

寄件日期: 2025年05月21日星期三 17:18

收件者: tpbpd/PLAND

附件: SI1 for A\_YL-KTN\_1118 (20250521).pdf

Dear Sir,

Enclosed herewith the supplementary information of clarifications for the captioned 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



Our Ref. : DD107 Lot 1424  
Your Ref. : TPB/A/YL-KTN/1118

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

**By Email**

21 May 2025

Dear Sir,

**1<sup>st</sup> Supplementary 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/1118)**

We are writing to submit supplementary information of clarifications for the subject application.

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





**1<sup>st</sup> Supplementary Information**

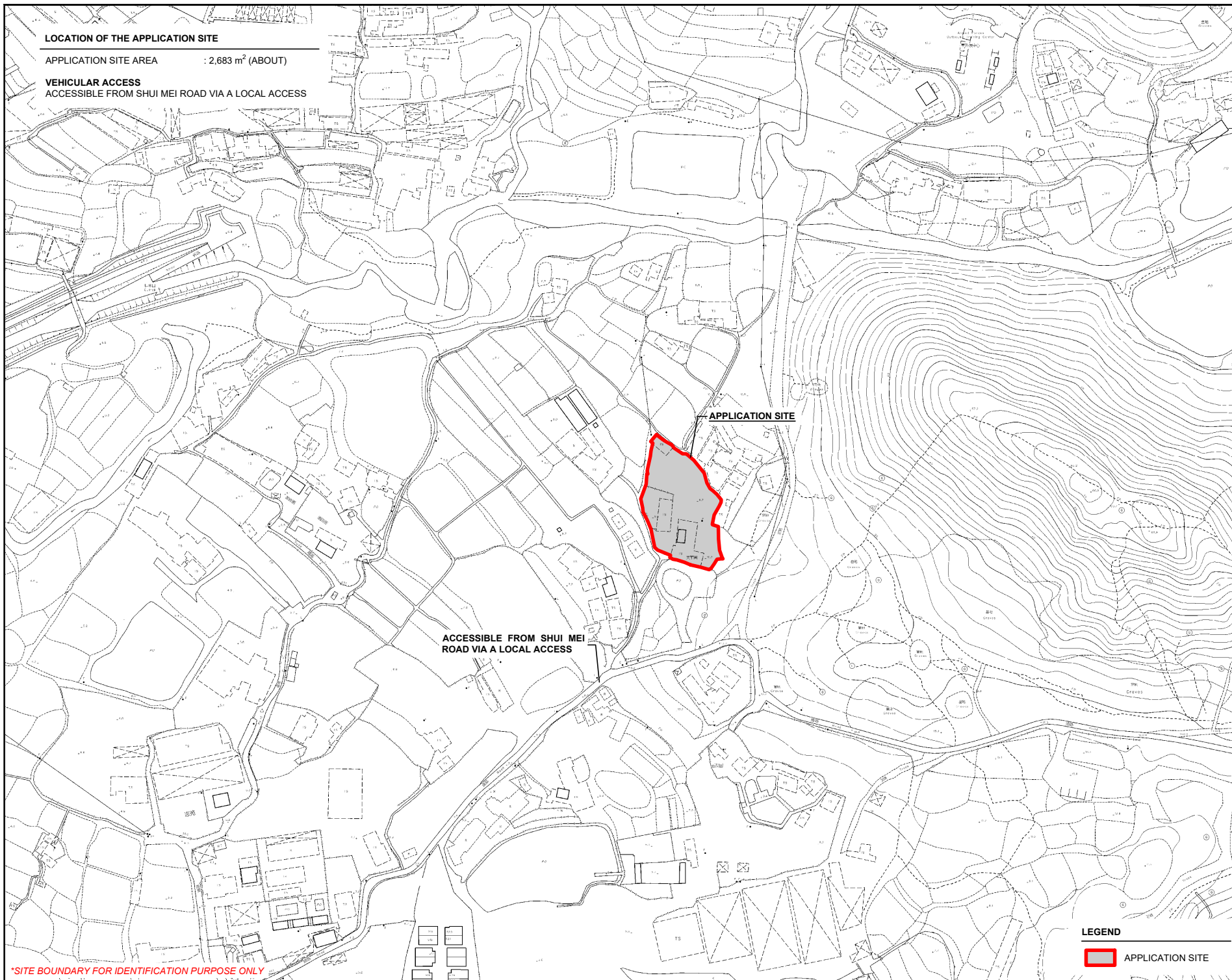
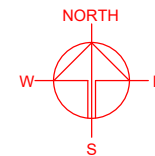
**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1118)**

