

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年09月19日星期五 18:02
收件者: tpbpd/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/1135 - FI to address departmental comments
附件: FI2 for A_YL-KTN_1135 (20250919).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 832 S.B & VL
Your Ref. : TPB/A/YL-KTN/1135

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

By Email

19 September 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(S.16 Planning Application No. A/YL-KTN/1135)

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 Planning 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)



Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.**

(Application No. A/YL-KTN/1135)

- (i) Majority of the application site (the Site) (i.e. about 12,347 m²) is proposed to be filled within concrete to a depth of not more than 1m for open storage area, loading/unloading and circulation spaces. The remaining area (i.e. about 533m²) will be reserved as landscaping area to preserve the existing trees at the Site (**Annex I** and **Plans 1 to 3**).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	The Site is mainly vacant. Some temporary structures and vegetation is observed within the site boundary. No tree information, proposed tree treatment and mitigation measures(s) has been provided in the application.	All existing trees within the Site will be preserved and maintained as landscaping areas (Plans 1 to 3). Protective fences will be erected along the landscaping areas for healthy tree growth. No tree felling will be carried out within the Site.

Annex I
Revised Application Form

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday.																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from San Tam Road via a local access</u>																																					
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																					
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																							
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																						
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 12,347 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																																						
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
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LIST OF PLANS

Plan 1	Aerial Photo
Plan 2	Layout
Plan 3	Filling of Land

AERIAL PHOTO OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,880 m² (ABOUT)
PHOTO TAKEN DATE : 22.8.2025

APPLICATION SITE

EXISTING TREE CLUSTER

EXISTING TREE CLUSTER

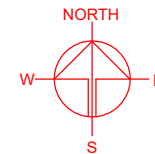
EXISTING TREE CLUSTER

EXISTING TREE CLUSTER

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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 : 1000 @ A4

DRAWN BY

MN

DATE

3.6.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

AERIAL PHOTO

DWG NO.

PLAN 1

VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,880 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 12,880 m ²	(ABOUT)
OPEN STORAGE AREA	: 8,593 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	
LANDSCAPING AREA*	: 533 m ²	(ABOUT)

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

*PROTECTIVE FENCE WILL BE ALONG THE LANDSCAPING AREA WHEREIN OPEN STORAGE ACTIVITIES ARE NOT ALLOWED.

INGRESS / EGRESS
11 m (ABOUT)(W)

CIRCULATION
SPACE

APPLICATION SITE

OPEN STORAGE OF
CONSTRUCTION
MATERIALS AND
MACHINERY
4,230 m² (ABOUT)

LANDSCAPING AREA






OPEN STORAGE OF
CONSTRUCTION
MATERIALS AND
MACHINERY
4,363 m² (ABOUT)

LANDSCAPING AREA

LANDSCAPING AREA

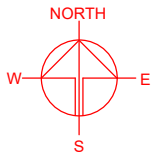
LANDSCAPING AREA

LEGEND

	APPLICATION SITE
	OPEN STORAGE AREA
	INGRESS / EGRESS
	LOADING / UNLOADING SPACE (CV)
	LANDSCAPING AREA

PARKING AND LOADING / UNLOADING PROVISIONS

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
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 : 1000 @ A4

