

寄件者: Danny Ng [REDACTED]
寄件日期: 2025年07月23日星期三 15:06
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1123 - Further Information
附件: FI1 for A_YL-KTN_1123 (20250723).pdf
類別: Internet Email

Dear Sir,

We write to submit further information to provide clarifications upon the subject application (*enclosed*). This submission intends to **supersede** our previous submission as at 21.07.2025 1226 hrs.

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 1213 & VL
Your Ref. : TPB/A/YL-KTN/1123

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

By Email

23 July 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) 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/1123)

We are writing to submit further information to provide clarifications upon 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

1st Further Information**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) 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/1123)**

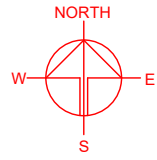
The applicant would like to make the following clarifications for the subject application:

- (i) The ingress/egress of the application site has been revised by the applicant. A set of revised location plan, layout plan and swept path analysis is enclosed for the consideration of government departments (**Annex I to III**). The applicant will also provide 24-hour access of the application site (the Site) for the usage of nearby lot owners, users, visitors and emergency services when needed and/or requested, after the planning application is approved by the Town Planning Board (the Board);
- (ii) The applicant has demonstrated effort in implementing the approval conditions during the previous application period (No. A/YL-KTN/920). The applicant submitted drainage proposal for compliance with condition (d), i.e. the submission of a drainage proposal on 29.10.2024 and the submission was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 03.01.2025. The applicant thus then invited a number of drainage contractors for constructing the drainage system within the Site according to the approved drainage proposal. However, the applicant was not managed to make selection amongst drainage contractors due to overpriced quotations, or their previous underperformances. Thus, the applicant does not have sufficient time to implement the accepted drainage proposal within the planning approval period, which led to the revocation of the previous application (No. A/YL-KTN/920) on 29.04.2025;
- (iii) During the planning approval period of the previous application (No. A/YL-KTN/920), the applicant submitted a fire service installations (FSIs) proposal for compliance with approval condition (g), i.e. the submission of a drainage proposal, on 24.08.2023 and was accepted by D of FS on 23.01.2024. However, prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed. As such, the applicant submitted STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in Aug 2024. However, the STW application was rejected by DLO/YL, LandsD in January 2025 due to failing to secure agreements from all lot owners for approval of erection of structures within the Site, which led to the revocation of the previous application (No. A/YL-KTN/920) on 29.04.2025. The applicant is communicating with respective land owners and will submit another STW application to DLO/YL, LandsD once all agreements are secured. Once the STW application is approved and all structures are well built, the applicant will implement the FSIs according to the approved FSIs proposal;
- (iv) The applicant will develop the Site according to the development proposal (e.g. Layout Plan) after the planning application has been approved by the Town Planning Board (the Board);

and

- (v) The applicant would like to submit a response-to-comments table for consideration of government departments:

