
寄件者: Rich Gold <[REDACTED]>
寄件日期: 2026年04月08日星期三 17:18
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Re: Planning Application No. A/YL-KTN/1211 - Submission of Further Information
附件: KTN1211_P25066_FI_8.4.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application, which serves to supersede our previous submission in the preceding email dated 8.4.2026 at 11:32am. Thank you.

Regards,
Janice Tang

Rich Gold <[REDACTED]> 於 2026 年 4 月 8 日週三 上午 11:32 寫道 :

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)
Room 8E, 8/F., Keader Centre,

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Your Ref.: A/YL-KTN/1211

Our Ref.: P25066/TL26136

8 April 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Government Use (Maintenance Depot) in “Residential (Group D)” Zone,
Government Land in D.D. 103, Au Tau, Yuen Long
(Application No. A/YL-KTN/1211)**

We write to submit FI in response to departmental comments conveyed by the Planning Department for the captioned application, which serves to supersede our previous FI submission under our reference P25066/TL26133 dated 8.4.2026.

The site area has been revised from 3,590 m² to 3,737 m² (+147 m² / +4.1%) for the inclusion of the section of local track.

In view of the amendment made in the FI, we enclose the following revised pages for your consideration:

1. Pages 2, 9, 18 & 19 of Form S16-I;
2. Executive Summary;
3. Planning Statement (Appendix I); and
4. A set of updated plans (Plans 1a to 4a).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN / Mr. Ivan FUNG)

Further Information for Planning Application No. A/YL-KTN/1211**Response-to-Comments****Comments from Planning Department**

Contact person: Ms. Andrea YAN (Tel.: 3168 4049)

I.	Comments	Responses
1.	Noting that the current application is for relocation of a HyD's existing maintenance depot, please provide the details of the affected premises such as its location, zoning, development parameters and whether it is still in operation.	The affected maintenance depot is at GLA-TYL 120, which is located at Hong Yip Street, Yuen Long. It falls within an area zoned "Government, Institution or Community" and "Open Space" on the Draft Yuen Long Outline Zoning Plan No. S/YL/28. Please refer to the Location Plan for the existing maintenance depot (Plan 5) for details. The existing maintenance depot is still in operation.
2.	Please elaborate the operation of the proposed maintenance depot and the details of the road project.	There will be HyD's and contractor's staff stationed at the proposed depot. The road project mainly comprises the management and maintenance of public roads including associated slopes, highway structures, tunnels, landscaping and minor improvement works in Tuen Mun and Yuen Long Districts excluding Expressways and High-Speed Roads, such as the Highways Road Maintenance Project 03/HY/2025.
3.	Please provide details regarding the items to be stored in the designated open storage areas and the maximum stacking height.	Materials for road construction and maintenance work, including road barrier, traffic cone, gravel, brick, pipes, construction and demolition materials will be stored at the Site. The maximum stacking height is about 4 m.
4.	Please provide more details on why 17 parking spaces for private car are needed for the proposed development.	The 17 parking spaces for private cars are for staff use. HyD's and its contractor's maintenance private cars will also be parked at these spaces.
5..	Noting that there will be loading/unloading activities for the proposed development, whether there is any L/UL space provided within the Site.	Loading/unloading activities will be carried out near the open storage area. After the L/UL activities, the HGV for carrying out L/UL activities will be parked at the parking spaces.

Comments from Environmental Protection Department

Contact person: Mr. Kelvin WONG (Tel.: 2835 1117)

II.	Comments	Responses
1.	<p>The planning consultant is advised to provide the following information to facilitate our consideration of the application:</p> <p>i. the types of heavy goods vehicles will be parked at the Site;</p>	Work vehicles such as arrow board truck, flatbed truck, crane truck etc. will be parked at the Site.
	<p>ii. activities (e.g., what types of maintenance activities) that will be carried out in the depot; and</p>	The proposed depot mainly serves to provide parking spaces for work vehicles and provide storage space for road construction and maintenance work. No maintenance activities of vehicles or vehicle repair works will be carried out in the depot. Only minor steel works of the road construction materials will be carried out in the depot such as welding.
	<p>iii. details of the materials that will be stored at the Site.</p>	Materials for road construction and maintenance work, including road barrier, traffic cone, gravel, brick, pipes, construction and demolition materials will be stored at the Site.

