
寄件者: king king <[REDACTED]>
寄件日期: 2026年04月24日星期五 9:53
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Yen PY LEUNG/PLAND;
Ivan Sze Yuet FUNG/PLAND
主旨: A/YL-KTN/1217
附件: KTN11217-ltr-01.pdf
類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of Government departments.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 6 page

Date: 24 April 2026

TPB Ref.: A/YL-KTN/1217

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lot 1750A6 RP (Part) & Adjoining Government Land in D.D. 107, Kam Tin, Yuen Long, New Territories

Our response to the comments of Agricultural, Fisheries and Conservation Department is as follows:

Agricultural, Fisheries and Conservation Department's comments	Applicant's response
It is noted from the aerial photo that the government land within the subject site is vegetated, yet it is noted from part 6 (A) (c) (iii) of form no. S16 III that there will be no tree felling. The applicant should clarify whether tree will be felled for the proposed use.	The applicant occupied the site for the proposed use since 16.11.2025. The application site is vacant before the above-mentioned date. The applicant is the latest occupier since 16.11.2025 and he confirmed that he did not fell any trees. Please see attached photos in Annex 1 showing the current condition of the said Government land.

Our response to the comments of Water Services Department is as follows:

Water Services Department's comments	Applicant's response
i. Existing raw water mains will be affected. A Waterworks Reserve of the water mains shown in the enclosed plan shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose.	A Waterworks Reserve is added to the proposed layout plan and no structure is proposed within the Waterworks Reserve after relocation of Structure 1 as shown on the updated layout plan. Also, no storage and car parking purpose will be carried out within the Waterworks Reserve.
ii. The Water Authority and his officer and contractors, his or their workmen shall have free access at all times to the	Noted.

<p>said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority.</p> <p>iii. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.</p> <p>iv. If any of the above conditions are not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.</p> <p>v. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within in close vicinity of the site</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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Our response to the comments of Environmental Protection Department is as follows:

Environmental Protection's comments	Applicant's response
<ul style="list-style-type: none"> The applicant should 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. The applicant should provide land use survey for the application for our reference. 	<p>No storage of dusty material will be carried out at thr application site</p> <p>The applicant occupied the site for the proposed use since 16.11.2025. The application site is vacant before the above-mentioned date.</p>

Our response to the comments of Transport Department is as follows:

Transport Department's comments	Applicant's response
<ul style="list-style-type: none"> The applicant should demonstrate the smooth manoeuvring of vehicles to / from Castle Peak Road - Tam Mi, along the local access and within the site; The applicant should note the local access between Castle Peak Road - Tam Mi and the site is not managed by his Department. 	<p>Please see the swept path analysis in the attachment.</p> <p>Noted.</p>

Our response to the comments of Fanling, Sheung Shui and Yuen Long East District Planning Office is as follows:

Fanling, Sheung Shui and Yuen Long East District Planning Office's comments	Applicant's response
<ul style="list-style-type: none"> Please advise whether the application site will be fenced off with any peripheral fences, with height provided. Please provide the maximum stacking height(s) of the open storage/open sheds. It is noted that there is an existing ingress/egress at the southeastern portion of the site, please clarify whether the said ingress/egress is also included in the proposal. If affirmative, please update the relevant plans and planning statement. 	<p>The application site will be fenced off with 2.5m high corrugated metal sheets.</p> <p>The maximum stacking height of the open storage area is 5m.</p> <p>There will be only one ingress/egress as shown in the proposed layout plan.</p>

Should you have any questions please feel free to contact the undersigned at [REDACTED].

