

寄件者: Louis Tse [REDACTED]  
寄件日期: 2025年09月01日星期一 12:47  
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/1144 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1144 (20250901).pdf  
類別: Internet Email

Dear Sir,

Attached herewith the further information to **supersede** our previous submission dated **29/08/2025** (*below email*) to provide clarifications 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**

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寄件者: Louis Tse  
寄件日期: 2025 年 8 月 29 日 上午 10:58  
收件者: Town Planning Board <tpbpd@pland.gov.hk>  
副本: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Jet Sze Jet CHEUNG/PLAND <jsjcheung@pland.gov.hk>; Bon Tang <bontang@r-riches.com.hk>; Matthew Ng <matthewng@r-riches.com.hk>; Christian Chim <christianchim@r-riches.com.hk>; Danny Ng <dannyng@r-riches.com.hk>; Grace Wong <gracewong@r-riches.com.hk>; Kevin Lam <kevinlam@r-riches.com.hk>  
主旨: [FI] S.16 Application No. A/YL-KTN/1144 - FI to address departmental comments

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**



Our Ref. : DD107 Lot 913 RP & 914  
Your Ref. : TPB/A/YL-KTN/1144

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

**By Email**

1 September 2025

Dear Sir,

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

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and  
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 913 RP (Part) and 914 in D.D.107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1144)**

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 )



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and  
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 913 RP (Part) and 914 in D.D.107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1144)**

(i) The revised application form and development plan are provided (**Annex I** and **Plan 5**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. L. F. Li; Tel: 2443 1072)</b>		
(a)	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 913 RP in D.D. 107 which is /are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within Lot No. 913 RP in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW,</p>	<p>Noted. The applicant will submit a modification of the STW conditions after planning approval has been granted by the Town Planning Board (the Board). No structure is proposed for domestic use.</p>

	if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
<b>2. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. CHUNG Chun-ho; Tel: 2733 7737)</b>		
(a)	For enclosed structure with gross floor area not exceeding 230m <sup>2</sup> , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex II</b> ).
(b)	In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	
(c)	The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and	
(d)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.	
<b>3. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b> <b>(Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)</b>		
(a)	<u>(A) Condition of the Subject Site</u>  (i) The ground to the north and east of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external	Please be confirmed that the existing site level is +8.7mPD ( <b>Plan 5</b> ). The Site has already been hard-paved and no further filling of land will be carried out within the Site during the planning approval period. The applicant will

	<p>catchment shall be considered in the calculation. According to the topography around the subject site, the catchment area shall be greater than the one adopted in the submitted hydraulic calculation. The applicant should update hydraulic calculation.</p> <p>(ii) Drawings (No. PLAN 5 Rev.1 &amp; D02): The applicant should clarify whether the proposed site formation level of the application site is +8.5mPD or +8.7mPD. The proposed site formation level is higher than level of existing ground adjoining the application site. The applicant should update sectional views of the site to clarify the relationship between the proposed drainage system, the proposed site formation level and existing ground level. In general, peripheral surface channels should be provided at the lower level to collect the surface runoff of both the application site and the overland flow from the adjacent lands.</p>	<p>submit a revised drainage proposal after planning approval has been granted by the Board.</p>
(b)	<p><u>(B) Drainage Impact</u></p> <p>(i) The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.</p> <p>(ii) Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and no intercept the overland flow from the adjacent lands.</p> <p>(iii) The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.</p>	

	<p>(iv) Since there is no record of the said discharge path, the applicant should provide site photos to demonstrate the presence and reflect condition of the existing drainage system. The submitted site photos 1-3 could not demonstrate the presence of existing 450 mm (W) surface channels and catchpits along Mei Fung Road in Yuen Long.</p> <p>(v) The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.</p> <p>(vi) The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, fitches and the adjacent areas, etc.</p> <p>(vii) Where walls or hoarding are erected are laid along the site boundary, adequate openings should be provided to intercept the existing overland flow passing through the site.</p>	
(c)	<p><u>(C) Responsibility of the Applicant</u></p> <p>(i) The existing 450 mm (W) surface channels and catchpits, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.</p> <p>(ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for</p>	

	<p>and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.</p> <p>(iii) The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</p>	
(d)	<p><u>(D) Details of Drainage Proposal</u></p> <p>(i) For the connection details of the proposed and existing drainage facilities and construction details of the proposed grating, reference should be made to current CEDD's standard drawings.</p> <p>(ii) Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.</p> <p>(iii) Precast concrete pipe should generally be used for stormwater connection.</p>	