Comments from Electrical and Mechanical Services Department

Contact person: Mr. Marco LAM (Tel.: 2808 3673)

III.	Comments	Responses
1.	<p>Grateful if the applicant could advise the following for our assessment:</p> <p>Whether the proposed government use (maintenance depot) is for permanent use or short-term use?</p>	The proposed government use (maintenance depot) is for permanent use.
2.	<p>What is the estimated population of the maintenance depot?</p>	About 70 nos. of staff will be stationed at the Site.

Comments from District Lands Office, Yuen Long, Lands Department

Contact person: Mr. Jason MA (Tel.: 2443 3075)

IV.	Comments	Responses
1.	<p>Vehicular ingress/egress of the Application Site (“the Vehicular Access”) as shown on Plans 1, 3 and 4 of the Applicant’s submission (“the Submission”) is proposed to be connected to a natural slope instead of the existing local track (“Local Track”) branching off from Castle Peak Road - Tarn Mi. The Applicant should clarify whether it is intended to form the Vehicular Access over the said natural slope for connection to Castle Peak Road - Tarn Mi and consult relevant department including TD and HyD for the access arrangement. In the event that the natural slope is to be modified by the Applicant, the Applicant should be responsible for the future management and maintenance of the modified slope.</p>	<p>Noted. The vehicular access is proposed to be connected to a natural slope from the Castle Peak Road - Tam Mi.</p>
2.	<p>In case the Applicant will make use of the Local Track for accessing the Applicant Site (including emergency exit as per Plans 3 and 4 of the Submission), the Applicant shall consult relevant departments including TD and HyD on the proposed access arrangement and include such section of the Local Track solely serving the Applicant Site in the application boundary.</p>	<p>The Applicant will make use of the Local Track for accessing the Site. The section of the Local Track is included in the application boundary. Please refer to the revised Lot Index Plan (Plan 2a) and Layout Plan (Plan 3a) for details.</p>
3.	<p>The Application Site is located in the close proximity to several private lots. The Applicant shall not do or permit anything to be done within the Application Site that may become a nuisance or annoyance to the occupants of nearby premises.</p>	<p>Noted.</p>

- END -

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
Highways Department, New Territories West District and Maintenance Division	(Organisation 機構)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Government Land in D.D.103, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3737 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 228 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	3737 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Government Use (Maintenance Depot)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	228..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.061.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	3.05..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	2..... storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	8..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	Government Land in D.D.103, Yuen Long, New Territories		
Site area 地盤面積	3737 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3737 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
Zoning 地帶	"Residential (Group D)" ("R(D)")		
Applied use/ development 申請用途/發展	Proposed Government Use (Maintenance Depot)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 228 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.061
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (□Include 包括□ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (□Include 包括□ Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		3.05 %	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		20
	Private Car Parking Spaces 私家車車位		17
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		3
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

Executive Summary

1. The application site (the Site) is on Government Land in D.D.103, Yuen Long, New Territories.
2. The site area is about 3,737 m².
3. The application site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Government Use (Maintenance Depot)’. According to the Notes of the OZP, ‘Government Use (not elsewhere specified)’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A two-storeys structure is proposed for office and toilet use. The gross floor area is about 228 m².
6. Operation hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 103 約的政府土地。
2. 申請地點的面積約 3,737 平方米。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「住宅(丁類)」地帶。
4. 申請用途為「擬議政府用途(維修工地)」。根據有關分區計劃大綱圖的《注釋》，「政府用途(未另有列明者)」在大綱圖上的「住宅(丁類)」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 1 個兩層構築物作辦公室及洗手間用途，總樓面面積約 228 平方米。
6. 營運時間為星期一至六上午 8 時至下午 6 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Highways Department, New Territories West District and Maintenance Division (“the Applicant”) in support of the planning application for ‘Proposed Government Use (Maintenance Depot)’ (“the Proposed Development”) at Government Land in D.D. 103, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Background

2. The current application is to facilitate the relocation of an existing Highways Department (HyD)’s maintenance depot to the Site to support the regular management and maintenance of public roads in Tuen Mun and Yuen Long districts by HyD and its appointed contractor(s).

Application Site (Plans 1 and 2)

3. The Site is at Government Land in D.D. 103, Yuen Long, New Territories. The Site is accessible from Castle Peak Road – Tam Mi leading to the ingress to its north.
4. The site area is about 3,737 m².

Planning Context

5. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
6. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
7. According to the Notes of the OZP, ‘Government Use (not elsewhere specified)’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Board.

