

寄件者: [REDACTED]
寄件日期: 2026年03月19日星期四 12:41
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: S.16 Planning Application No. A/YL-KTN/1210 - Submission of Further Information (1)
附件: A_YL-KTN_1210_FI1_Attachment 1_RtoC.pdf; A_YL-KTN_1210_FI1_Attachment 2.pdf; A_YL-KTN_1210_FI1_Attachment 3.pdf; A_YL-KTN_1210_FI1_Plan 4.pdf
類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1210

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years
in “Agriculture” Zone at Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining
Government Land,
Kam Tin, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1210)**

Submission of Further Information (1)

Reference is made to the captioned planning application and the departmental comments received via email/phone from the Planning Department on 20.2.2026, 13.3.2026 and 18.3.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Attachment 1 – Responses-to-Comments Table

Attachment 2 – Supplementary Information on the types of construction materials store on-site

Attachment 3 – Photo dated 14.1.2026 showing the current status of applicant’s original business operation in Ha Tsuen

Plan 4 – Revised Land Filling Plan

Regarding to the current status of the applicant’s original business operation in Ha Tsuen, Yuen Long, New Territories, the applicant has cleared most of the structures on site and discontinued the business operation on early January 2026. Please refer to **Attachment 3** for the photo dated 14.1.2026 of the original site for your reference. The Site is currently vacant and has been resumed by the Government as Government Land. Therefore, the applicant desperately needs to find a suitable site for relocation in order to continue his business operation.

In terms of the development proposal, the applicant applies to regularise the existing filling of land area (i.e. about 814m²/ 48.8% of the Site) (**Plan 4**). In addition, the applicant proposed for further filling of land for the remaining portion of the Site (i.e. about 811m²/ 48.6% of the Site). Overall, majority of the Site (i.e. about 1,625m²/ 97.4%) is proposed to be filled with soil and concrete to a depth not exceeding 0.5m.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED]
[REDACTED] Thank you.

Best regards,

Tiffany HUI

Town Planner

Maxtop Sky Limited

[REDACTED]

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Environmental Protection Department (Contact Person: Mr Kelvin WONG), dated 20.2.2026 (a) Grateful if the applicant could confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials are packaged. Thanks.	Please be confirmed that no materials of dusty nature will be stored at the Site at any time during the planning approval period. The proposed warehouse will be used for storage of construction materials (e.g. tiles, pipes and wooden plank etc). Please refer to Attachment 2 for the sample photos of the construction materials.
2	Agriculture, Fisheries and Conservation Department (Contact Person: Ms. WONG Cheuk-ling), dated 10.3.2026 (a) There is a watercourse located to the north of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	During land filling stage, stone/ concrete barrier will be placed along the northern boundary to avoid waste water flowing into the watercourse. Throughout the planning approval period, a 2.5m high metal fence will be erected along the site boundary to ensure no spilling on the watercourse. Sandbag will be placed along the northern boundary.

		The applicant will strictly follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (CoP) promulgated by the Environmental Protection Department (EPD) and the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) to avoid any pollution on the watercourse. The applicant will reinstate the Site upon the expiry of the planning permission.
3	Lands Department (Contact Person: Ms. S. L. CHENG), dated 13.3.2026 (a) I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot Nos. 777 and 922 both in D.D. 107 which is/are already subject to lease	Noted. The applicant will apply for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to rectify the structures erected within the private lots and the occupation of Government Land (GL) on the application site after planning permission has been granted by the Board.

Planning Application No. A/YL-KTN/1210
Further Information (1)

	enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD. 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 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 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 by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
--	---	--

Attachment 2

Supplementary Information on the types of construction materials store on-site

Sample Photos of Construction Materials

1. Tiles



2. Pipes



3. Wooden Plank



Attachment 3

**Photo dated 14.1.2026 showing the current status of
applicant's original business operation in Ha Tsuen**



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,668 m² (ABOUT)

EXISTING SITE SURFACE : SOILED GROUND AND CONCRETE

ORIGINAL SITE LEVELS : +9.5 mPD TO +9.8 mPD

SITE LEVELS ARE FOR INDICATIVE PURPOSES ONLY.