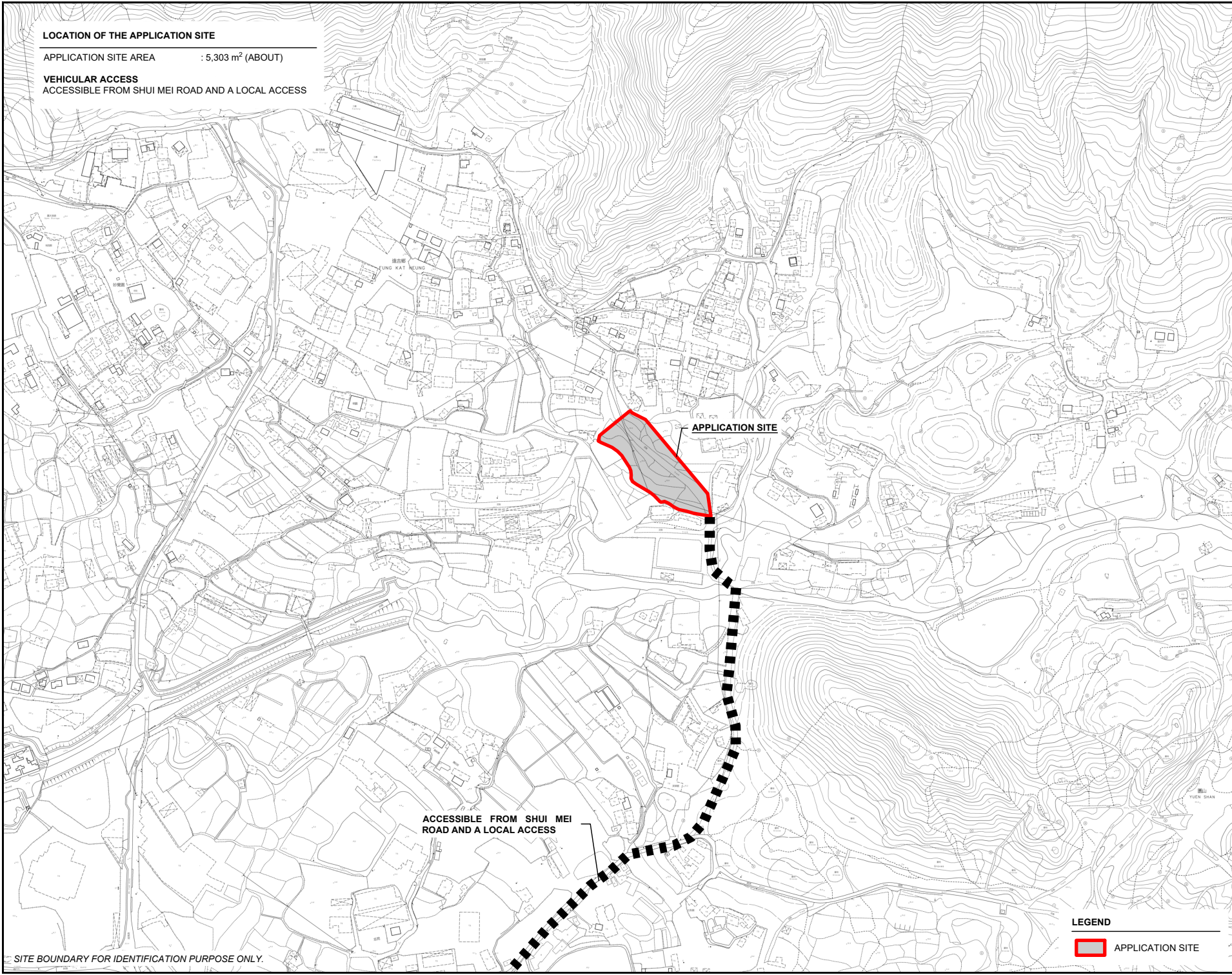
Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) (Contact Person: Mr. Stanley CHOI; Tel: 2762 4905)		
(1)	Please clarify if the proposed vehicular access to the site is Mei Fung Road via local tracks or otherwise. As indicated on Plan 1 of the supplement statement, the routing appears to be Shui Mei Road via local tracks, which is inconsistent.	Noted. The revised location plan is enclosed at Annex I .
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei; Tel: 2733 7737)		
(1)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'	Noted. The revised FSIs proposal is enclosed at Annex IV .



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,303 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SHUI MEI ROAD AND A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHUI MEI ROAD AND A LOCAL ACCESS