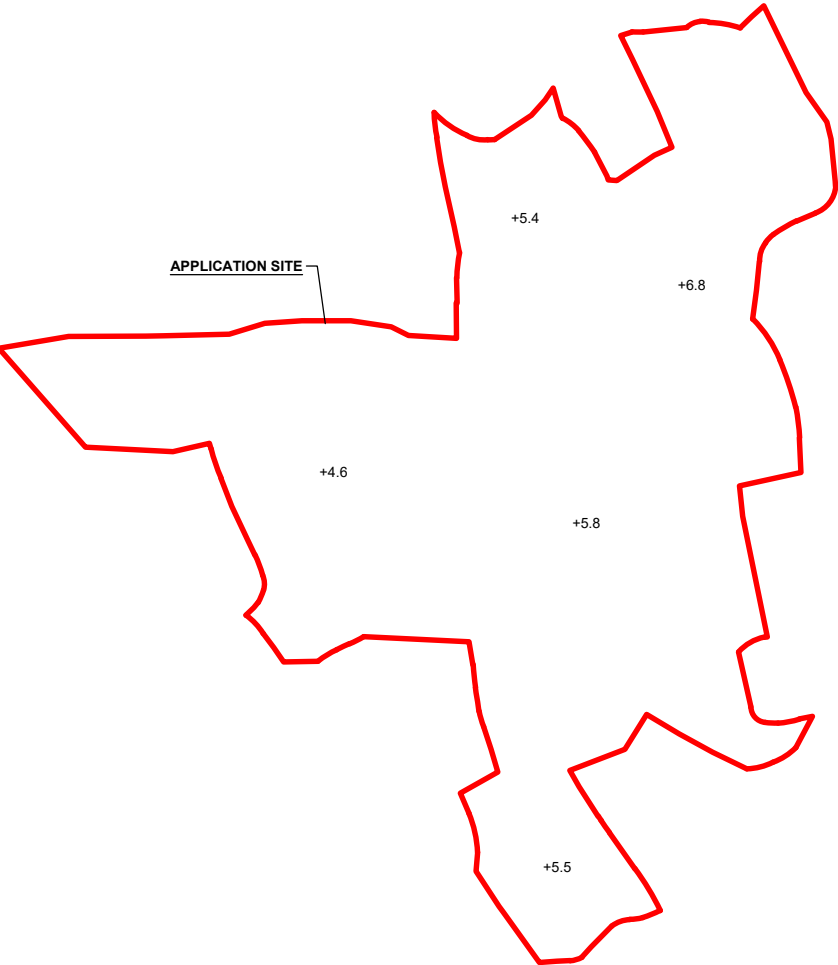
DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 2	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 12,880 m ²	(ABOUT)
EXISTING SOILED AREA	: 12,880 m ²	(ABOUT)
EXISTING SITE LEVELS	: +4.6 mPD TO +6.8 mPD	(ABOUT)

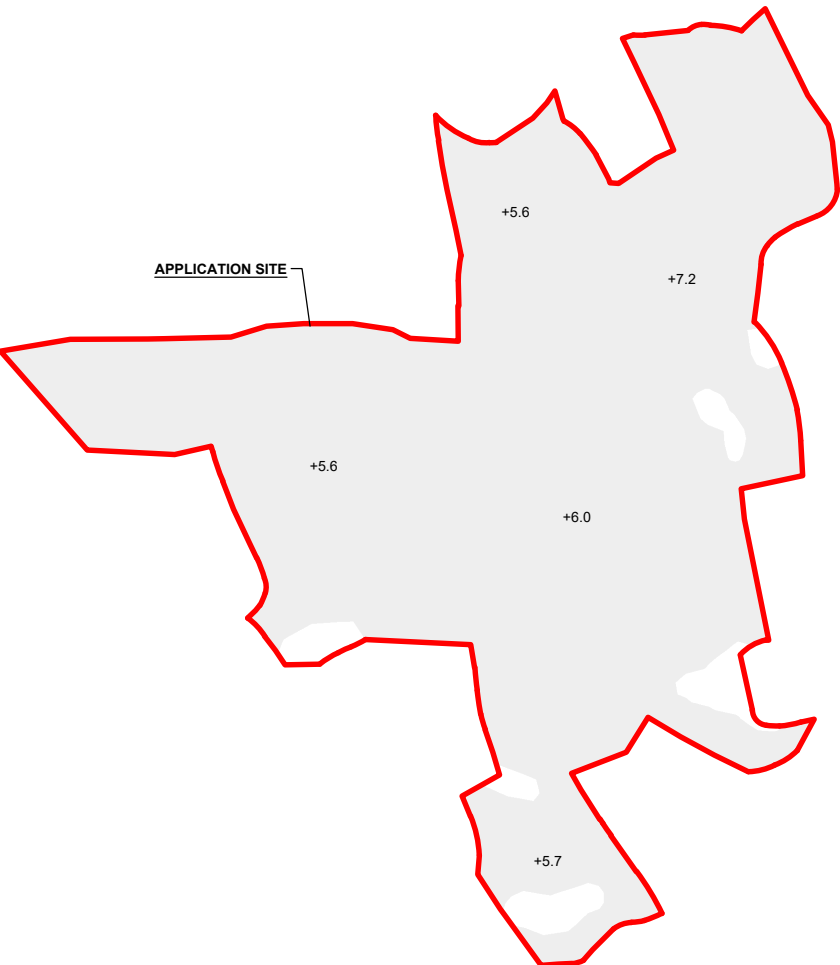


LEGEND

- APPLICATION SITE
- +3.1 SITE LEVEL

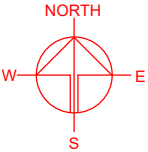
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 12,880 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 12,347 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1 m	
PROPOSED SITE LEVELS	: +5.6 mPD TO +7.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA AND CIRCULATION AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- +5.6 SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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 : 1500 @ A4

DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 3	VER. 001
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