- (i) The applicant would like to submit a set of revised Plans for the consideration of government bureaux/departments (**Annex I**); and
- (ii) The captioned application is subject of a previous application No. A/YL-KTN/957. The applicant made submission of the same fire service installation (FSI) proposal to comply with approval condition (d) of the previous application (No. A/YL-KTN/957), which was considered acceptable by the Director of Fire Services on 09.01.2024. Comparing with the previous application (No. A/YL-KTN/957), all development parameters (including but not limited to site area, gross floor area (GFA), building height, no. of storeys, etc.) remain unchanged. Please refer to the FSI proposal at **Annex II**.





**LOCATION OF THE APPLICATION SITE**APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)VEHICULAR ACCESS  
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM SHUI MEI  
ROAD VIA A LOCAL ACCESS**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	8.4.2025

REVISED BY	DATE

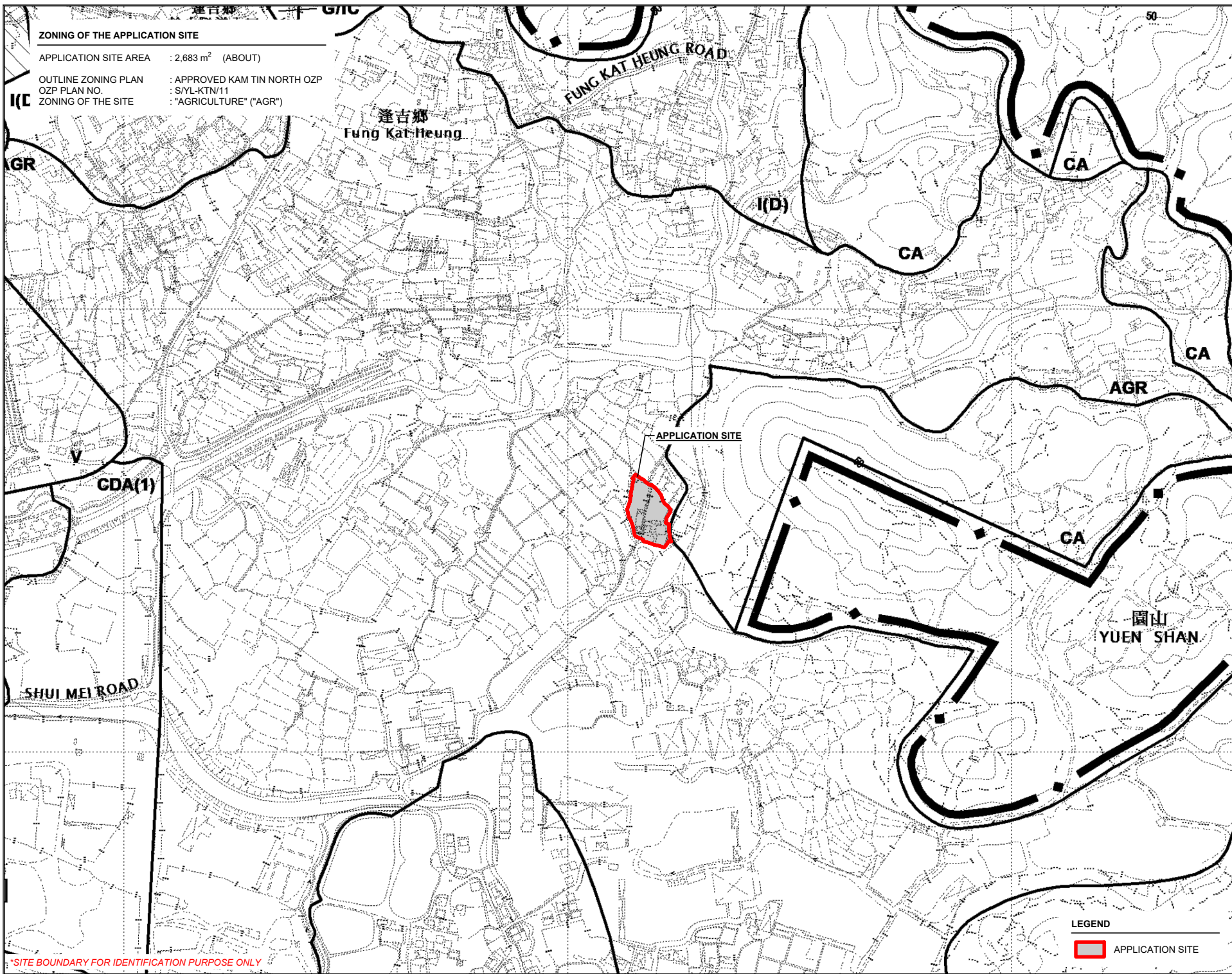
APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG. NO. PLAN 1	VER. 001
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\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : S/YL-KTN/11  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")

