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寄件日期: 2025年03月27日星期四 18:22
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 Planning Application No. A/YL-KTN/1090 - Further Information
附件: FI1 for A_YL-KTN_1090 (20250327).pdf
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 490 & VL
Your Ref. : TPB/A/YL-KTN/1090

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

By Email

27 March 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1090)

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

email: awyyan@pland.gov.hk)

(Attn.: Mr. Jet CHEUNG

email: jsjcheung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
And Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1090)

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:
- The proposed development is intended solely for ‘warehouse’ use, no open storage activities will be carried out within the application site (the Site) during the planning approval period.
 - The majority of the Site (i.e. 5,408m², 95% of the Site) has been filled with concrete with a site level of +5.4mPD. The current application serves to regularise the filled area to facilitate the proposed development. Upon obtaining planning approval from the Town Planning Board (the Board), further filling of land with concrete for not more than 0.4m (about) in depth is proposed to be carried out within the entire Site (**Plan 1** and **Annex I**). The proposed filling of land is intended to facilitate a flat surface to meet operational needs and smooth vehicle run-in/out. The applicant will strictly follow the proposed scheme, and no further filling of land will be carried out.
 - The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture, etc), which are typically packaged in bulk or large in size, medium goods vehicle and container vehicle are required for transporting large quantities of goods to enhance the operational efficiency.
 - The applicant of the previous application (No. A/YL-KTN/939) has found it difficult to continue to operate the ‘warehouse’ during the economic downturn since Q1 2024. During the operation period of the previous application, the applicant made submissions of drainage and fire service installations (FSIs) proposals for compliance with approval conditions (d) and (g) on 22/08/2024, however, the submissions were not accepted by the Chief Engineer/Mainland North, Drainage Services Department and Director of Fire Services on 23/09/2024. In Q4 2024, the Site was forced to close down and returned back to the land owner by the applicant. Hence, approval conditions were not complied with within the designated time period, which led to revocation of the application on 05/02/2025.

- The applicant later negotiates with the land owner and partners with other stakeholders to share the cost, the current application is therefore made to rectify the proposed scheme. Compared with the previous application, the additional GFA (i.e. 1,392m², +20%) is proposed to facilitate the operational needs between different stakeholders.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S.L. CHENG; Tel.: 2443 1072)		
(a)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot No. 490 in D.D.107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>Noted. The existing structure(s) located at Lot 490 in D.D.107 will be demolished by the applicant after planning approval has been obtained from the Board. Short Term Waiver (STW) and Short Term Tenancy (STT) applications will be submitted to the Lands Department by the applicant to rectify the proposed development.</p>

2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel.:2733 7737)		
(a)	The maximum storage area of a single block (i.e. 50 m ²) shall be specified in the FS Notes;	Noted. A revised fire service installations (FSIs) proposal will be provided by the applicant after planning approval has been obtained from the Board
(b)	The minimum clearance around each single storage block (i.e. 2.4 m) shall be specified in the FS Notes;	
(c)	The sprinkler inlets shall be positioned in a prominent position on the exterior of the building;	
(d)	The sprinkler pump room, FS pump room and Fire alarm system shall be clearly marked on plans;	
(e)	Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;	
(f)	Fire extinguishers shall be provided to every level of Structure B2;	
(g)	Section drawings with dimensions of all openable windows of Structure B2 shall be provided to justify the calculations; and	
(h)	The G/F and 1/F of Structure B2 shall be regarded as separate compartments. As such, the calculation of openable windows shall be revised accordingly.	
3. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Terence TANG; Tel.: 2300 1257)		
(a)	I have the following comments on the submitted drainage proposal: Para. 3.1.2 - According to SDM, 1 in 50 years return period should also be considered.	Noted. A revised drainage proposal will be provided

