
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2025年10月27日星期一 10:49
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; [REDACTED]
主旨: [SI] S.16 Application No. A/YL-KTN/1183 - Supplementary Information
附件: SI for A_YL-KTN_1183 (20251027).pdf
類別: Internet Email

Dear Sir,

We write to submit supplementary information in support of the subject application (*attached*).

Should you require more information, please do not hesitate to contact us. 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

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

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

27 October 2025

Dear Sir,

Supplementary 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 supplementary information in support 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. Ivan FUNG

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



Supplementary 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**

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

- (a) The applicant would like to provide clarifications on the subject application, details are as follows:

Applied Use

- The applied uses are revised as ‘*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*’ (**Annex I** and **Plans 1 to 7**).

Zoning

- The entire application site (the Site) falls within an area zoned “Agriculture” on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (**Annex I**).

Town Planning Board Guideline No. 13G

- The Site currently falls within Category 2 area under the Town Planning Board Guideline No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**).

Container Storage Yard

- The stacking height of containers stored on the Site shall not exceed 3 units at all times during the planning approval period.

Annex I
Revised Application Form

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Open storage, warehouse and container storage yard (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

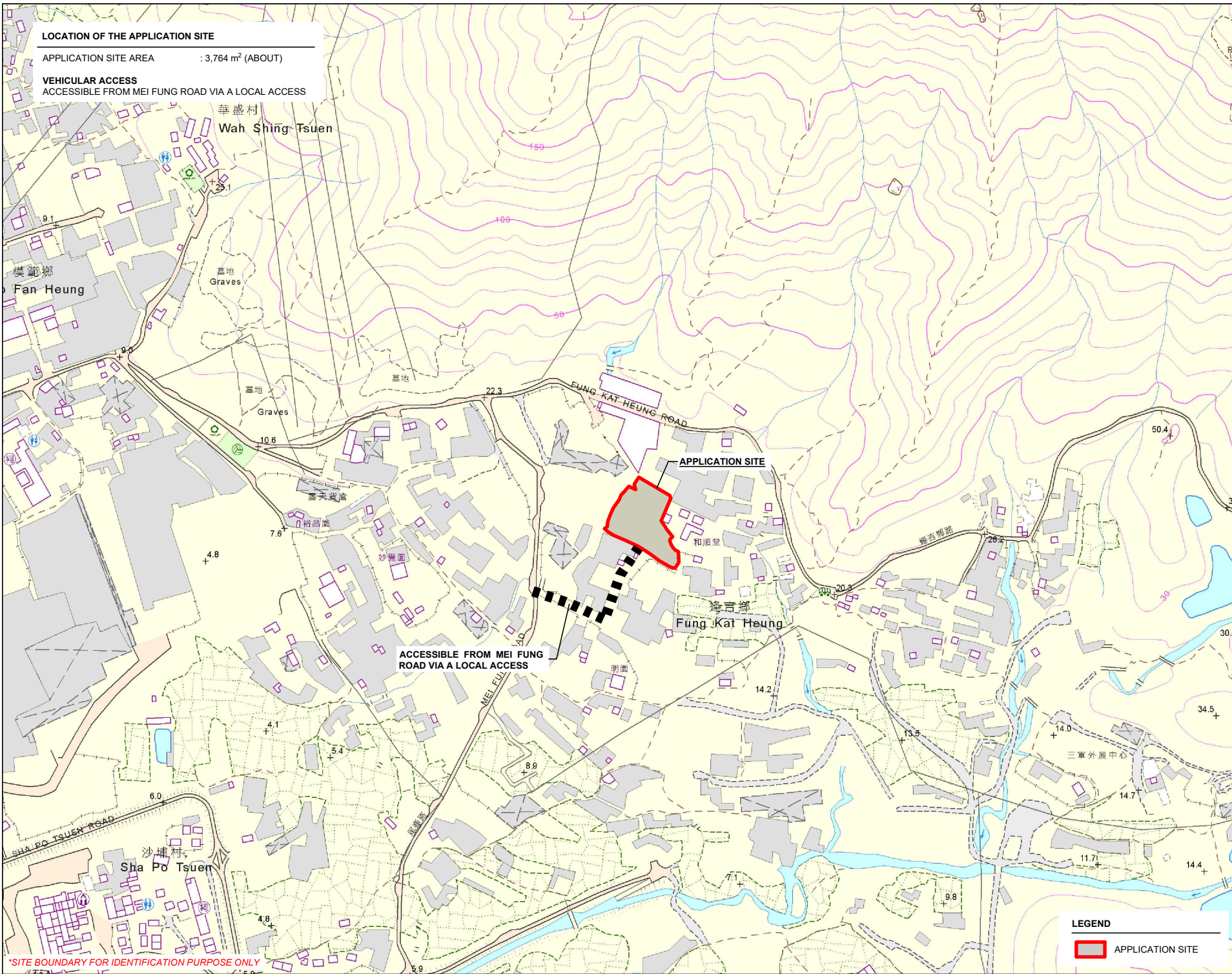
(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

