寄件者: Danny Ng

**寄件日期:** 2025年07月09日星期三 9:32

收件者: tpbpd/PLAND

副本: David Chi Chiu CHENG/PLAND; Andrea Wing Yin YAN/PLAND; Jet Sze Jet

CHEUNG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace

Wong

主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1126 - Further Information

附件: FI1 for A\_YL-KTN\_1126 (20250709).pdf

類別: Internet Email

Dear Sir,

We write to submit further information to provide clarifications upon the subject application. This submission intends to **supersede** our previous submission as at 08.07.2025 1211hrs (*enclosed below*).

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

From: Danny Ng

Sent: Tuesday, July 8, 2025 12:11 PM

To: Town Planning Board <pbpd@pland.gov.hk>

Subject: [FI] S.16 Planning Application No. A/YL-KTN/1126 - Further Information

Dear Sir,

We write to submit further information to provide clarifications upon 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



Our Ref. : DD107 Lot 1408 & VL Your Ref. : TPB/A/YL-KTN/1126 顧問有限公司 **盈卓物業** 

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

By Email

9 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, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1126)

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** 

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

(Attn.: Mr. Jet CHEUNG

email: dcccheng@pland.gov.hk)

email: jsjcheung@pland.gov.hk)

## 1<sup>st</sup> 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, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1126)

- (i) The applicant has approached the current operator of the adjoining planning application (No. A/YL-KTN/1114) recently, and was confirmed by the current operator that, one is also the applicant of the said planning application (No. A/YL-KTN/1114). To facilitate operations of both sides, the applicant and the current operator/applicant of planning application (No. A/YL-KTN/1114) has reached an agreement that, the applicant of the current application (No. A/YL-KTN/1126) would be permitted to use the access of the adjoining application (No. A/YL-KTN/1114) to enter/exit the application site (the Site) (Annex I).
- (ii) The applicant has also provided a revised trip generation and attraction table at **Table 1** below which includes traffic to/from the adjoining application site (No. A/YL-KTN/1114). As the traffic generated/attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Mei Fung Road via the local access and the adjoining application site (No. A/YL-KTN/1114), and no motor vehicles will be permitted to reverse into and out of the Site onto Mei Fung Road via the local access and the adjoining application site (No. A/YL-KTN/1114). This is to prevent any disturbances towards the adjoining application site (No. A/YL-KTN/1114) and surrounding environments;

Table 1 - Estimated Trip Generation/Attraction

		Estimated T	rip Generati	on/Attractio	n
Time Period	Р	С	LC	GV	2-Way
	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	8	0	9	0	17
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	8	0	9	17
Average trip per hour (10:00 - 18:00)	4	4	6	6	20

(iii) The layout of the site was revised by the applicant due to one's operational need. Due to the differences in nature, sizes, specific storage conditions, etc. of materials to be possibly stored (including but not limited to construction materials, machineries, vehicle parts, food,



drinks, personal care products, pet food, electronic gadgets, housewares, home storage products, etc.), separate warehouses and loading/unloading bays are needed for providing independent storage areas to prevent goods from unforeseeable and unpredictable circumstances like damages, decay, lost, etc.. Internal fencing is provided within the Site is to prevent any possible effect arises from daily operation (i.e. noise, visual, etc.). Such amendment is to prevent any disturbances towards the cluster of active farmlands to the west of the Site. Revised plans, including layout plan, swept path analysis and FSIs proposal are also enclosed for your reference please (Annexes II to IV);

- (iv) No expansion will be made by the applicant to active cluster of farmland located south and southwestern out of the site boundary;
- (v) During the previous application period (No. A/YL-KTN/955), the applicant has demonstrated effort in complying with approval conditions in regards to drainage and fire service aspects. The applicant submitted drainage proposals for compliance with condition (d), i.e. the submission of a drainage proposal, on 16.02.2024, 14.05.2024 and 29.11.2024 whilst the submissions was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 07.05.2024, 27.06.2024 and 14.03.2025. Albeit with multiple submissions, the applicant did not have sufficient time to submit another revised drainage proposal (revised according to the comments from CE/MN, DSD) within the planning approval period, which led to the revocation of the application on 28.04.2025. The applicant has arranged another drainage consultant so that a revised drainage proposal was submitted for the consideration of CE/MN, DSD; and
- (vi) The applicant submitted a Fire Service Installations (FSIs) proposal for compliance with condition (g), i.e. the submission of a FSIs proposal, on 27.11.2023, which was considered acceptable by the Director of Fire Services (D of FS) on 09.01.2024. 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 had liaised with respective land owners and had made the STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) in October 2024. As of today, the applicant is still waiting for further comments from DLO/YL, LandsD. Upon receiving STW approval from DLO/YL, LandsD, the applicant will launch the construction works within the current application period and plan to submit a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) to D of FS after the FSIs are implemented within the Site.



