

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

03 February 2025

Dear Sir,

3rd 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 Mr. [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.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtlam@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
1. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG; Tel: 2733 7781)		
(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 (Annex I).

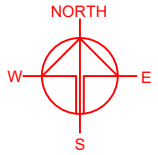
DEVELOPMENT PARAMETERS

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

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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B2	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	REFRESHMENT KIOSK AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B5	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	AGR. ACTIVITIES ROOM WITH RAIN SHELTER	36m ² (ABOUT)	36m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	BARBEQUE AREA WITH RAIN SHELTER	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE AND STORAGE OF TOOLS	55m ² (ABOUT)	110m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B10	ANCILLARY EATING PLACE, WASHROOM AND CHANGING ROOM	220m ² (ABOUT)	220m ² (ABOUT)	6m (ABOUT)(1-STOREY)
TOTAL		950 m² (ABOUT)	1,060 m² (ABOUT)	



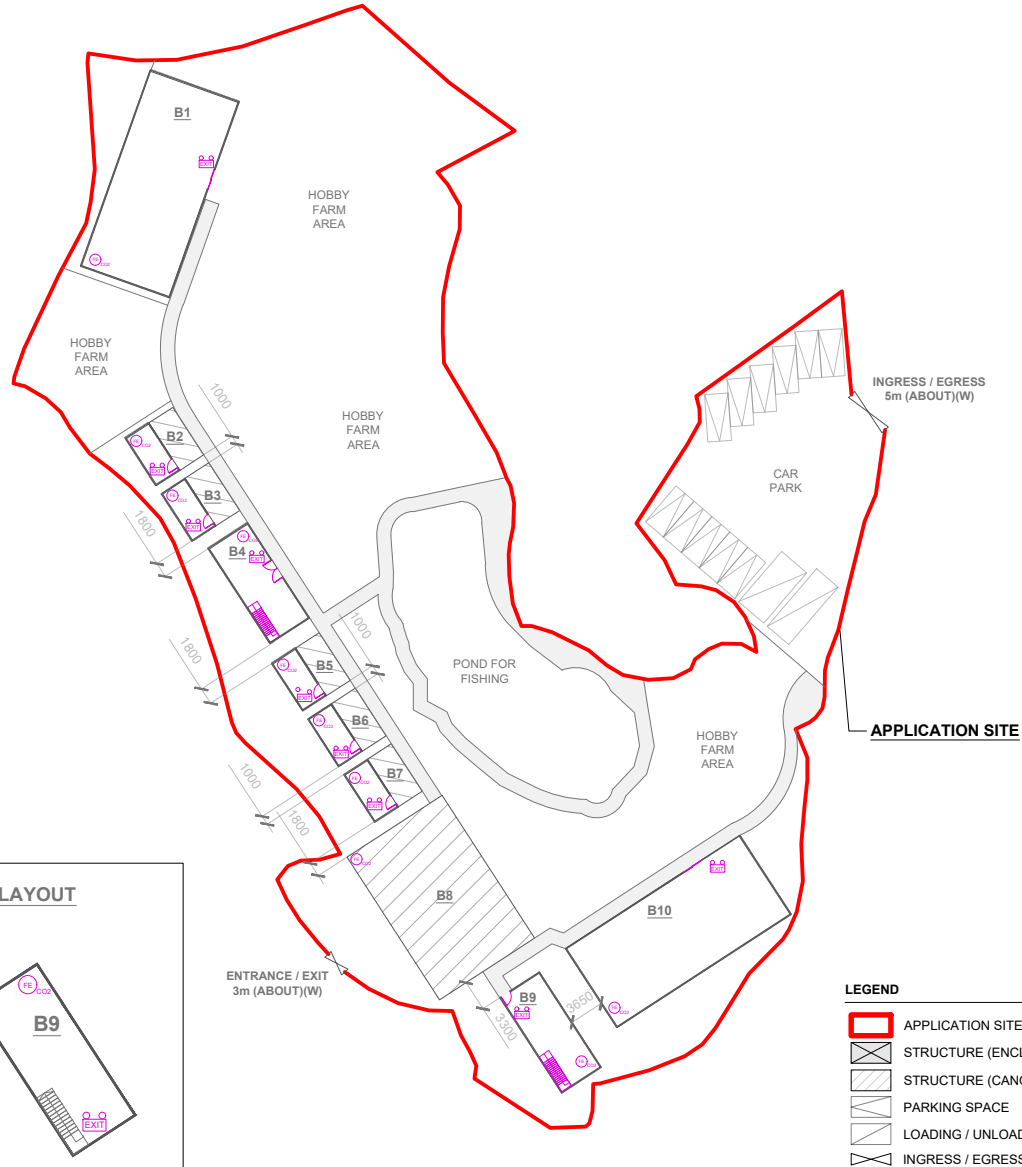
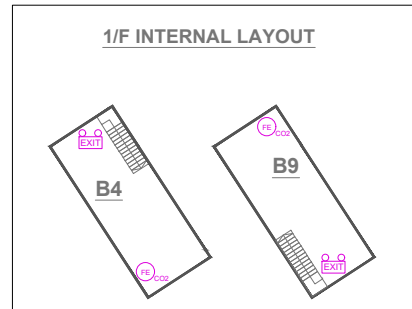
FIRE SERVICE INSTALLATIONS

- 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 BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021
- 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.

SCALE 1:500



LEGEND

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

PLANNING CONSULTANT
R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), BARBECUE SITE, EDUCATION CENTRE WITH AN 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
OL	27.2.2023
REVISED BY	DATE
LT	29.11.2024
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. ANNEX I	VER. 001
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