6. Type(s) of Application 申請類別																															
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																															
(a) Proposed use(s)/development 擬議用途/發展	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 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																														
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月																														
(c) Development Schedule 發展細節表 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Proposed uncovered land area 擬議露天土地面積</td> <td style="width: 10%; text-align: right;">3,287</td> <td style="width: 10%;">sq.m</td> <td style="width: 10%;">☒ About 約</td> <td style="width: 10%;"></td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td style="text-align: right;">477</td> <td>sq.m</td> <td>☐ About 約</td> <td></td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物／構築物數目</td> <td style="text-align: right;">2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td style="text-align: right;">N/A</td> <td>sq.m</td> <td>☐ About 約</td> <td></td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td style="text-align: right;">477</td> <td>sq.m</td> <td>☒ About 約</td> <td></td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td style="text-align: right;">477</td> <td>sq.m</td> <td>☐ About 約</td> <td></td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	3,287	sq.m	☒ About 約		Proposed covered land area 擬議有上蓋土地面積	477	sq.m	☐ About 約		Proposed number of buildings/structures 擬議建築物／構築物數目	2				Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	☐ About 約		Proposed non-domestic floor area 擬議非住用樓面面積	477	sq.m	☒ About 約		Proposed gross floor area 擬議總樓面面積	477	sq.m	☐ About 約	
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Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層 (下空間不足，請另頁說明)																															
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 m² (ABOUT)	477 m² (ABOUT)																												
*BOTH STRUCTURES B1 AND B2 ARE 4-SIDE OPENED SHED STRUCTURE.																															
Proposed number of car parking spaces by types 不同種類停車位的擬議數目																															
Private Car Parking Spaces 私家車車位					3																										
Motorcycle Parking Spaces 電單車車位					N/A																										
Light Goods Vehicle Parking Spaces 輕型貨車泊車位					N/A																										
Medium Goods Vehicle Parking Spaces 中型貨車泊車位					N/A																										
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位					N/A																										
Others (Please Specify) 其他 (請列明)																															
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目																															
Taxi Spaces 的士車位					N/A																										
Coach Spaces 旅遊巴車位					N/A																										
Light Goods Vehicle Spaces 輕型貨車車位					N/A																										
Medium Goods Vehicle Spaces 中型貨車車位					N/A																										
Heavy Goods Vehicle Spaces 重型貨車車位					N/A																										
Others (Please Specify) 其他 (請列明)					Container Vehicle Space 1																										

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 706 (Part), 707, 708, 709, 710, 711, 712, 713 (Part), 715 (Part), 716, 717 (Part), 718, 719 (Part) , 720, 721 (Part), 722 (Part), 727 S.A (Part) in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
Site area 地盤面積	3,764 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 113 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/development 申請用途/發展	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

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Town Planning Board Guideline No. 13G
Plan 5	Layout plan
Plan 6	Plan showing the filling of land at the Site
Plan 7	Swept path analysis

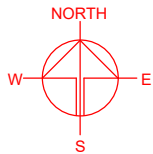


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,764 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS