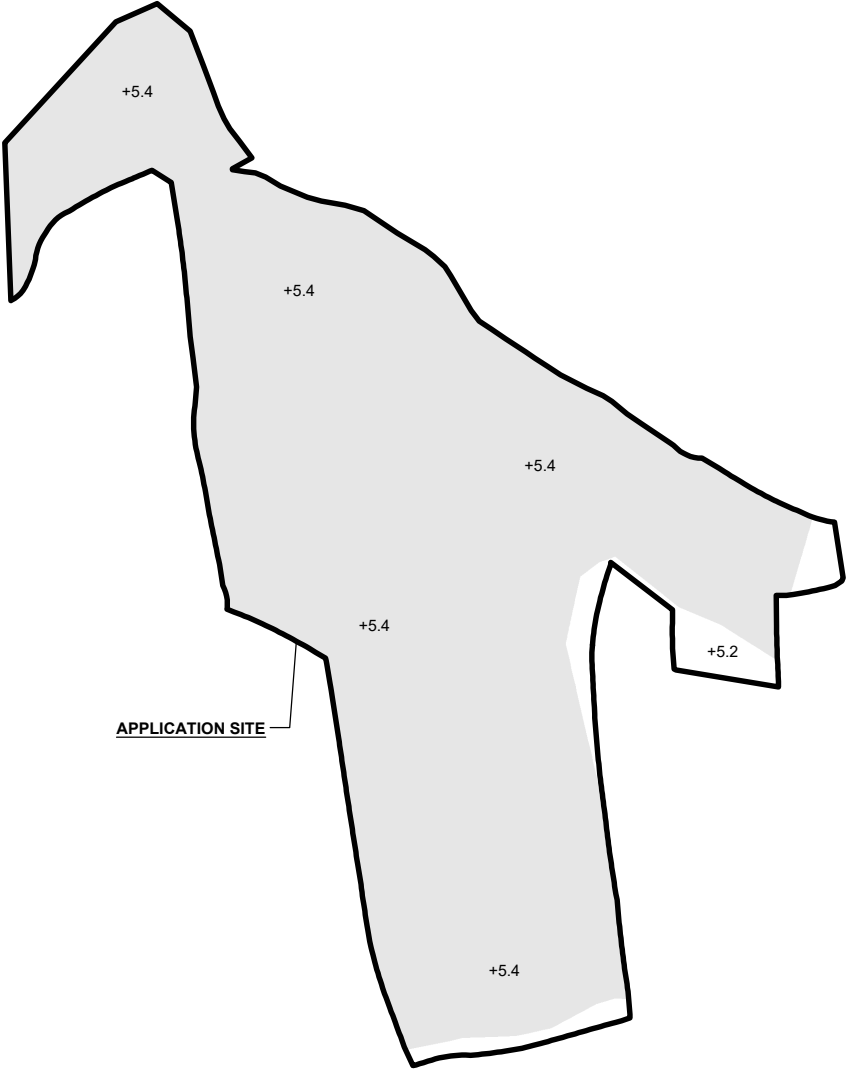
		by the applicant after planning approval has been obtained from the Board.
(b)	SDM Corrigendum No. 1/2022 and 1/2024 should be considered.	
(c)	Figure 2 - Please provide evidence to prove the existence and dimension of the existing 1500mm dia. concrete pipe.	
(d)	Figure 3 - Please consider to combine CP1.06 and 3.09. Please review if CP1.07 is required.	
(e)	Figure 3 - Please advise the length from CP1.07 to Existing Manhole A and see if manhole or alike should be provided according to relevant design guidelines.	
(f)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland flow from the adjacent lands should not be affected. Drainage facilities at lower platform should be provided.	
(g)	Please provide more cross sections for reference.	
(h)	Section B-B - U-channels should be provided at lower platform (i.e. same level with existing ground levels).	
(i)	Appendix A - Practically, utilization should not be higher than 85% for conservative concern.	
(j)	Appendix A - Please review the catchment areas for assessment for SP03 to CP1.07 (the middle part), as catchment area B1 should also be considered.	
(k)	Please make reference to the latest Technical Note No. 1 - Technical Note to prepare a Drainage Submission issued by DSD for more details in preparing the drainage proposal.	

(l)	The proposal should indicate how the runoff (the flow direction) from the adjacent areas.	
(m)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. Also, DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The applicant shall demonstrate that the proposed drainage connection/improvement/modification works and the operation of the drainage can be practically implemented.	
(n)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected/ laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	
(o)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(p)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	
4. Comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) (Contact Person: Ms. Karen CHUI; Tel.: 3919 8620)		
(a)	Please note that the application site is located at the south of site boundary of Sha Po Public Housing Development (SPPHD) under "Agreement No. CE8/2022 (CE) - Site Formation and Infrastructure Works for Public Housing Developments at Sha Po, Shap Pat Keung and Tai Kei Leng, Yuen Long - Investigation, Design and Construction". The tentative land resumption	Noted. The application is only on a temporary basis and the applicant agreed to be moved out during the land resumption stage of the development of Sha Po Public Housing Development. The proposed

	<p>programme and site formation works of SPPHD would commence in Q4 2027 and 2028, the earliest respectively. Thus, the above programme of land resumption and construction works would overlap with the application period of the subject site.</p> <p>Following this, your special attention is drawn to the following-</p> <p>the proposed road widening along San Tam Road under the above project which might have possible interface issue to the existing track road branching off from San Tam Road and leading to the application site. Moreover, it is observed that the existing track road is situated in various private lots, and most of the concerned lots would be resumed for the implementation of the SPPHD. It is prudent for the applicant to consider an alternative access to the application site before the commencement of the proposed site formation works under SPPHD; and</p>	<p>use would be terminated if the Government resume the Site for clearance and construction or relevant works.</p>
(b)	<p>Apart from access road issue, it is noted that the proposed channels for diverting the surface runoff from the application site would connect to the existing 1500mm concrete pipe, a portion of which is located on private lots that are subject to resumption under the SPPHD. It is prudent for the applicant to explore an alternative drainage system for the application site before the commencement of the proposed site formation works under the SPPHD.</p>	<p>Noted.</p>