Development Parameters

8. The following table summarises the details of the structure on site (**Plan 3**):

No.	Use		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	1/F	Office and toilet	114	114	8	2
	G/F	Office and toilet	114			
Total			<u>228</u>	<u>114</u>		
			Plot Ratio	Site Coverage		
			0.061	3.05%		

9. The proposed depot serves to provide office space for HyD and its appointed contractor(s) and provide storage space for necessary materials for road construction and maintenance work, including machinery, construction and demolition materials etc.
10. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 17 nos. of parking space for private cars and 3 no. of parking space for heavy goods vehicle (HGV) are proposed at the open area of the Site for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

No Adverse Impacts to the Surroundings

Visual and Landscape

12. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, parking of vehicles, grassland and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

13. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

14. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

15. The average trip attraction and generation rates are expected as follows:

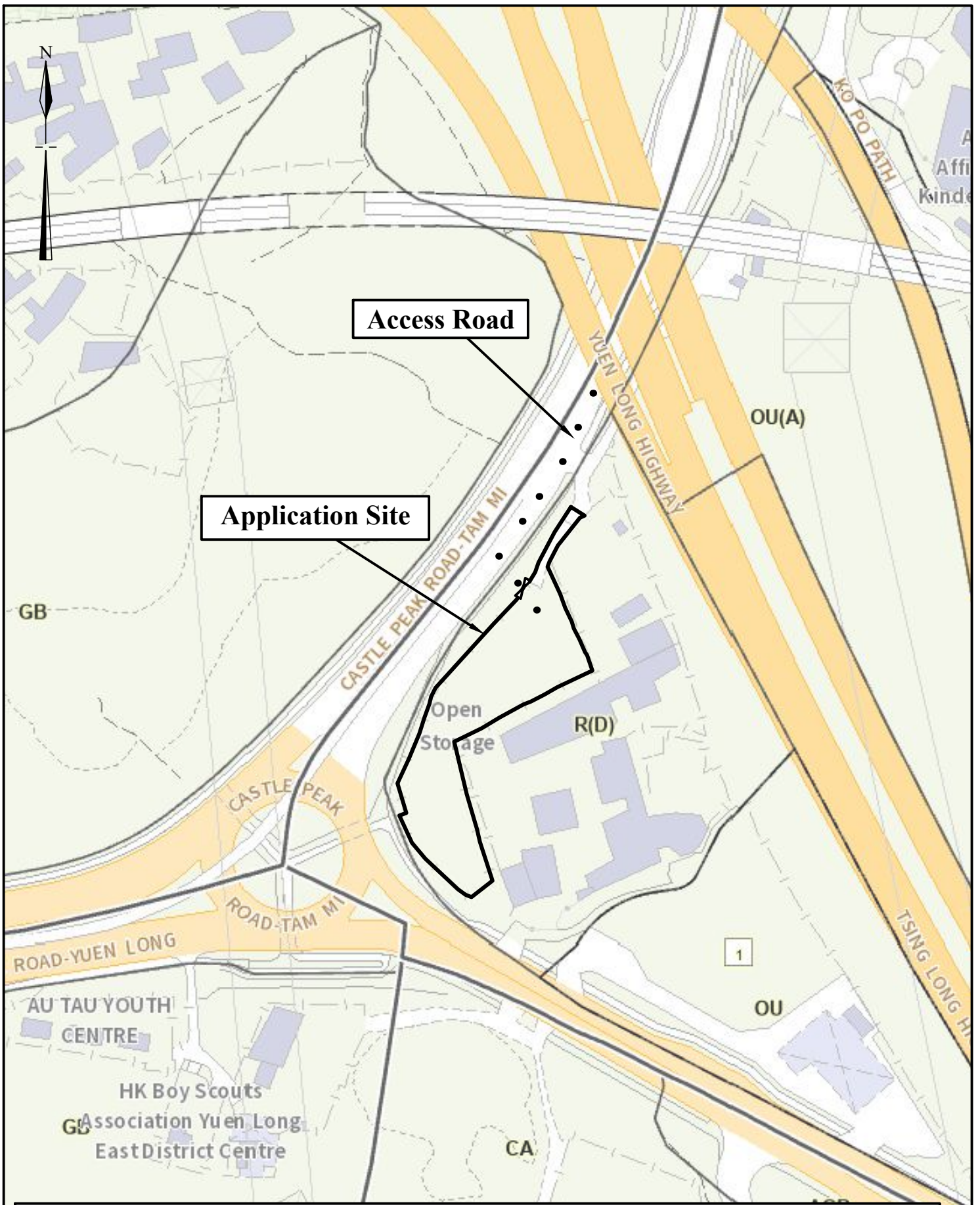
	Attractions	Generations
08:00 – 09:00	2	0
09:00 – 10:00	5	2
10:00 – 11:00	1	3
11:00 – 12:00	2	1
12:00 – 13:00	1	1
13:00 – 14:00	0	0
14:00 – 15:00	2	1
15:00 – 16:00	2	2
16:00 – 17:00	0	2
17:00 – 18:00	0	3
Total Trips	<u>15</u>	<u>15</u>

16. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
17. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 17 nos. of parking space for private cars and 3 nos. of parking space for HGV are proposed at the open area of the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

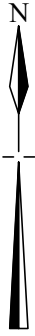
18. The Proposed Development is intended for maintenance depot use only. Loading and unloading activities will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -

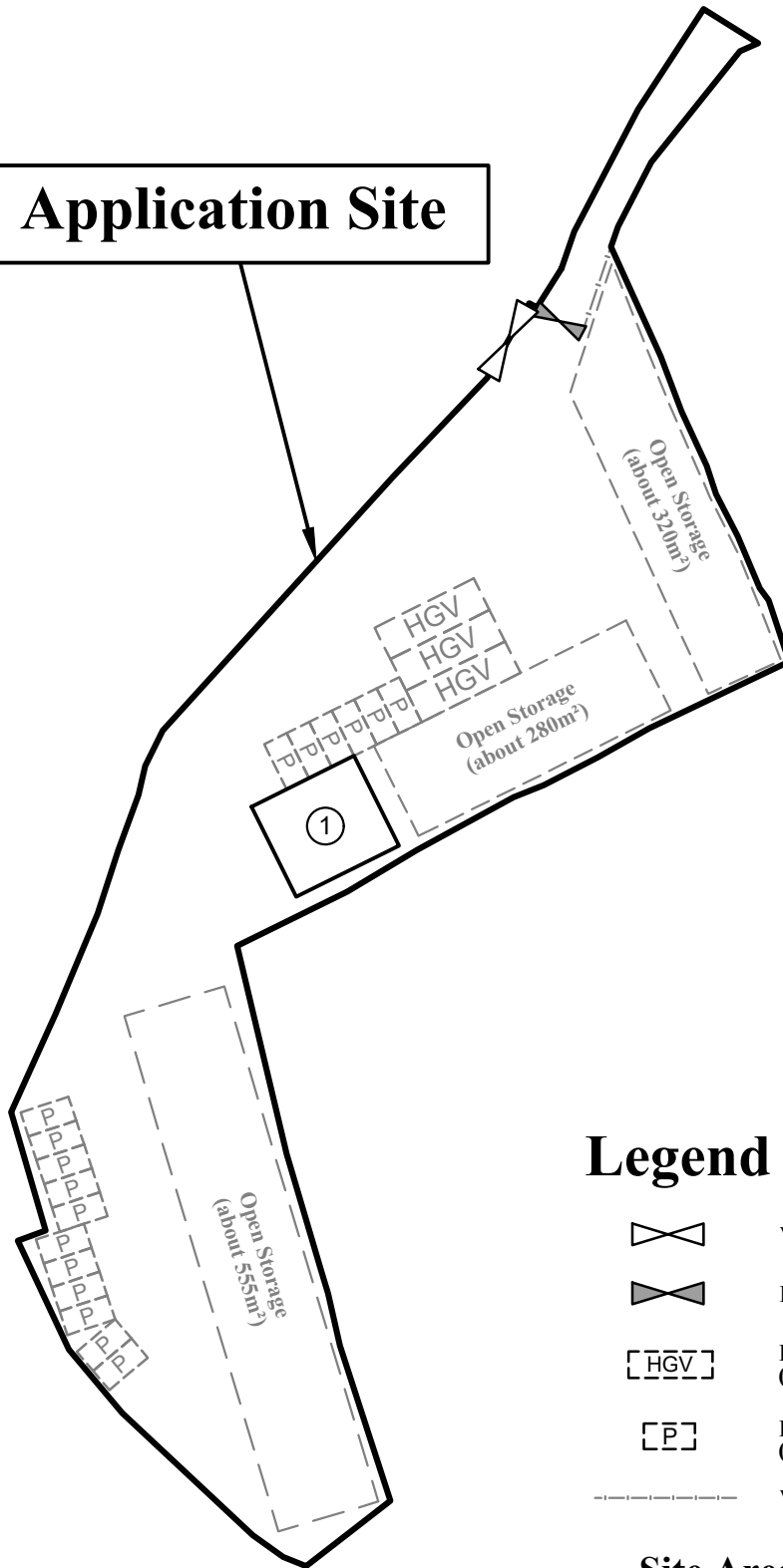


Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11






(N.T.S)	Location Plan	Goldrich Planners & Surveyors Ltd.
March 2026	Government Land in D.D. 103 Yuen long, N.T	Plan 1a (P 25066)



Application Site



Legend

-  Vehicular Ingress / Egress
-  Emergency Exit
-  Parking space for heavy goods vehicle (11m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Wire mesh fence