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 : 5000 @ A4

DRAWN BY

MN

REVISD BY

APPROVED BY

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001

LEGEND

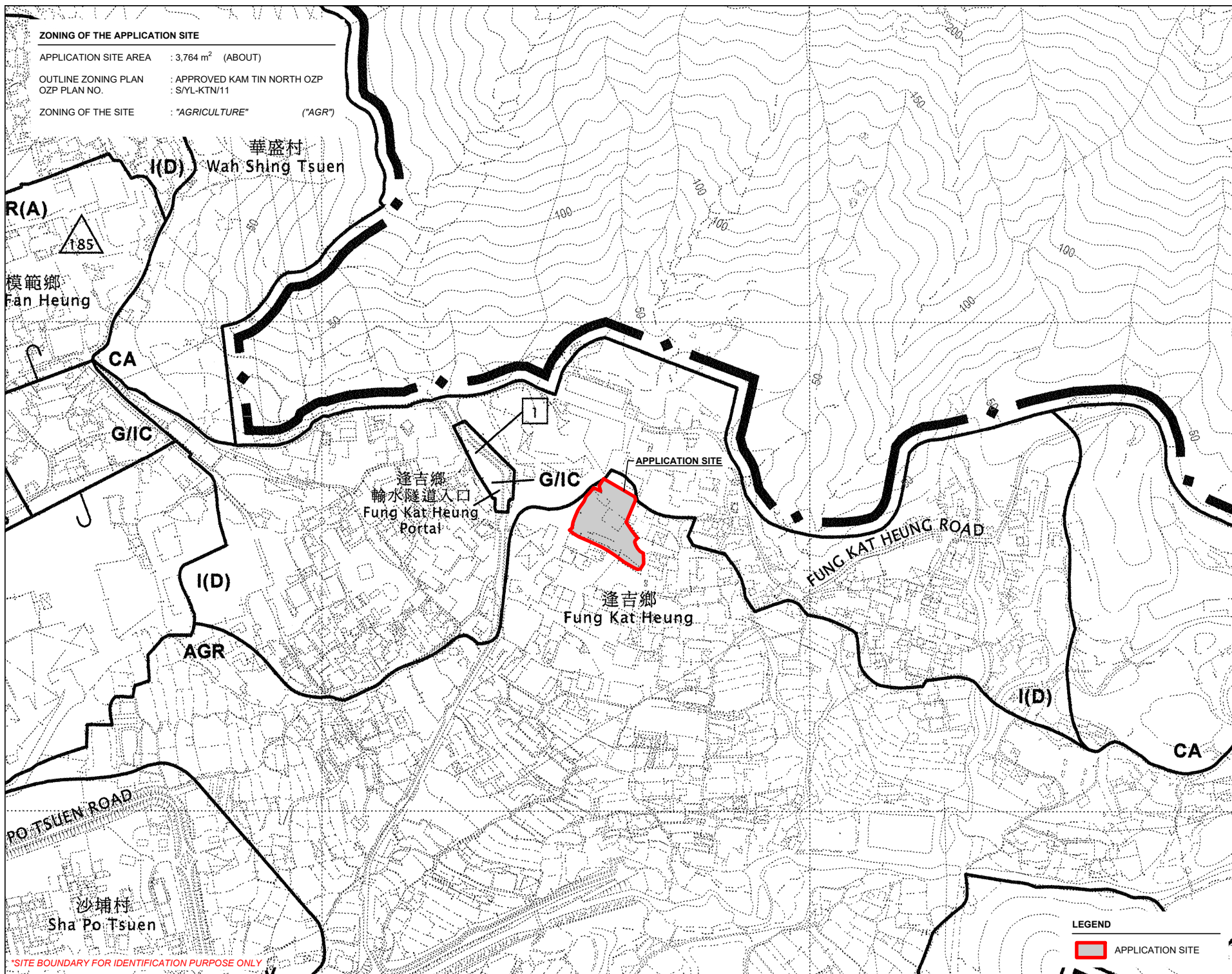
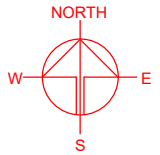


APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,764 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : S/YL-KTN/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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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 : 5000 @ A4

DRAWN BY MN	DATE 17.9.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
ZONING OF THE SITE

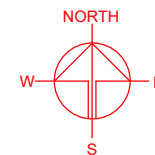
DWG NO. PLAN 2	VER. 001
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LEGEND



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

APPLICATION SITE AREA	: 3,764 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 3,651 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 113 m ²	(ABOUT)



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PROJECT	
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1 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
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APPROVED BY	DATE
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DWG. TITLE	
LAND STATUS OF THE SITE	

DWG NO.	VER
PLAN 3	00

LEGEND

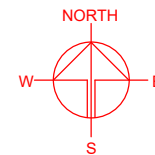
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 3,764 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AREA



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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 : 1000 @ A4

DRAWN BY

MN

DATE

17.9.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 4

VER.

