  4.5 KG GAS-TYPE FIRE EXTINGUISHER







**FS NOTES:**

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

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SITE LOCATION  
VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 800 @ A4

DRAWN BY	DATE
OL	27.2.2023
REVISED BY	DATE
LT	29.11.2024
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
ANNEX I	001

**Annex II – Construction Method of Proposed Structures**

- (i) Majority of structures are container-converted structures, while the remaining are steel-frame structures with no foundation (i.e. excavation work is not required), details are as follows:

Structure	Proposed Use	Construction Method
B1	Agricultural Education Centre	Steel-frame structure with no foundation, will be assembled at the Site
B2	Agricultural Activities Room with Rain Shelter	Container-converted structure
B3	Agricultural Activities Room with Rain Shelter	Container-converted structure
B4	Refreshment Kiosk and Storage of Tools	Steel-frame structure with no foundation, will be assembled at the Site
B5	Agricultural Activities Room with Rain Shelter	Container-converted structure
B6	Agricultural Activities Room with Rain Shelter	Container-converted structure
B7	Agricultural Activities Room with Rain Shelter	Container-converted structure
B8	Barbeque Area with Rain Shelter	Steel-frame shed structure with no foundation, will be assembled at the Site
B9	Site Office and Storage of Tools	Steel-frame structure with no foundation, will be assembled at the Site
B10	Ancillary Eating Place, Washroom and Changing Room	Steel-frame structure with no foundation, will be assembled at the Site