**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 holidays ..... .....																																							
(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           No 否	<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)) Accessible from San Tam Road via Fung Kat Heung Road and Mei Fung Road. ..... <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           No 否	<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 ..... 509 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 ..... 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  <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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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"/>	_____			_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
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## **Annex II**

### **Revised Fire Service Installations Proposal**

#### DEVELOPMENT PARAMETERS

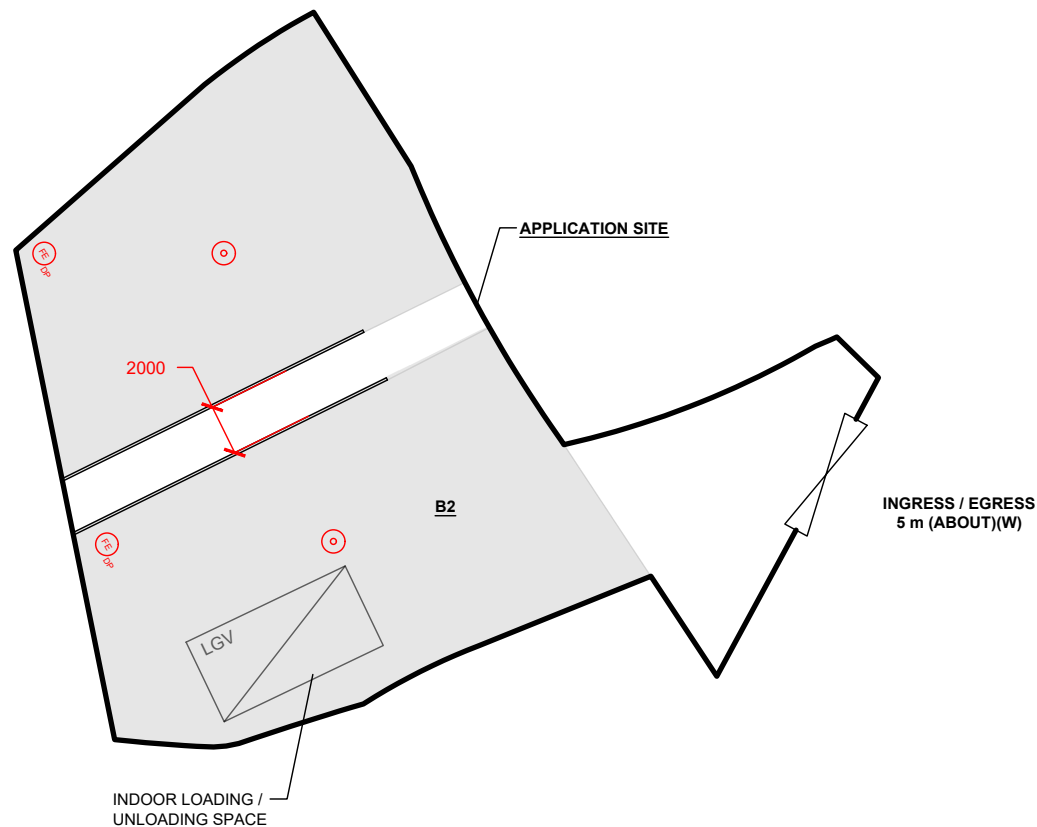
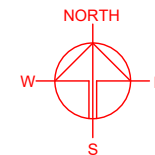
APPLICATION SITE AREA	: 509 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 398 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 111 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.78	(ABOUT)
SITE COVERAGE	: 78%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 398 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 398 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

#### LOADING/UNLOADING PROVISION

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	178 m <sup>2</sup> (ABOUT)	178 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED L/UL AREA	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	8.23 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>398 m<sup>2</sup> (ABOUT)</b>	<b>398 m<sup>2</sup> (ABOUT)</b>	

D.G.G. - DANGEROUS GOODS GODOWN







#### FIRE SERVICE INSTALLATIONS

-  FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

#### FS NOTES:

- 1) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 2) THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
- 3) IN RELATION TO 2) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

#### LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  LOADING / UNLOADING SPACE (LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY: MN DATE: 12.8.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