Site Area(about): 3,737m²

No.	Uses	Covered Area (about)	Floor Area (about)		Storeys	Height
1	1/F: Office and toilet	114m ²	114m ²	(114 m ² x 2) = 228 m ²	2	8m
	G/F: Office and toilet		114m ²			
Total		<u>114 m²</u>	<u>228 m²</u>			

1:750

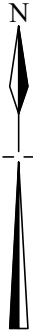
Layout Plan

Goldrich Planners & Surveyors Ltd.

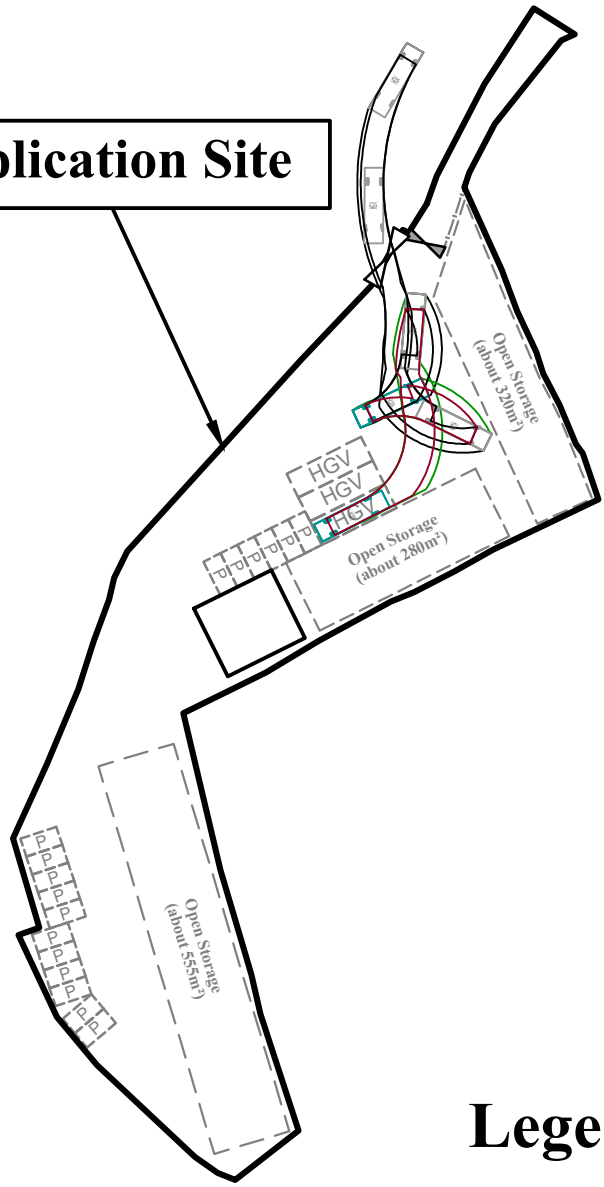
March 2026

**Government Land in D.D. 103
Yuen long, N.T**







**Plan 3a
(P 25066)**



Application Site



Legend

-  Vehicular Ingress / Egress
-  Emergency Exit
-  Parking space for heavy goods vehicle (11m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Heavy goods vehicle (10m (L) x 3m (W))
-  Wire mesh fence

1:1000

Swept Path Analysis

**Goldrich Planners &
Surveyors Ltd.**

March 2026

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**Plan 4a
(P 25066)**



1:1000	Location Plan of Existing Depot	Goldrich Planners & Surveyors Ltd.
March 2026		