

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年12月11日星期四 14:55
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1183 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1183 (20251211).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 710 & VL
Your Ref. : TPB/A/YL-KTN/1183

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

By Email

11 December 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage and Warehouse of Construction Materials and Machinery
and Container Storage Yard 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, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1183)

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



Response to Comment

**Proposed Temporary Open Storage and Warehouse of Construction Materials and Machinery
and Container Storage Yard 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, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1183)

(a) The applicant would like to provide clarifications on the subject application. Details are as follows:

- Majority of the application site (the Site) (i.e. 3,515m²) has already been filled. The remaining area (i.e. 249m²) is reserved as landscaping area to preserve the existing trees at the Site (**Annex I** and **Plans 1 to 2**).
- 2.5 m high solid metal wall will be erected along the site boundary to minimise the potential nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls to ensure that there is no gap or slit on the boundary wall.
- Regarding the traffic generation, it is estimated that only 2 trips of container vehicle for loading/unloading activities will be generated per day during the non-peak hours. No vehicles will be used during the sensitive hours, i.e. from 7pm to 9am, to avoid any potential environmental nuisance to the surroundings. As infrequent trips will be generated, adverse impact on the nearby road networks should not be anticipated.

(b) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	The applicant should advise whether the proposed use would involve storage of dusty materials (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips).	Please be confirmed that no storage of dusty material, including but not limited to cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips, etc., will be carried out within the application site at any time during the planning approval period.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel: 2443 1072)		
(a)	I must point out the following irregularities covered by the subject planning application have been detected by this office:	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the

	<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 are unauthorised structure(s) and uses on Lots Nos. 707, 708, 709, 710, 711, 712, 717 and 718 all in D.D. 107 which 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>concerned lot after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.</p>
(b)	<p><u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorised structure(s) covered by the planning application</u></p> <p>The Government land within the application site (about 113m² as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p>	<p>The unlawful occupation of Government land (GL) will be demolished by the applicant after planning approval has been obtained from the Board. No structure will be erected on GL.</p>
(c)	<p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the 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 STWE and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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.</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</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 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 Mei Fung Road via a local access</u> <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)	
	No 否	<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／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 3,515 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1... 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？	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"/>		

REVISED PLANS

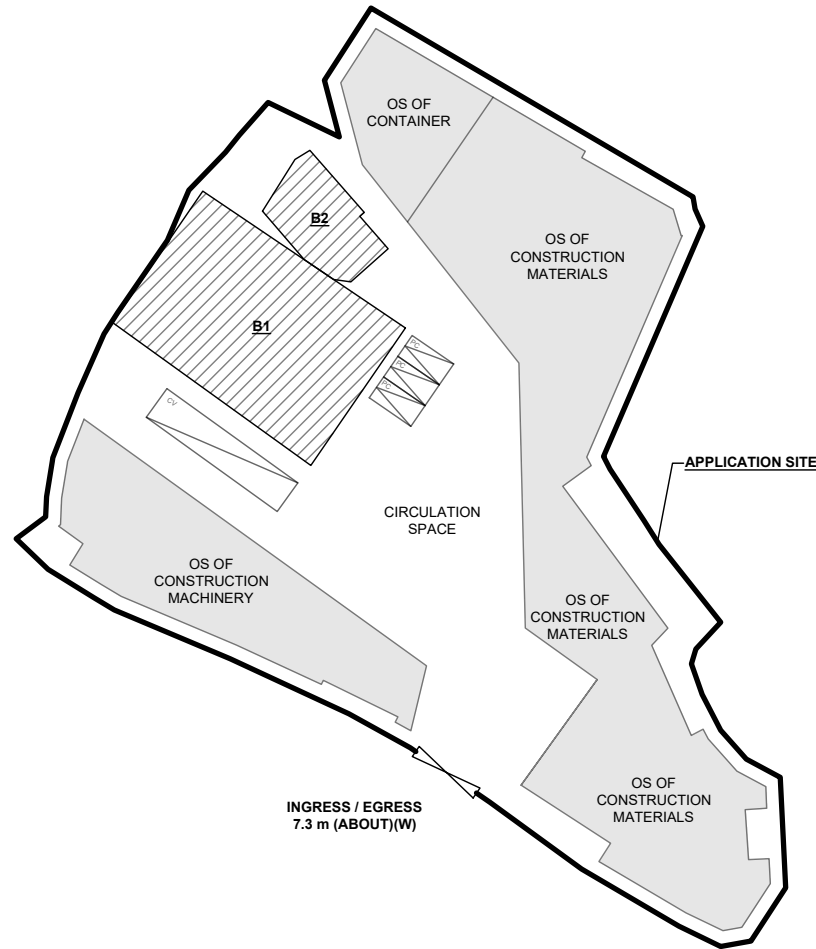
Plan 1	Layout Plan
Plan 2	Filling of Land