## 規劃申請意向書

## 規劃許可申請

申請人		金源鉅業有限公司
Applicant	:	Golden Source Enterprises Limited
公司註冊證明書號碼		
CI No.	:	3150630
規劃申請編號 A/YL-KTN/1114 申請人		鄧榮日
The applicant of A/YL-KTN/1114	:	TANG Wing Yat Tommy
身份證號碼		
HKID No.	:	

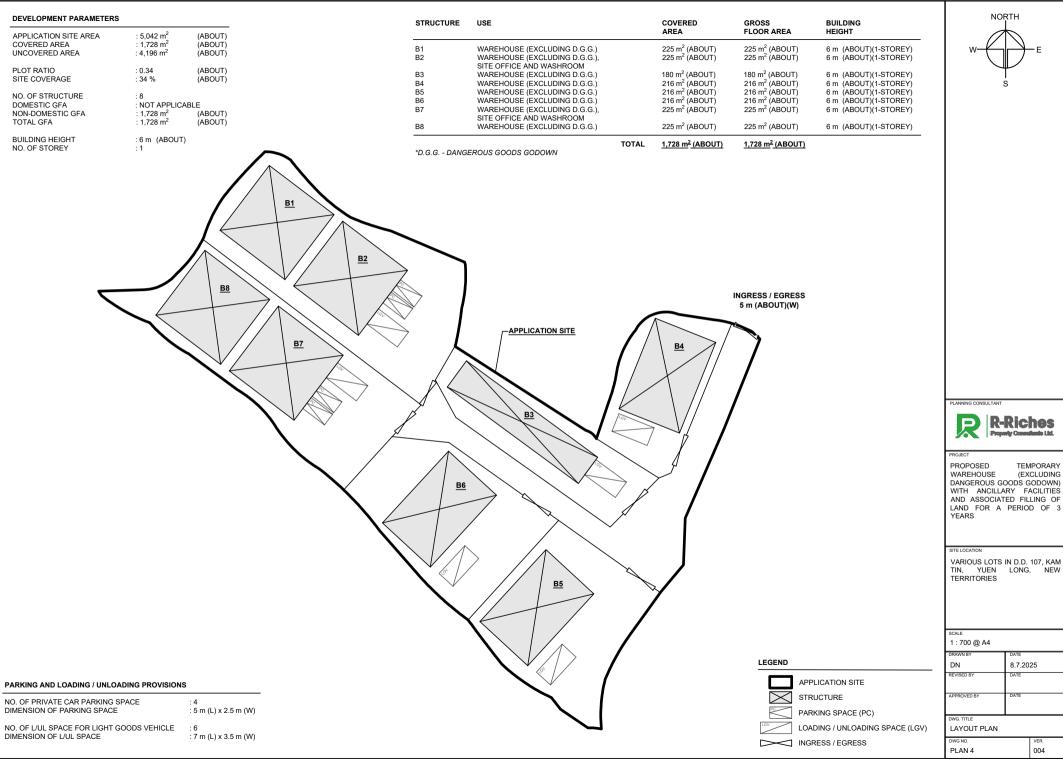
本公司 金源鉅業有限公司 為規劃申請(編號: A/YL-KTN/1126)的申請人。本公司與規劃申請(編號: A/YL-KTN/1114)的申請人 鄧榮日 達成共識 · 同意本公司於規劃申請(編號: A/YL-KTN/1126)的規劃許可期內使用規劃申請(編號: A/YL-KTN/1114)範圍內車輛通道的通行權。

