

寄件者: Louis Tse [REDACTED]  
寄件日期: 2025年07月28日星期一 12:53  
收件者: TPB Submission/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 Application No. A/YL-KTN/1125 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1125 (20250728).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**

Our Ref. : DD107 Lot 1749 RP & 1905 RP  
Your Ref. : TPB/A/YL-KTN/1125

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

**By Email**

28 July 2025

Dear Sir,

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

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities  
for a Period of 3 Years in “Comprehensive Development Area (1)” zone,  
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTN/1125)**

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. 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  
(Attn.: Mr. Jet CHEUNG

email: awyyan@pland.gov.hk )  
email: jsjcheung@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities  
for a Period of 3 Years in “Comprehensive Development Area (1)” zone,  
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/1125)**

- (i) Replacement page of supplementary statement is provided (**Annex I**).
- (ii) According to the applicant with open storage operation experience, it is estimated that only 3 trips of private cars and container vehicle (CV) will be generated by the proposed development during the AM and PM peaks. Only 2 trips will be generated by CV hourly during the non-peak hours. No vehicles will be used during the sensitive hours, i.e. from 11pm - 7am, to avoid any potential environmental nuisance to the surroundings. As infrequent vehicular trips will be generated, adverse traffic impact on the nearby road networks should not be anticipated.
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. S. L. CHENG; Tel: 2443 1072)</b>		
(a)	<p>A minor portion of Lot No. 1905 RP in D.D. 107 is covered by Short Term Waiver (“STW”) No. 1332 for private residential purposes.</p> <p>No permission is given for occupation of GL (about 665m<sup>2</sup> as mentioned in the application form) included in the application site. Any occupation of GL without Government’s prior approval is an offense under Cap. 28.</p> <p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u></p> <p>There is/are unauthorised structure(s) within the said private lot not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the</p>	<p>Noted. Due to the large land area associated with Lot 1905 RP in D.D.107, the application site (the Site) only to a portion of the land within the same lot. The applicant has no relationship with the unauthorised structure(s) or the existing open storage operations in the vicinity of the Site within the same lot.</p> <p>2.5m high solid metal boundary fencing will be installed by the applicant to separate the Site from other land areas within the same lot after planning approval has been granted from the Town Planning Board (the Board).</p> <p>No structure is proposed to be erected under the current application. The applicant will liaise with the lot owner and relevant parties to address the removal of unauthorised structure(s) within the concerned lot after planning</p>

	<p>rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and 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 approved. The STW and STT, if approved, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s) for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.</p> <p>Unless and until the unauthorised structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>approval has been granted from the Board.</p>
--	---	--

## **Annex I**

### **Replacement Page of Supplementary Statement**

loading/unloading (L/UL) and circulation space are proposed to support the daily operation of the Site (**Plan 5**). It is estimated that 4 staff will work at the Site. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	9,091 m <sup>2</sup> (about), including 665 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	Not Applicable
<b>Uncovered Area</b>	9,091 m <sup>2</sup> (about)

- 3.2 The Site is accessible from San Tam Road via Shui Mei Road and a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space - 2.5 m (W) x 5 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.3 CV will be deployed for transportation of construction materials to/out of the Site. Sufficient space is provided for goods vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access and San Tam Road (**Plan 5**). In order to ensure pedestrian safety and avoid road safety hazards, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. As the Site will be used for 'open storage' use only, infrequent trips will only be anticipated, hence, traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below).

**Table 3 – Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	1	3
Traffic trip per hour (average)	0	0	1	1	2