NORTH

PLANNING CONSULTANT

PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ZONING OF THE SITE

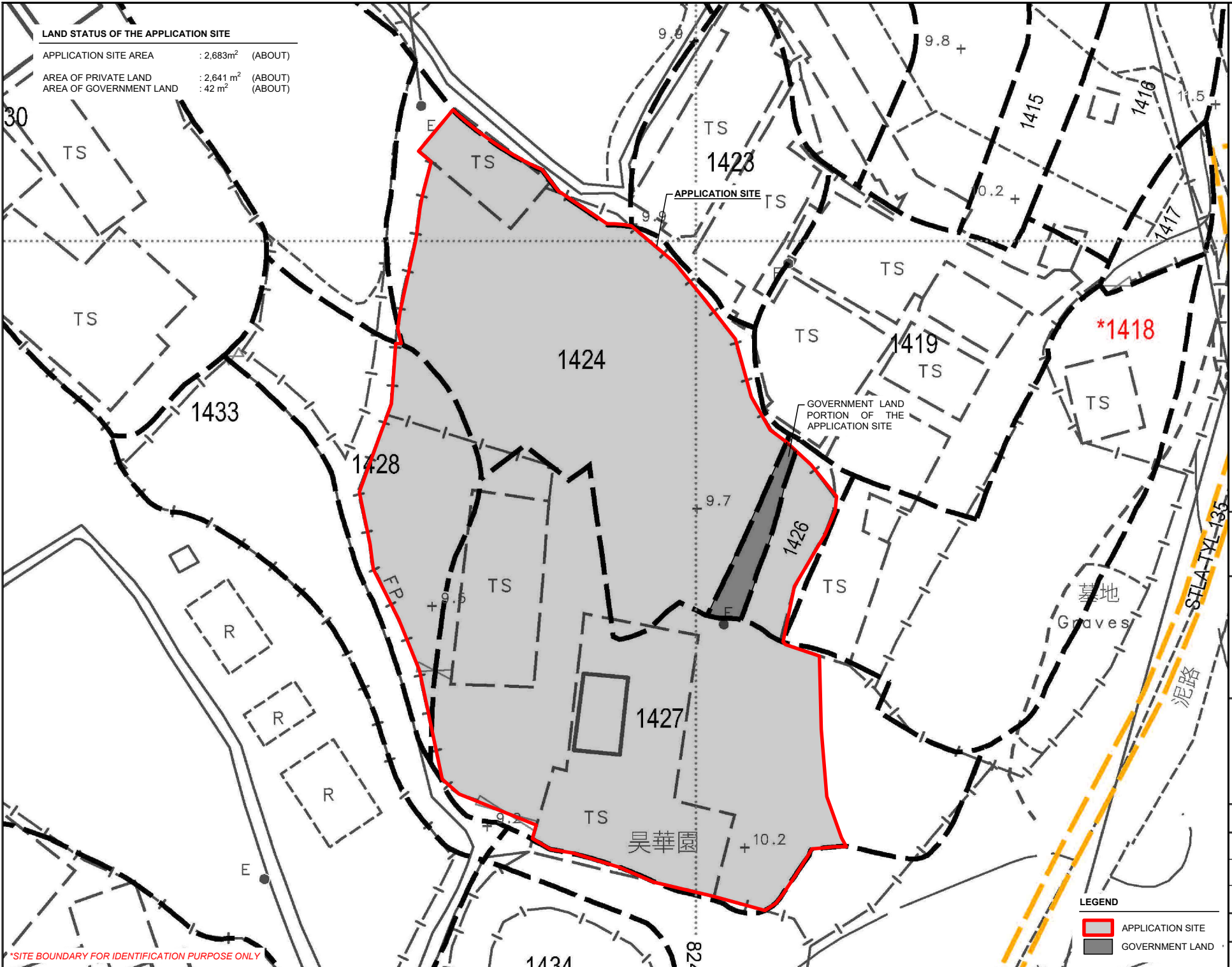
DWG NO.	VER.
PLAN 2	001

**LEGEND**

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



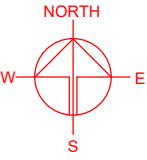


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,683m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 2,641 m<sup>2</sup> (ABOUT)

AREA OF GOVERNMENT LAND : 42 m<sup>2</sup> (ABOUT)



PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

DWG. TITLE	LAND STATUS OF THE SITE
DWG NO.	PLAN 3
VER.	001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



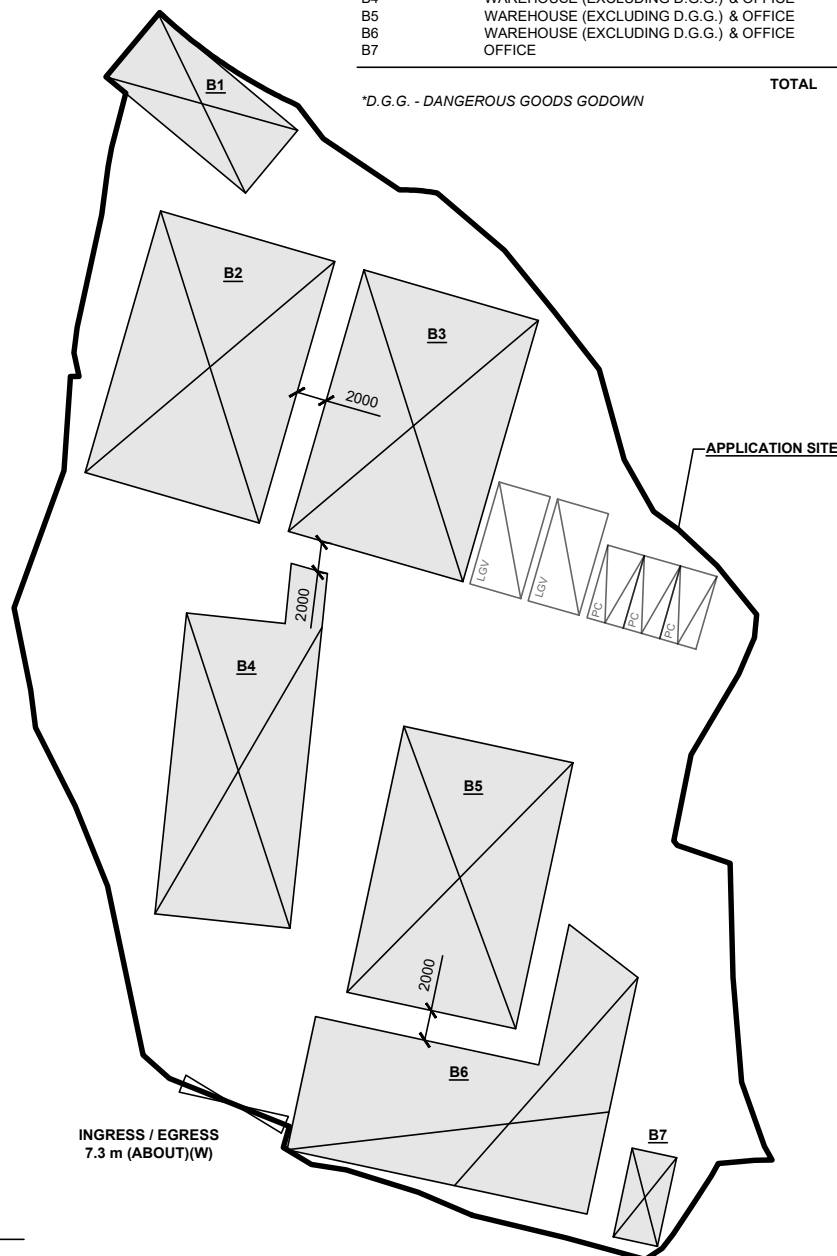
# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,683 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,136 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,547 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.42	(ABOUT)
SITE COVERAGE	: 42 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,136 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,136 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	65 m <sup>2</sup> (ABOUT)	65 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	189 m <sup>2</sup> (ABOUT)	189 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	206 m <sup>2</sup> (ABOUT)	206 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) & OFFICE	226 m <sup>2</sup> (ABOUT)	226 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B7	OFFICE	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)