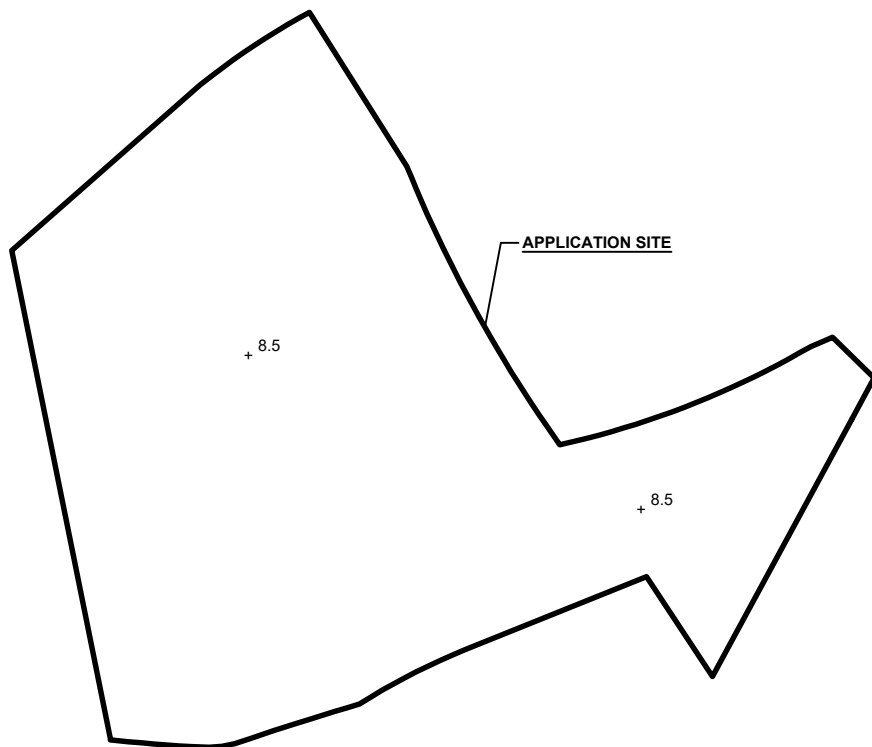
FSIs PROPOSAL

DWG NO. ANNEX II VER. 002



**Plan 5**  
Filling of Land Area

# EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 509 m<sup>2</sup> (ABOUT)  
 EXISTING SOILED GROUND AREA : 509 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +8.5 mPD (ABOUT)



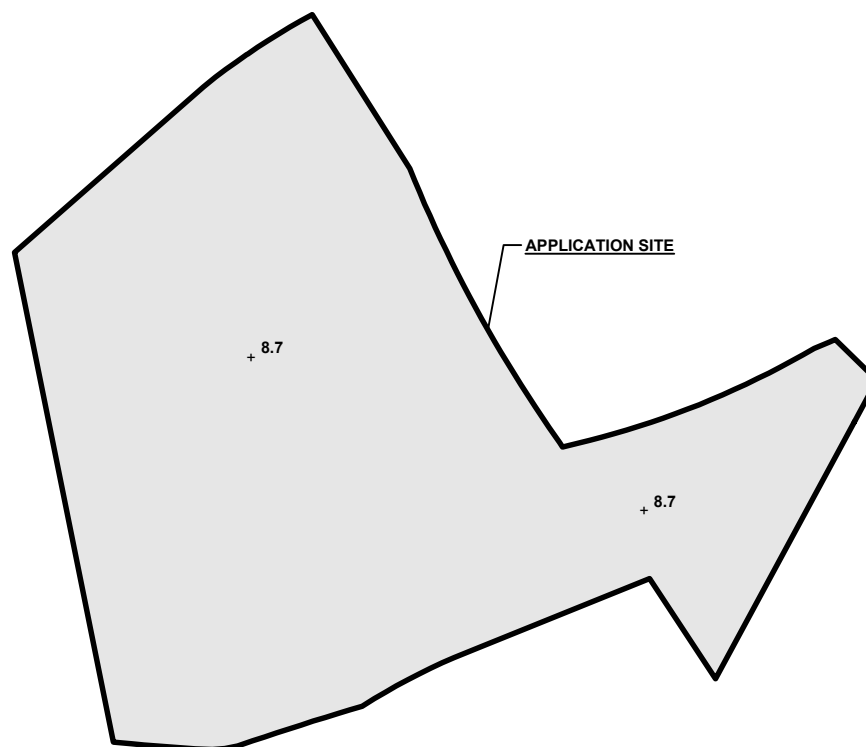
## LEGEND

 APPLICATION SITE  
 + 8.5 EXISTING SITE LEVEL




SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

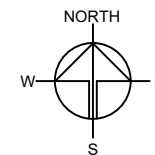
# FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 509 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 398 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING OF LAND AREA : 509 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 PROPOSED SITE LEVEL : +8.7 mPD (ABOUT)  
 MATERIAL OF FILLING : CONCRETE  
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION AREA



## LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
 + 8.7 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 @ A4

DRAWN BY	DATE
MN	20.6.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
 FILLING OF LAND AREA

DWG NO. PLAN 5	VER. 001
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