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,764 m	(ABOUT)
COVERED AREA	: 477 m ²	(ABOUT)
UNCOVERED AREA	: 3,287 m ²	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 13 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 477 m ²	(ABOUT)
TOTAL GFA	: 477 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 1,617 m	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1*	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	392 m ² (ABOUT)	392 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2*	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	85 m ² (ABOUT)	85 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		477 m ² (ABOUT)	477 m ² (ABOUT)	

*BOTH STRUCTURES B1 AND B2 ARE 4-SIDE OPENED SHED STRUCTURE.



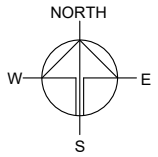
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE (4-SIDE OPENED)
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE OF CONSTRUCTION MATERIALS AND MACHINERY AND CONTAINER STORAGE YARD AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	17.9.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN



DWG NO.	VER.
PLAN 1	001

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 3,764 m² (ABOUT)
 SITE LEVELS BEFORE FILLING OF LAND : +19.5 mPD (ABOUT)



LEGEND

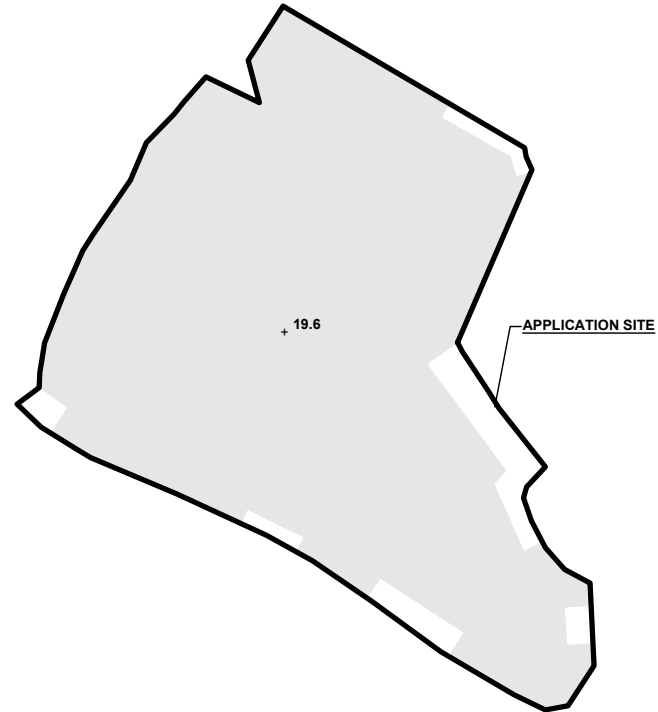
 APPLICATION SITE
 SITE LEVEL BEFORE FILLING
 +16.8

SITE LEVELS ARE FOR REFERENCE ONLY.




EXISTING FILLING OF LAND AREA

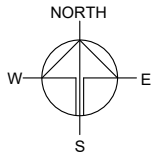
APPLICATION SITE AREA : 3,764 m² (ABOUT)
 COVERED BY STRUCTURE : 477 m² (ABOUT)
 PROPOSED FILLED AREA : 3,515 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +19.6 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : OPEN STORAGE AREA,
 SITE FORMATION OF STRUCTURE,
 AND CIRCULATION SPACE

MAJORITY OF THE APPLICATION SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 SITE LEVEL BEFORE FILLING
 +16.8



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE OF CONSTRUCTION MATERIALS AND MACHINERY AND CONTAINER STORAGE YARD AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	17.9.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND

DWG NO.	VER.
PLAN 2	001

寄件者: Louis Tse [REDACTED]
寄件日期: 2025年12月11日星期四 17:58
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1183 - FI to address departmental comments
附件: FI2 for A_YL-KTN_1183 (20251211).pdf
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Our Ref. : DD107 Lot 710 & VL
Your Ref. : TPB/A/YL-KTN/1183

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

By Email

11 December 2025

Dear Sir,

2nd Further Information

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(S.16 Planning Application No. A/YL-KTN/1183)

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Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD



Response to Comment

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and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1183)

(a) A RtoC Table:

Departmental Comments		Applicant's Responses
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(a)	<p>I must point out the following irregularities covered by the subject planning application have been detected by this office:</p> <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 are unauthorised structure(s) and uses on Lots Nos. 707, 708, 709, 710, 711, 712, 717 and 718 all in D.D. 107 which 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>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lot after planning approval has been obtained from the Town Planning Board (the Board). No structure is proposed for domestic use.</p>
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(c)	<p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the 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 STWE and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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.</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</p>
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