\*D.G.G. - DANGEROUS GOODS GODOWN

TOTAL 1,136 m<sup>2</sup> (ABOUT) 1,136 m<sup>2</sup> (ABOUT)

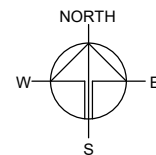


## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 8.4.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 001




APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)  
SITE LEVELS BEFORE FILLING OF LAND : +9.3 mPD TO +10.0 mPD (ABOUT)



LEGEND

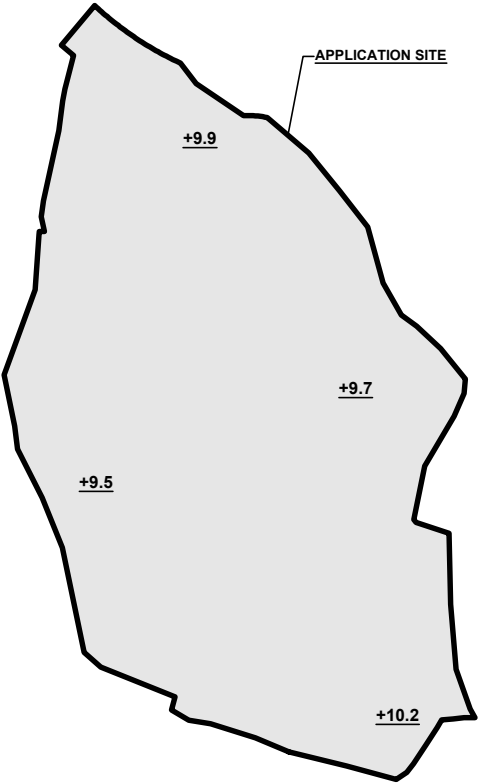
 APPLICATION SITE  
+3.4 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.