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Ivan FUNG) – By Email

Annex 1 Photo Record of Current Condition of the Government Land within the Application Site

Photo 1



Photo 2





2 loading/unloading bays of 11m x 3.5m for medium/heavy goods vehicle

10m wide Ingress/Egress

Structure 6
Open shed for storage of construction machinery & construction materials
GFA: Not exceeding 230m²
Height: Not exceeding 6.5m
No. of storey: 1

Structure 5
Open shed for storage of construction machinery & construction materials
GFA: Not exceeding 230m²
Height: Not exceeding 6.5m
No. of storey: 1

Structure 4
Open shed for storage of construction machinery & construction materials
GFA: Not exceeding 230m²
Height: Not exceeding 6.5m
No. of storey: 1

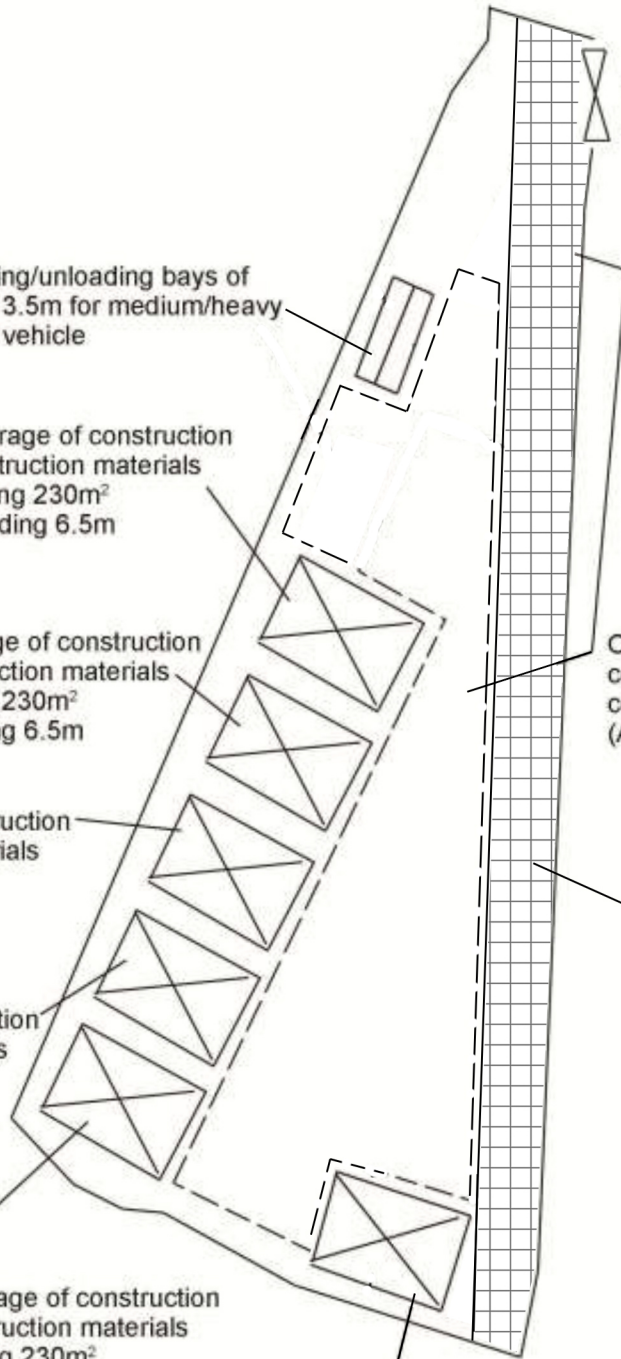
Structure 3
Open shed for storage of construction machinery & construction materials
GFA: Not exceeding 230m²
Height: Not exceeding 6.5m
No. of storey: 1

Structure 2
Open shed for storage of construction machinery & construction materials
GFA: Not exceeding 230m²
Height: Not exceeding 6.5m
No. of storey: 1

Structure 1
Open shed for storage of construction machinery & construction materials
GFA: Not exceeding 230m²
Height: Not exceeding 6.5m
No. of storey: 1

Open storage of construction machinery & construction materials (About 2,800m²)

Waterworks Reserve



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years at Lot 1750 A6 RP (Part) & Adjoining Government Land in D.D. 107, Kam Tin, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000