

寄件者: Danny Ng [REDACTED]
寄件日期: 2025年04月25日星期五 10:33
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1101 - Further Information
附件: FI1 for A_YL-KTN_1101 (20250425).pdf
類別: Internet Email

Dear Sir,

We write to submit further information in response to previous departmental comments of the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | 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 935 & VL
Your Ref. : TPB/A/YL-KTN/1101

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

By Email

25 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1101)

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 the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
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

**Proposed Temporary Open Storage of Construction Materials and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1101)

- (i) The applicant would like to clarify that the site has already been hard-paved with concrete of not more than 0.1 m in depth from for open storage use and circulation area (**Plan 1**). The proposed site formation is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.
- (ii) A Response-to-Comments Table:

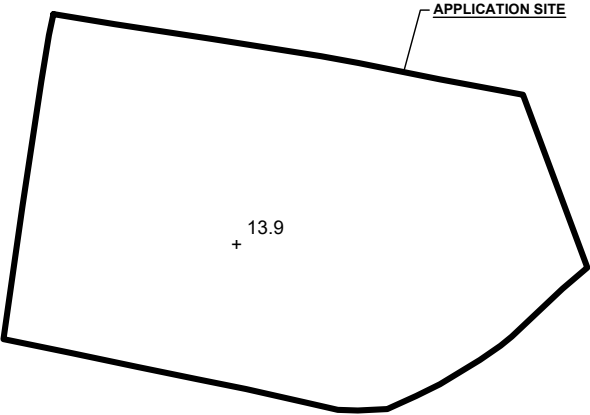
Departmental Comments		Applicant's Responses
1. Comments from the Chief Engineer/Construction , Water Supplies Department (CE/C, WSD) Contact Person: Mr. Eddie HE (Tel: 2152 5746)		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted. A 1.5 m setback from the centre line of the water main will be provided by the applicant so that adverse impact would not be made by the applicant (Plan 2). No structure will be erected and no material will be stored within the waterworks reserve area. Free access will be provided for staff / contractor of WSD to carry out construction, inspection, operation, maintenance and repair works at any time during the planning approval period.
(c)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	No trees or shrubs with penetrating roots will be planted within the Waterworks Reserve or in the vicinity of the water main.

(d)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	Noted.
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PREVIOUS CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 744 m ²	(ABOUT)
PREVIOUS FILLED AREA	: 744 m ²	(ABOUT)
PREVIOUS SITE LEVELS	: +13.9 mPD	(ABOUT)
PROPOSED MATERIAL OF LAND FILLING	: CONCRETE	



PREVIOUS SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

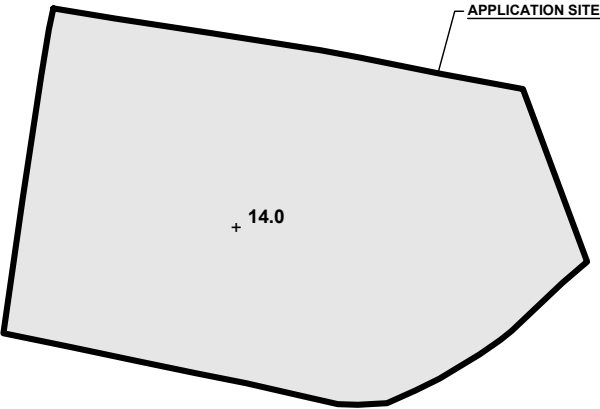
APPLICATION SITE

PREVIOUS FILLING AREA+13.9 PREVIOUS SITE LEVEL

FILLING OF LAND AREA OF THE APPLICATION SITE (FOR REGULARIZATION)

APPLICATION SITE AREA	: 744 m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 744 m ²	(ABOUT)
DEPTH OF LAND FILLING EXISTING	: NOT MORE THAN 0.1 m	
SITE LEVELS	: +14.0 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: CIRCULATION SPACE AND OPEN STORAGE AREA	

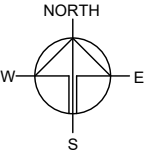
THE SITE HAS ALREADY BEEN FILLED TO THE PROPOSED LEVEL.
NO FURTHER FILLING WILL BE REQUIRED TO FACILITATE TO PROPOSED SCHEME.



EXISTING SITE LEVEL OF THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

APPLICATION SITE

FILLED AREA FOR REGULARIZATION+14.0 EXISTING SITE LEVEL

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 20.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FILLING OF LAND AREA	
DWG NO. PLAN 1	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 744 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 744 m² (ABOUT)
 OPEN STORAGE AREA : 417 m² (ABOUT)
 OS STACKING HEIGHT : NOT MORE THAN 2.5 m

NO STRUCTURE IS PROPOSED AT THE SITE.



INGRESS / EGRESS
7.3 m (ABOUT)(W)

APPLICATION SITE

OPEN STORAGE OF
CONSTRUCTION
MATERIALS

EXISTING WATER MAINS

HGV

PARKING AND LOADING/UNLOADING PROVISION

NO. L/UL SPACE FOR HEAVY GOODS VEHICLE : 1
 DIMENSION OF LOADING/UNLOADING SPACE : 11 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- L/UL SPACE (HGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	20.1.2025

REVISED BY	DATE
LT	20.4.2025

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 2	001