001

TPB Guidelines No. 13G

 Category 1 Areas

 Category 2 Areas

 Category 3 Areas

 Category 4 Areas

LEGEND

 APPLICATION SITE

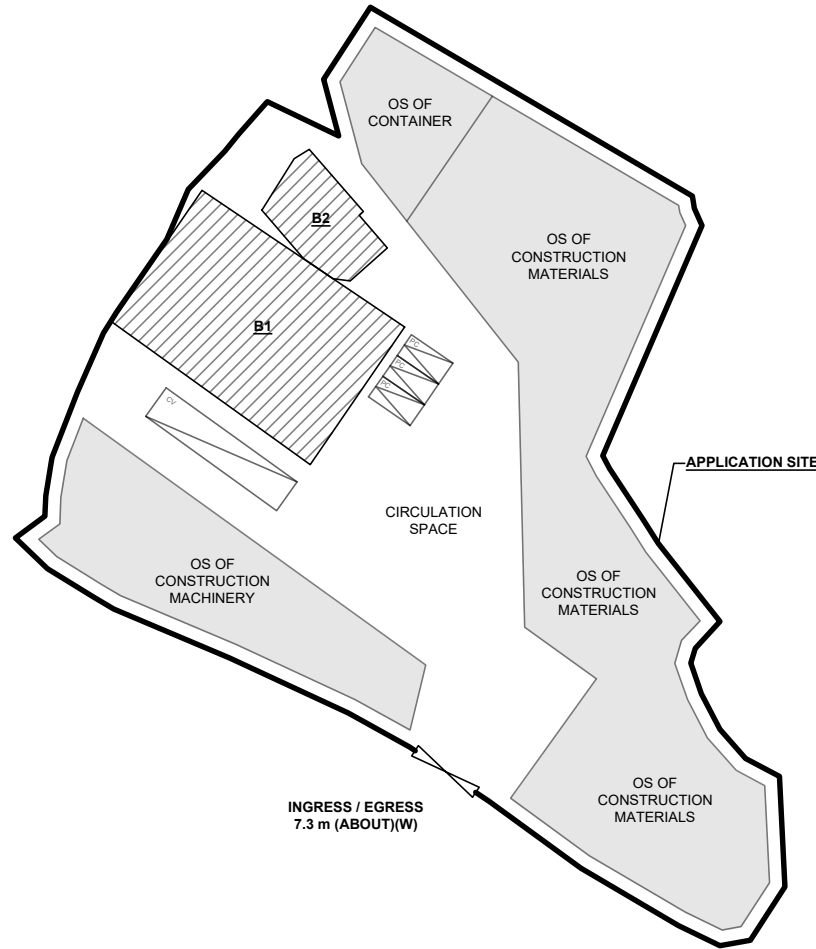
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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	: 1,743 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		<u>477 m² (ABOUT)</u>	<u>477 m² (ABOUT)</u>	

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



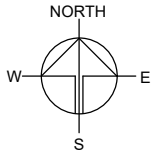
PARKING AND LOADING / UNLOADING PROVISIONS

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



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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 5	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

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA

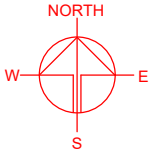
APPLICATION SITE AREA : 3,764 m² (ABOUT)
COVERED BY STRUCTURE : 477 m² (ABOUT)
PROPOSED FILLED AREA : 3,764 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
PROPOSED SITE LEVELS : +19.6 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : OPEN STORAGE AREA,
SITE FORMATION OF STRUCTURE,
AND CIRCULATION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