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

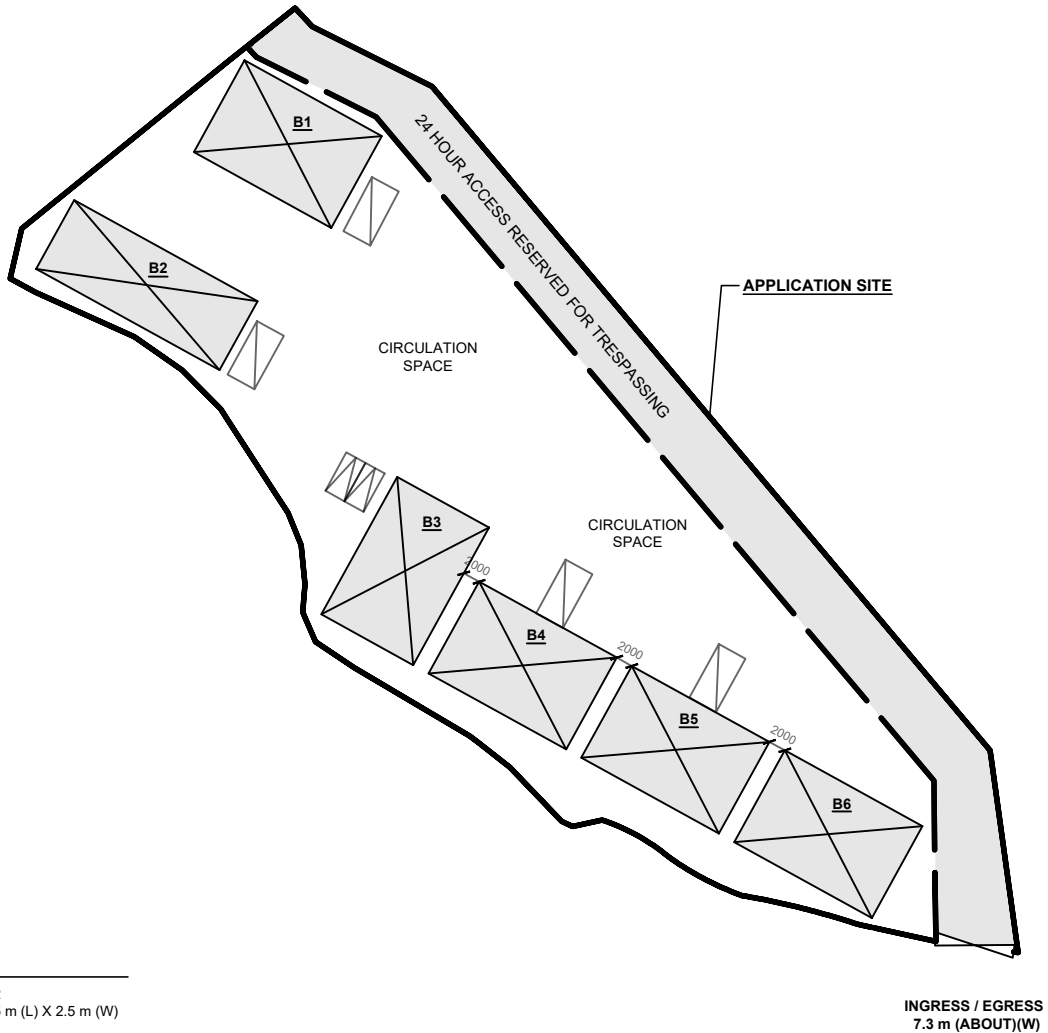
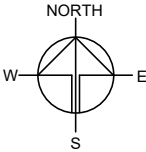
DWG NO. PLAN 1	VER. 001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,303 m ²	(ABOUT)
COVERED AREA	: 1,296 m ²	(ABOUT)
UNCOVERED AREA	: 4,007 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m ²	(ABOUT)
TOTAL GFA	: 1,296 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		1,296 m ² (ABOUT)	1,296 m ² (ABOUT)	

*24 HOUR ACCESS IS PROVIDED TO NEARBY LOT OWNERS, USERS, VISITORS AND EMERGENCY SERVICES WHEN NEEDED AND/OR REQUESTED



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

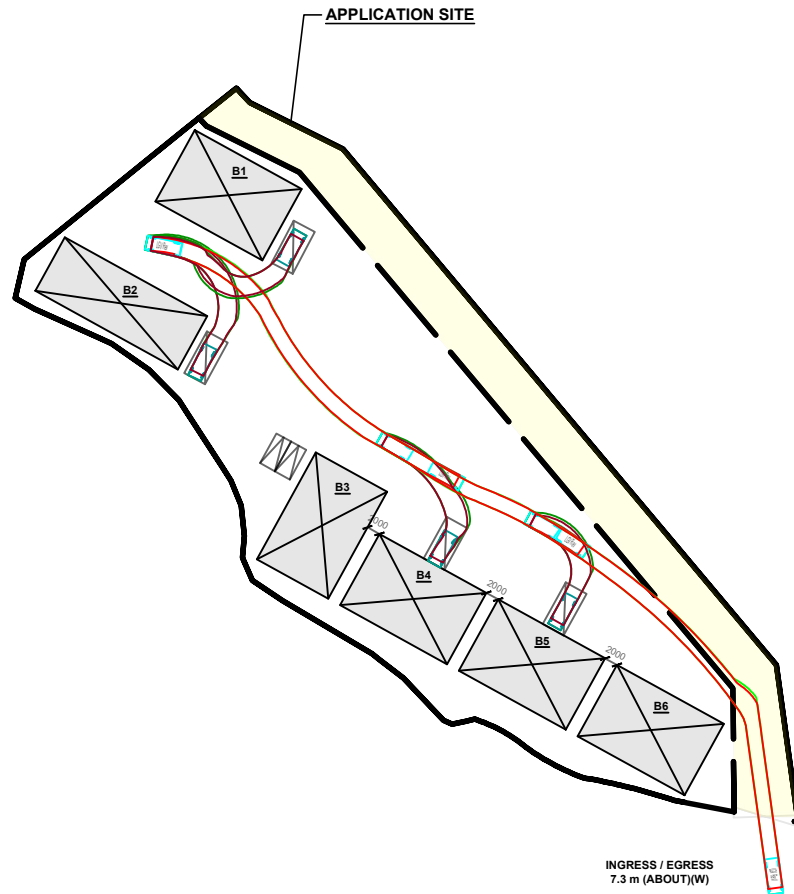
LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	24 HOUR ACCESS ROAD
	INGRESS / EGRESS