ORIGINAL SITE LEVEL
THE APPLICATION SITE

(INDICATIVE ONLY)

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,668 m² (ABOUT)

PROPOSED PLANTER AREA : 43 m² (ABOUT)

TOTAL HARD-PAVED AREA : 1,625 m² (ABOUT)

EXISTING HARD-PAVED SURFACE AREA : 814 m² (ABOUT)

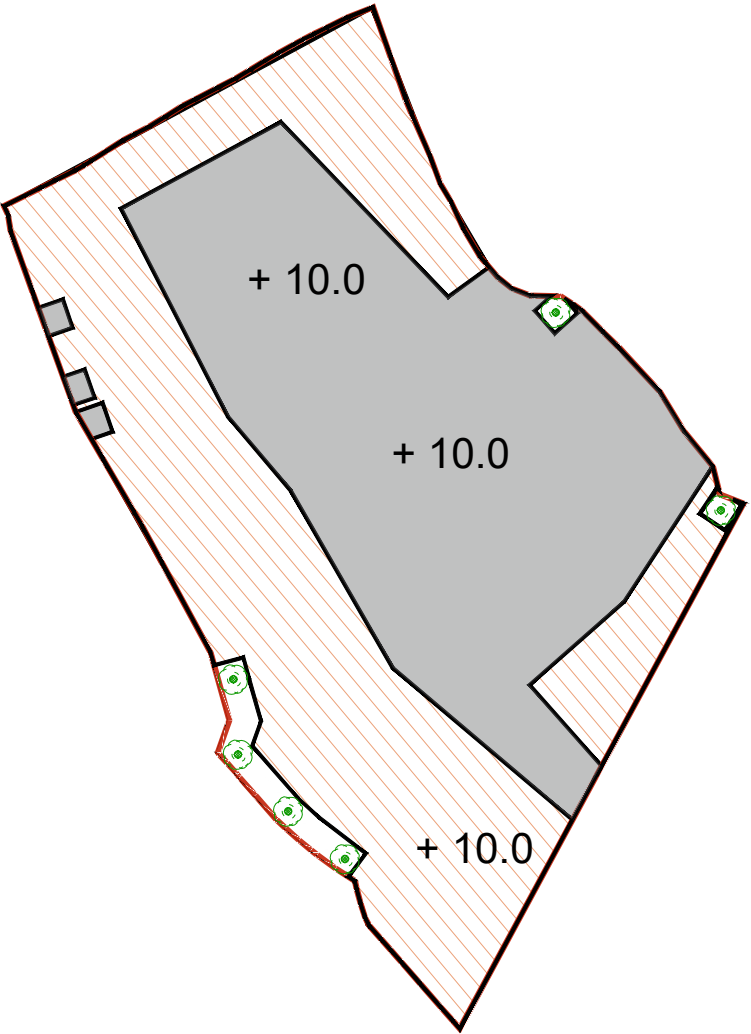
PROPOSED FILLING OF LAND AREA : 811 m² (ABOUT)

PROPOSED LAND FILLING DEPTH : NOT MORE THAN 0.5 m (ABOUT)

PROPOSED SITE LEVELS : +10.0 mPD

MATERIAL OF LAND FILLING : SOIL AND CONCRETE

PURPOSES OF LAND FILLING : SITE FORMATION AND VEHICULAR CIRCULATION



PROPOSED SITE LEVEL
THE APPLICATION SITE



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED

• DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE
- EXISTING HARD PAVING
- PROPOSED FILLING OF LAND AREA
- +00.0

ORIGINAL SITE LEVEL
- +00.0

PROPOSED SITE LEVEL
- PROPOSED AND RETAINED TREES

— LAYOUT PLAN 12 JAN 2026

REVISION		
	name	
drawn	CY	DATE 12 JAN 2026
checked	-	DATE
approved	-	DATE

contract no. —

project no.

TITLE :
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES 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

drawing title. LAND FILLING PLAN		
drawing no. PLAN 4	rev. —	scale N.T.S.