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



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 : 1000 @ A4

DRAWN BY MN DATE 17.9.2025

REVISED BY DATE

APPROVED BY DATE

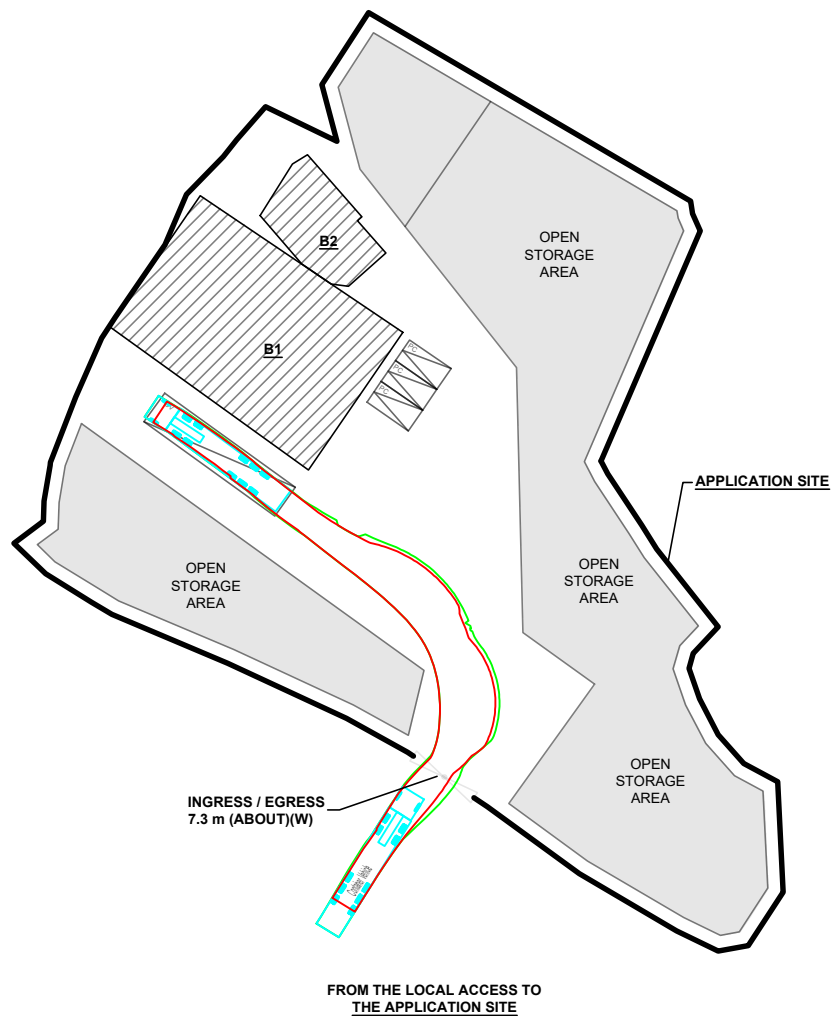
DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 6 VER. 001

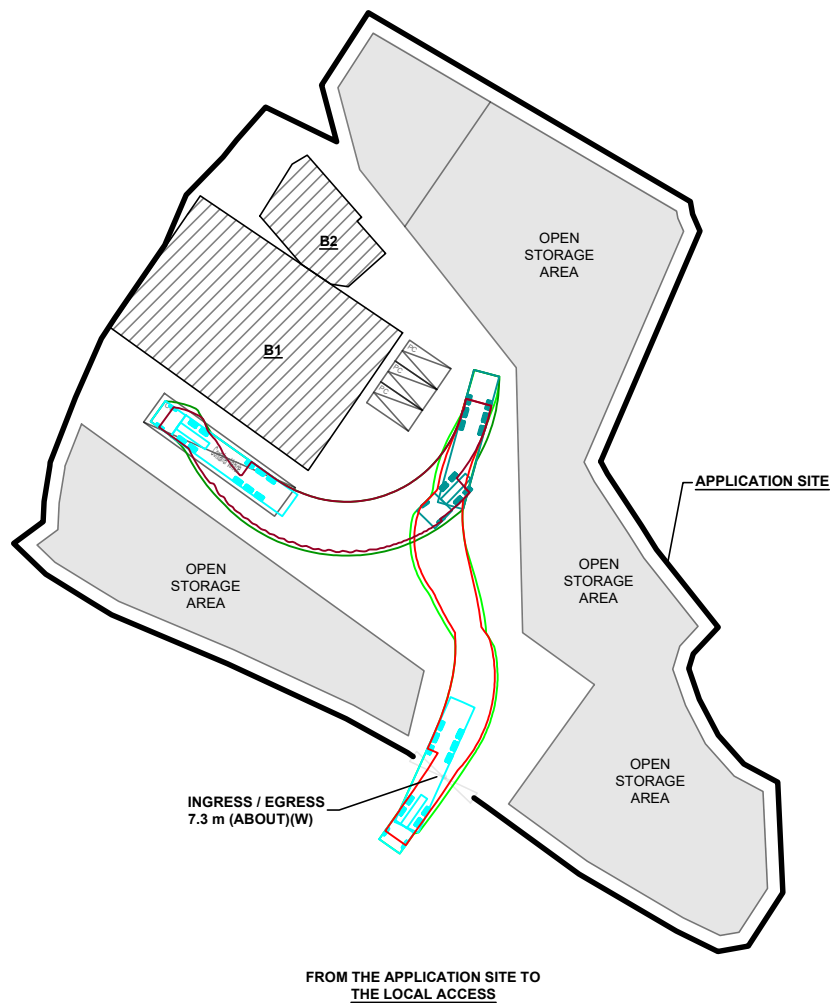
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

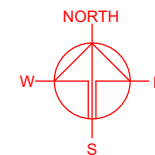


*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



LEGEND

- APPLICATION SITE
- STRUCTURE (4-SIDE OPENED)
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS



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

MN

DATE

17.9.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

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