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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 800 @ A4	
DRAWN BY	DATE
DN	21.7.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

SWEPT PATH ANALYSIS

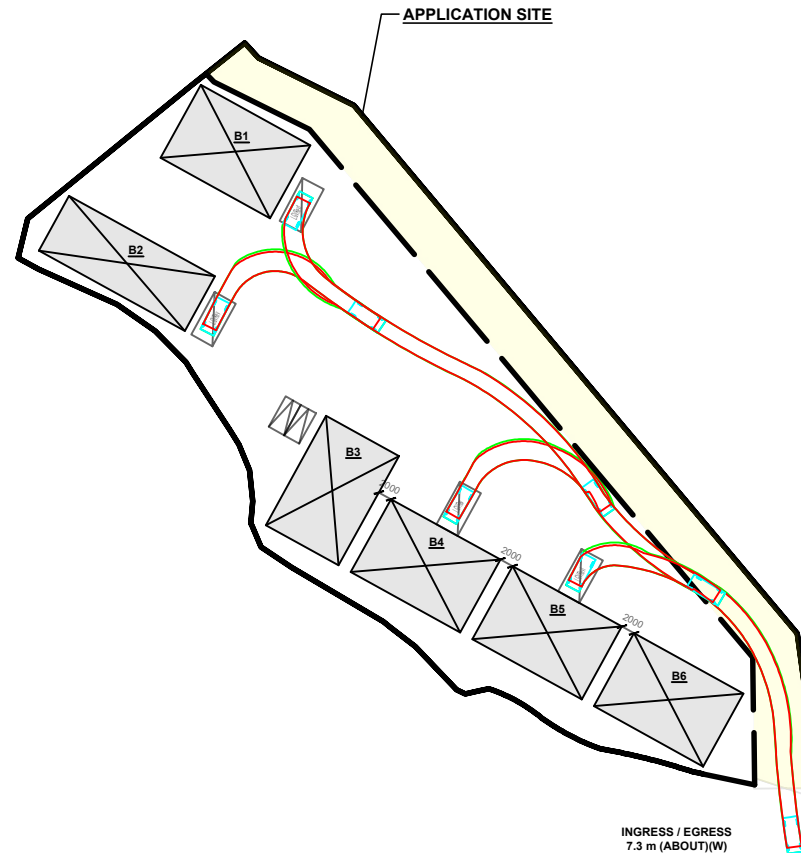
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

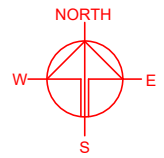
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- 24 HOUR ACCESS ROAD
- LIGHT GOODS VEHICLE
- SWEEP 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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
DN	21.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 002
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DEVELOPMENT PARAMETERS

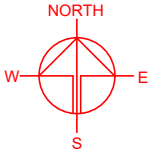
APPLICATION SITE AREA	: 5,303 m ²	(ABOUT)
COVERED AREA	: 1,296 m ²	(ABOUT)
UNCOVERED AREA	: 4,007 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,296 m ²	(ABOUT)
TOTAL GFA	: 1,296 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR	
PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE	
PARKING SPACE	: 4
DIMENSION OF	
LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B2	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B3	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B4	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B5	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)
B6	WAREHOUSE (EXCLUDING D.G.G.) ANCILLARY OFFICE	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)	756 m ³ (ABOUT)



FIRE SERVICE INSTALLATIONS

	EXIT SIGN AND EMERGENCY LIGHT
	5 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER NO. 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER NO. 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.

LEGEND

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

INGRESS / EGRESS
7.3 m (ABOUT)(W)

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS 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, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY DN DATE 22.7.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001