EXISTING FILLING OF LAND AREA

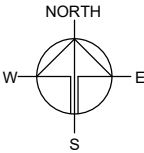
APPLICATION SITE AREA : 2,683 m<sup>2</sup> (ABOUT)  
COVERED BY STRUCTURE : 1,136 m<sup>2</sup> (ABOUT)  
EXISTING FILLED AREA : 2,683 m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
PROPOSED SITE LEVELS : +9.5 mPD TO +10.2 mPD (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE.  
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

 APPLICATION SITE  
 LAND FILLING AREA AFTER FILLING  
+3.4 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	8.4.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND

DWG NO.  
PLAN 5

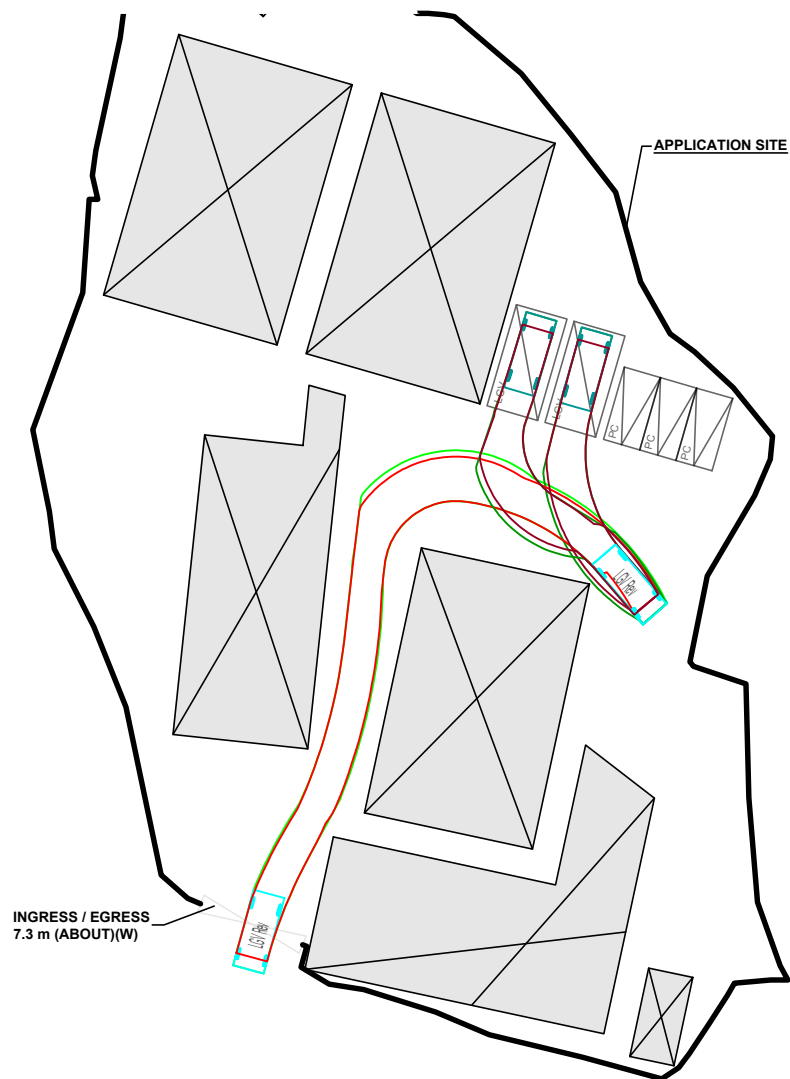
VER.  
001



# SWEPT PATH ANALYSIS

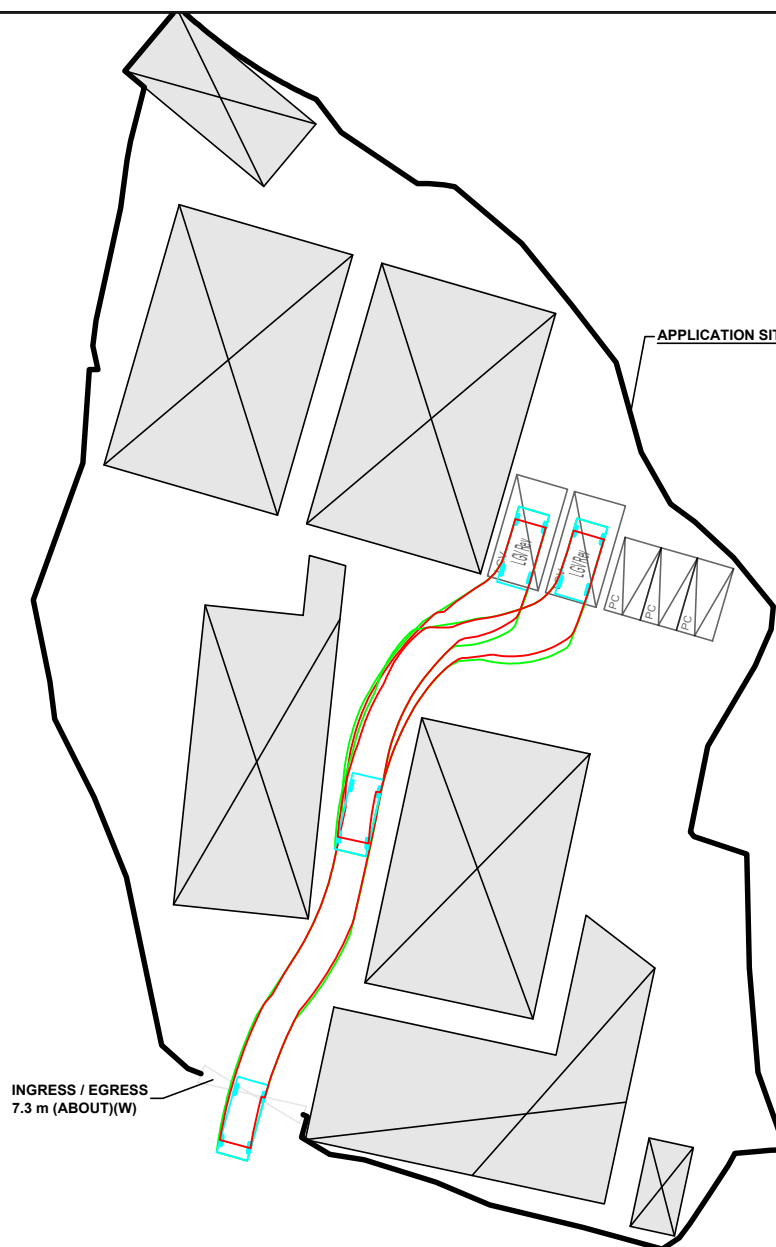
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

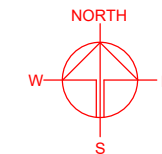
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

## LEGEND

- APPLICATION SITE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	15.8.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 6	001



## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD125 Lot 107 & VL  
本署檔號 Our Reference : TPB/A/YL-KTN/957  
電話號碼 Tel. No. :  
傳真機號碼 Fax No. :

R-riches Property Consultants Limited  
Block D, The Richfield  
236 Kat Hing Wai  
Kam Tin, New Territories  
(Attn.: Mr. Orpheus LEE / Ms. Grace WONG)

9 January 2024

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)  
- the Submission of Fire Service Installations Proposal**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Filling of Land  
in "Agriculture" Zone, Lots 1424 (Part), 1426 (Part), 1427 (Part) and 1428 (Part) in  
D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories  
(Application No. A/YL-KTN/957)**

I refer to your submission dated 27.11.2023 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact  
of the Fire Services Department directly.

Yours faithfully,

( K W N G )  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department



- 2 -

Internal  
CTP/TPB

KWN/AY/on

Appendix

Comments from the Director of Fire Services:

Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.



Our Ref.: DD125 Lot 107 & VL  
Your Ref.: TPB/ A/YL-KTN/957

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

**By Email**

27 November 2023

**Compliance with Approval Condition (g)**

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

**(S.16 Planning Application No. A/YL-KTN/957)**

We are writing to submit a FSIs proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of the fire services proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our  
\_\_\_\_\_ or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



Orpheus LEE  
**Planning and Development Consultant**