EXISTING CONDITION OF THE APPLICATION SITE

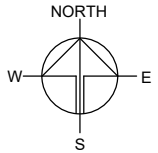
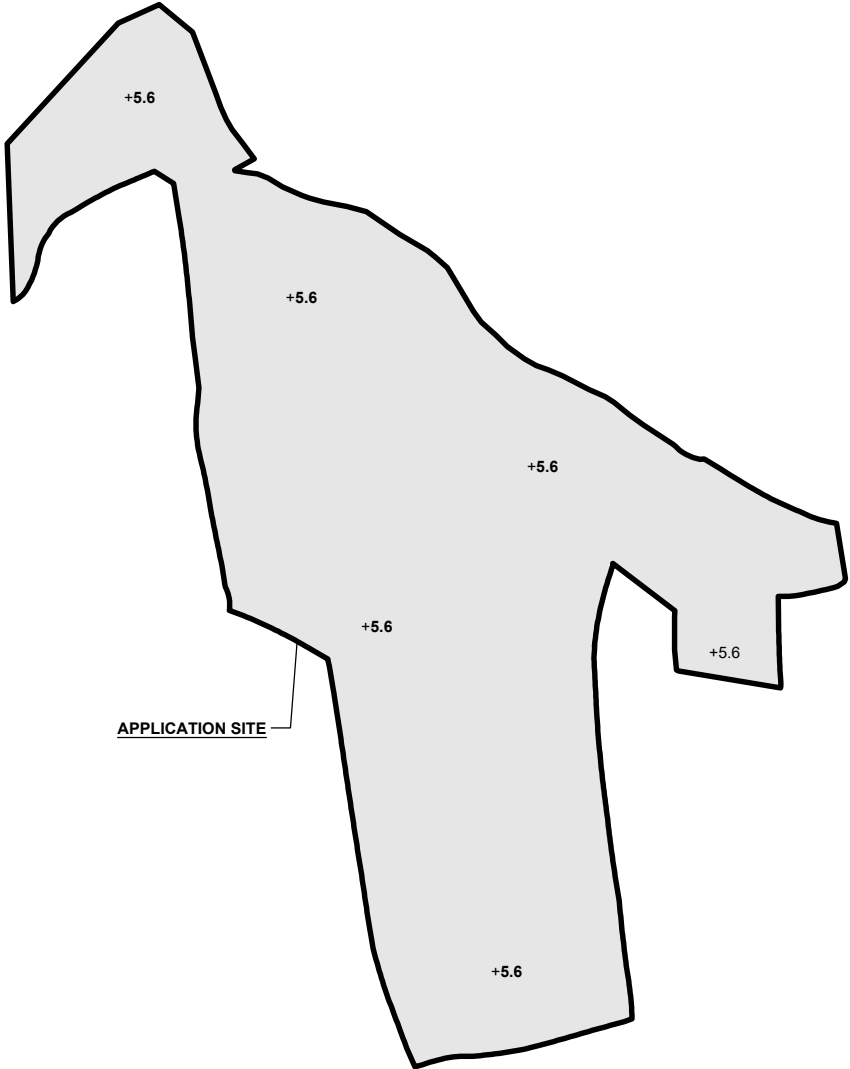
APPLICATION SITE AREA	: 5,685 m ²	(ABOUT)
EXISTING HARD PAVED AREA	: 5,408 m ²	(ABOUT)
EXISTING SITE LEVELS OF FILLED AREA	: +5.4 mPD	(ABOUT)
EXISTING SOILED GROUND AREA	: 277 m ²	(ABOUT)
EXISTING SITE LEVELS OF SOILED GROUND AREA	: +5.2mPD	(ABOUT)



*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 5,685 m ²	(ABOUT)
COVERED BY STRUCTURE	: 4,190 m ²	(ABOUT)
PROPOSED FILLING AREA	: 5,685 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.4 m	
PROPOSED SITE LEVELS	: +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING / UNLOADING SPACE AND CIRCULATION AREA	



PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY MN	DATE 18.12.2024
REVISED BY LT	DATE 26.03.2025
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 1	VER. 001
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Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 18:00. No operation on Sunday and public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 5,685 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.4m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		