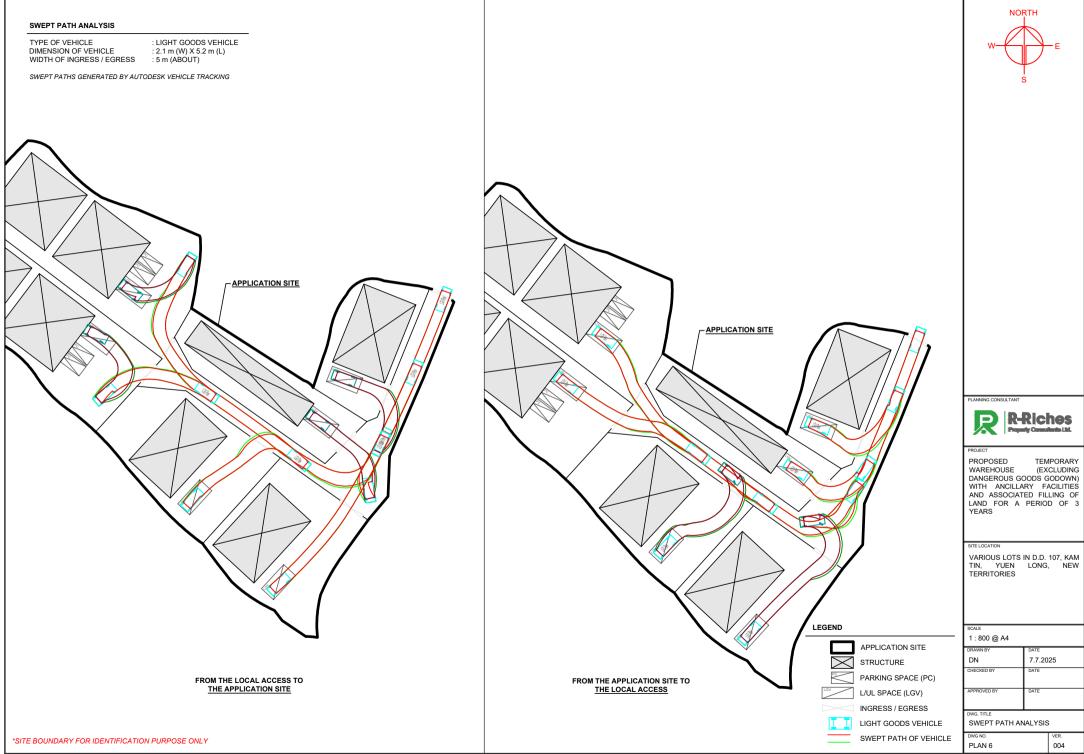
申請人簽署

申請人簽者金源鉅業有限公司

A/YL-KTN/1114 申請人簽署 鄧榮日

2025 年 6 月 11 日





DEVELOPMENT PARAMETERS					STRUC	CTURE	USE	COVERED	GROSS	BUILDING	NORTH I
APPLICATION SITE AREA COVERED AREA	: 5,042 m <sup>2</sup> : 1,728 m <sup>2</sup>	(ABOUT)			 B1		WAREHOUSE (EXCLUDING D.G.G.)	AREA 225 m² (ABOUT)	FLOOR AREA 225 m² (ABOUT)	6 m (ABOUT)(1-STOREY)	W
UNCOVERED AREA PLOT RATIO	: 4,196 m <sup>2</sup> : 0.34	(ABOUT)			B2 B3		WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM WAREHOUSE (EXCLUDING D.G.G.)	225 m <sup>2</sup> (ABOUT) 180 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT) 180 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY) 6 m (ABOUT)(1-STOREY)	
SITE COVERAGE  NO. OF STRUCTURE	: 34 % : 8	(ABOUT)			B4 B5		WAREHOUSE (EXCLUDING D.G.G.) WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT) 216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT) 216 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY) 6 m (ABOUT)(1-STOREY)	s
DOMESTIC GFA NON-DOMESTIC GFA TOTAL GFA	: NOT APPLICAE : 1,728 m <sup>2</sup> : 1,728 m <sup>2</sup>	BLE (ABOUT) (ABOUT)			B6 B7		WAREHOUSE (EXCLUDING D.G.G.) WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	216 m <sup>2</sup> (ABOUT) 225 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT) 225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY) 6 m (ABOUT)(1-STOREY)	
BUILDING HEIGHT NO. OF STOREY	: 6 m (ABOUT)	(1.555.)			B8		WAREHOUSE (EXCLUDING D.G.G.)	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)	
			\$\frac{1}{2}	BB 8	B1 B2 B2 B2 B1		APPLICATION SITE			ESS / EGRESS (ABOUT)(W)	
							B3	(C) (S)	7		PLANNING CONSULTANT  R-Riche  Proporty Consultants I
FIRE SERVICE INSTALLA	TIONS							0,00			R-Riche
EXIT EXIT SIGN  EMERGENCY LIC		「INGUISHER					<u>B6</u>				PROJECT PROPOSED TEMPOR WAREHOUSE (EXCLUE DANGEROUS GODD WITH ANCILLARY FACILITY AND ASSOCIATED FILLING LAND FOR A PERIOD O
EXIT EXIT SIGN  EMERGENCY LIC	GHT	FINGUISHER					B6 B5				PROJECT PROPOSED TEMPOR WAREHOUSE (EXCLUE DANGEROUS GOODS WITH ANCILLARY FACILIT AND ASSOCIATED FILLING LAND FOR A PERIOD O YEARS  SITELOCATION VARIOUS LOTS IN D.D. 107, TIN, YUEN LONG, 1
