

寄件者: Danny Ng  
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副本:  
  
主旨: [SI] S.16 Planning Application No. A/YL-KTN/1132 - Supplementary Information  
附件: SI for A\_YL-KTN\_1132 (20250619).pdf  
  
類別: Internet Email

Dear Sir,

We write to provide supplementary information in support of 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. : DD109 Lot 1190 & VL  
Your Ref. : TPB/A/YL-KTN/1132

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

**By E-mail**

19 June 2025

Dear Sir,

**Supplementary Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery  
with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years  
in "Agriculture" Zone, Lots 1190 (Part), 1191, 1192, 1193, 1194, 1195, 1196, 1197 RP  
and 1198 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1132)**

We write to submit supplementary information for the captioned application.

Should you require more information regarding the application, please contact our Mr.  
Christian CHIM or the undersigned at your  
convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Danny NG**  
Town Planner



**Supplementary Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery  
with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years  
in “Agriculture” Zone, Lots 1190 (Part), 1191, 1192, 1193, 1194, 1195, 1196, 1197 RP  
and 1198 RP (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1132)**

- (i) The applicant provides the following clarification for the said planning application:
- The applicant confirms the construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. mobile cranes, excavators, generators, construction lifts etc.) will be openly stored at the designated area with stacking height of 3 m (not more than). Related revised plans and supplementary statement is enclosed for your reference please (**Annex I and II**).

(in the west) to +7.0 mPD (in the east). The proposed site level will be increased to +5.7 mPD (in the west) and +7.2 mPD (in the east). The filling of land at the Site is considered required and has been kept to minimal to meet the operational need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

#### *Operation Mode*

- 5.4 The Site will be used as open storage of construction materials and machinery. The area designated for open storage operation is 4,374 m<sup>2</sup> (about), which accounts for about 58% of the Site (**Plan 9**). The construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. mobile cranes, excavators, generators, construction lifts etc.) will be openly stored at the designated area with stacking height of 3 m (not more than). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate about 8 staff. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated.

#### *Minimal Traffic Impact*

- 5.6 The Site is accessible from Kam Tin Bypass via Kong Tai Road (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress is proposed at the eastern tip of the Site. A total of 6 parking and L/UL spaces will be provided at the Site (**Plan 9**). Details of the parking and L/UL provision are shown at **Table 4** below.

**Table 4 – Provision of Parking and L/UL Spaces**

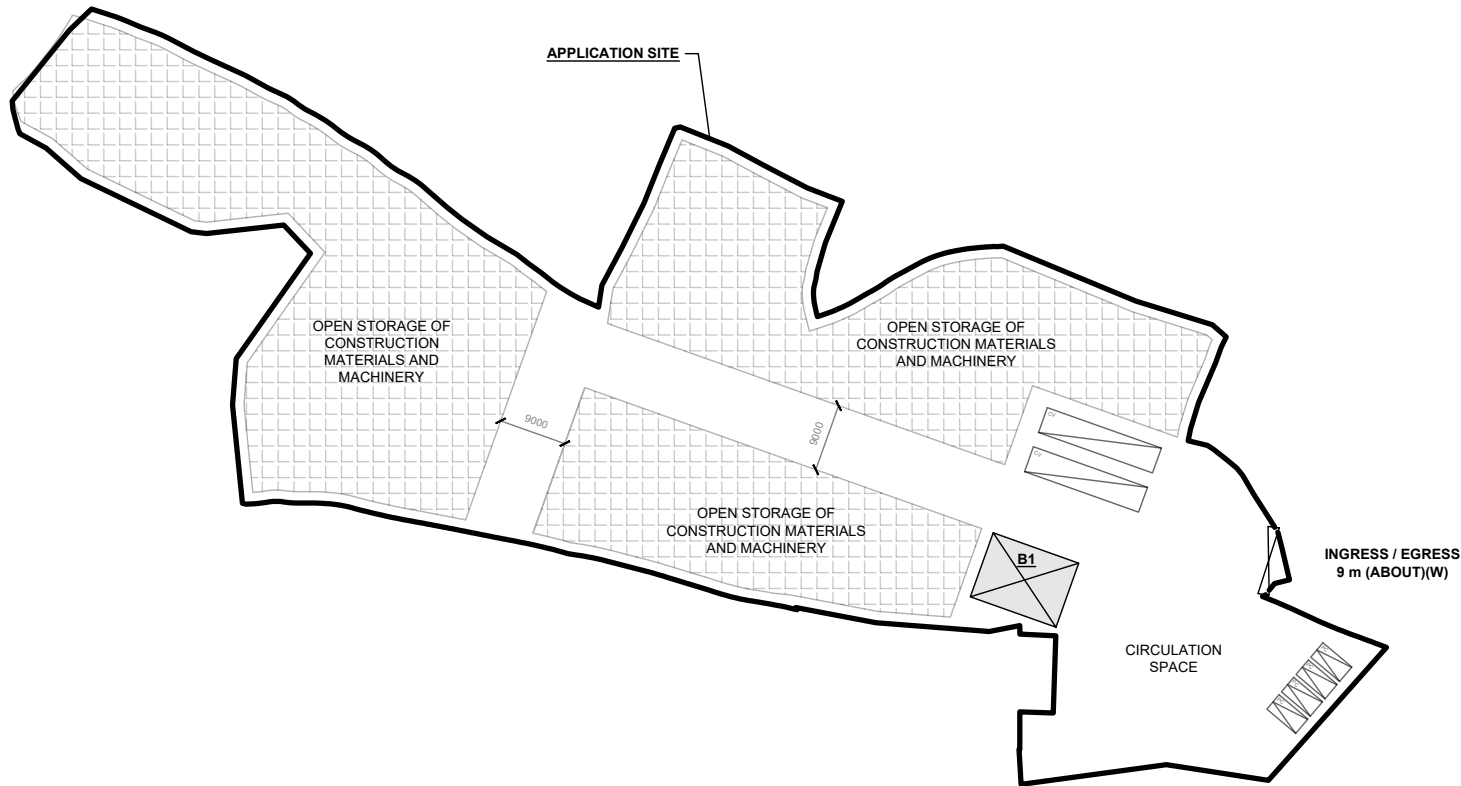
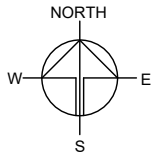
Type of Parking Space	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	4
Type of L/UL Space	No. of Space
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 5.8 The breakdown of estimated trips generation/attraction of proposed development are provided at **Table 5** below.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,522 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 108 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 7,414 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.01	(ABOUT)
SITE COVERAGE	: 1%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 108 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 108 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 4,374 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: 3 m	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	29.5.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001