

寄件者: Christian Chim [REDACTED]  
寄件日期: 2025年12月10日星期三 17:50  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: RE: [FI] S.16 Application No. A/YL-KTN/1184 - FI to address departmental comments (to supersede)  
附件: FI1 for A\_YL-KTN\_1184 (20251210).pdf  
類別: Internet Email

Dear Sir,

The captioned application refers.

We write to submit a set of Further Information to supersede our previous submission in the appended email dated 9.12.2025 at 15:17hr.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Christian CHIM** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

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**From:** Christian Chim  
**Sent:** Tuesday, December 9, 2025 3:17 PM  
**To:** Town Planning Board <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
[REDACTED]

**Subject:** [FI] S.16 Application No. A/YL-KTN/1184 - FI to address departmental comments

Dear Sir,

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Christian CHIM** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

Our Ref. : DD 109 Lot 1191  
Your Ref. : TPB/A/YL-KTN/1184

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

**By E-mail**

10 December 2025

Dear Sir,

**1<sup>st</sup> Further 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 1191 (Part), 1194, 1195, 1196, 1197 S.A (Part), 1197 RP (Part), 1198 S.C (Part), 1198 RP (Part), 1205 RP (Part) and 1208 in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**


**(S.16 Planning Application No. A/YL-KTN/1184)**

We write to submit further information in response to departmental comments on the captioned application.

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**



**Christian CHIM**  
Town Planner

cc DPO/FSYLE, PlanD



## Response-to-Comment (RtC)

**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 1191 (Part), 1194, 1195, 1196, 1197 S.A (Part), 1197 RP (Part), 1198 S.C (Part), 1198 RP (Part), 1205 RP (Part) and 1208 in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

## (S.16 Application No. A/YL-KTN/1184)

- (i) The applicant provides an updated layout plan with revised site boundary at the site ingress/egress (**Annex 1**).
- (ii) A RtC table:

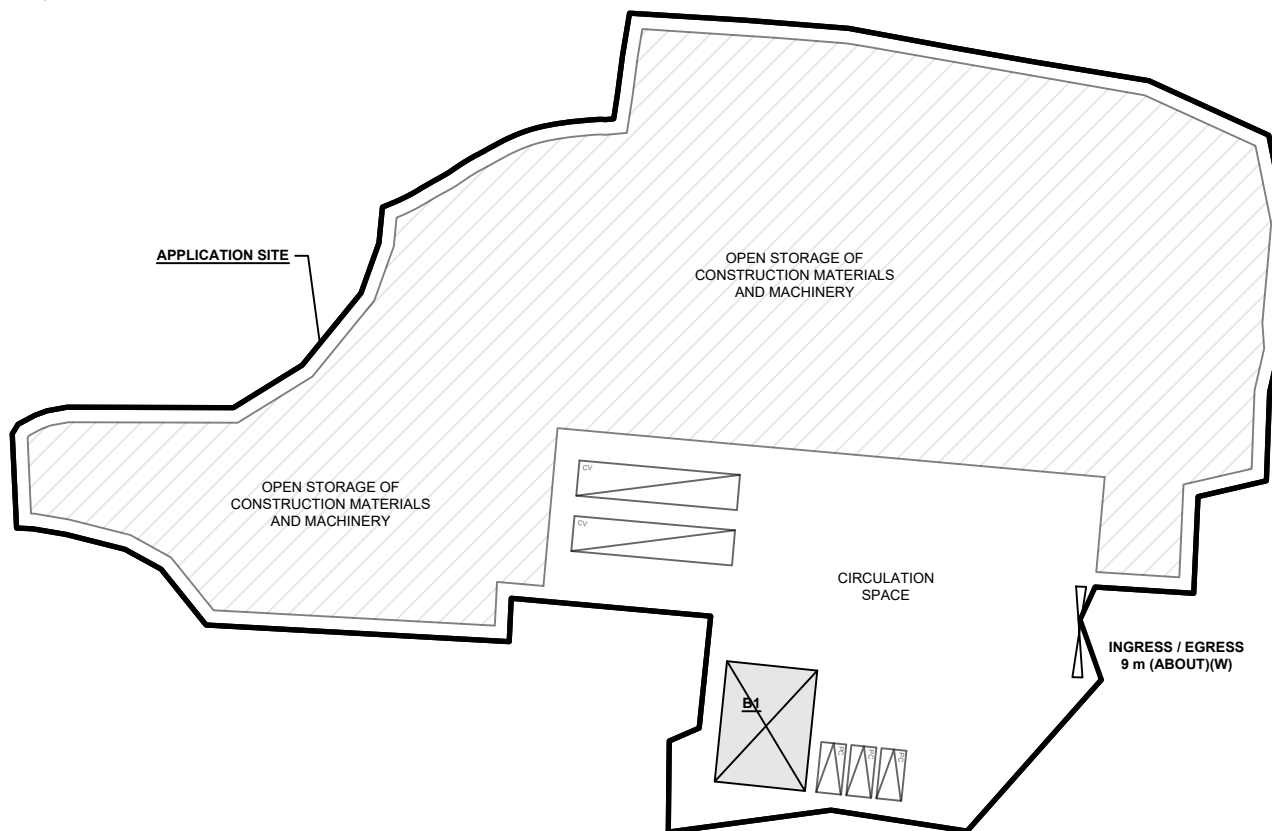
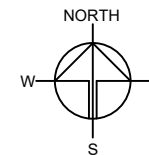
1. Comments of the Director of Environmental Protection (DEP)		
(a)	The applicant should advise whether the proposed use would involve storage of dusty materials (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips).	<p>The applicant has stated that the construction materials and machinery to be stored at the Site are not dusty in nature. No storage of dusty materials will be allowed at the Site at any time.</p> <p>Please refer to Sections 5.1 and 5.4 of the Planning Statement.</p>
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>There is/are unauthorised structure(s) and uses on Lot Nos. 1197 S.A, 1197 RP, 1198 S.C, 1198 RP and 1205 RP all in D.D. 109 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.</p>	<p>Upon obtaining relevant planning application, the applicant will submit the application for Short Term Waiver (STW) for the erection of the temporary structure within the application site (the Site).</p> <p>The applicant will strictly confine the proposed development within the boundary of the Site. For any structure outside the site boundary, it is out of scope of the planning application.</p>
(b)	<p><u>Unauthorised structure(s) within the said private lot(s) not covered by the planning application</u></p> <p>There is/are unauthorised structure(s) within 1197 S.A, 1197 RP, 1198 S.C, 1198 RP not covered by the subject planning application. The lot owner(s) should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	

(c)	<p><u>Occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining Lot Nos. 1197 S.A and 1198 S.C both in D.D. 109 has been fenced off/occupied with unauthorised structure(s) without permission. The Government land being occupied is not included in the application. Please clarify the extent of the application site with the applicant. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p>	<p>Upon obtaining relevant planning application, the applicant will submit the application for Short Term Tenancy (STT) for the occupation of Government Land (GL) within the Site.</p> <p>The applicant will strictly confine the proposed development within the boundary of the Site.</p>
(d)	<p>The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) and cease the occupation of the Government land not covered by the subject planning application immediately, or (ii) include the unauthorised structure(s) and the adjoining Government land being occupied in the subject planning application for the further consideration by the relevant departments, and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected 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 STW 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 to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any occupation of Government land.</p>	<p>Noted. The applicant will submit applications for STW and STT for the erection of the temporary structure and occupation of GL within the boundary of the Site upon obtaining relevant planning application.</p>

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,087 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 108 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 5,979 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2%	(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	: 4,069 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

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	: 3
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 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	2.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
ANNEX 1	001