EXIT EXIT SIGN  EMERGENCY LIC  FE DP 4 KG DRY POWD	GHT DER TYPE FIRE EXT SENCY LIGHTING OUT THE ENTIRE BS5266-1:2016, BS	SHALL BE BUILDING IN EN 1838:2013	١				B6 B6				PROJECT PROPOSED TEMPOR WAREHOUSE (EXCLUE DANGEROUS GOODS WITH ANCILLARY FACILIT AND ASSOCIATED FILLING LAND FOR A PERIOD O YEARS  SITELOCATION VARIOUS LOTS IN D.D. 107, TIN, YUEN LONG, 1
EXIT EXIT SIGN  EMERGENCY LIC  FS NOTES:  1) SUFFICIENT EMERGING PROVIDED THROUGH ACCORDANCE WITH I	GHT  DER TYPE FIRE EXT  SENCY LIGHTING OUT THE ENTIRE BS5266-1:2016, BS AR LETTER NO. 4/20  DNAL AND EXIT SI  DANCE WITH BS52	SHALL BE BUILDING IN EN 1838:2013 21. GN SHALL BE	N 3				B6 B5		LEGEND		PROJECT PROPOSED TEMPOR WAREHOUSE (EXCLUE DANGEROUS GOODS GODO WITH ANCILLARY FACILIT AND ASSOCIATED FILLING LAND FOR A PERIOD O YEARS  SITELOCATION VARIOUS LOTS IN D.D. 107, TIN, YUEN LONG, M TERRITORIES
EXIT EXIT SIGN  EMERGENCY LIC  FS NOTES:  1) SUFFICIENT EMERGING PROVIDED THROUGH ACCORDANCE WITH I AND THE FSD CIRCULA  2) SUFFICIENT DIRECTIO PROVIDED IN ACCORDING THE FSD CIRCULAR LE	GHT  DER TYPE FIRE EXT  SENCY LIGHTING OUT THE ENTIRE BS5266-1:2016, BS  AR LETTER NO. 4/20  DNAL AND EXIT SI DANCE WITH BS52 ETTER 5/2008.	SHALL BE BUILDING IN EN 1838:2013 21. GN SHALL BE 66-1:2016 AND	N 33				B6 B5		LEGEND AF	PPLICATION SITE	PROJECT PROPOSED TEMPOR WAREHOUSE (EXCLUE DANGEROUS GOODS GODO WITH ANCILLARY FACILIT AND ASSOCIATED FILLING LAND FOR A PERIOD O YEARS  SITELOCATION VARIOUS LOTS IN D.D. 107, TIN, YUEN LONG, TERRITORIES  SCALE 1:700 @ A4  DRAWN BY DATE N. 2025
EXIT EXIT SIGN  EMERGENCY LIC  EDP 4 KG DRY POWD  FS NOTES:  1) SUFFICIENT EMERGING PROVIDED THROUGH ACCORDANCE WITH I AND THE FSD CIRCULA  2) SUFFICIENT DIRECTIO PROVIDED IN ACCORDING THE FSD CIRCULAR LE	GHT  DER TYPE FIRE EXT  SENCY LIGHTING OUT THE ENTIRE BS5266-1:2016, BS AR LETTER NO. 4/20  DNAL AND EXIT  DANCE WITH BS52  ETTER 5/2008.  ERATED APPROVE IS REQUIRED BY OC.  D FOR EMERGENC'	SHALL BE BUILDING IN EN 1838:2013 21. GN SHALL BE 66-1:2016 AND D APPLIANCE CUPANCY. Y VEHICLE TO	E = = = = = = = = = = = = = = = = = = =				B6 B5		LEGEND AF		PROJECT PROPOSED TEMPOR WAREHOUSE (EXCLUE DANGEROUS GOODS GODO WITH ANCILLARY FACILIT AND ASSOCIATED FILLING LAND FOR A PERIOD O YEARS  SITE LOCATION VARIOUS LOTS IN D.D. 107, TIN, YUEN LONG, N TERRITORIES  SCALE 1:700 @ A4  DRAWNEY DN 8.7.2025  REVISED BY DATE