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收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Louis Tse; Danny Ng; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1219 - Further Information
附件: FI2 for A_YL-KTN_1219 (20260703).pdf
類別: Internet Email

Dear Sir,

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

Should you require more information, please do not hesitate to contact me directly at [REDACTED] 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
[REDACTED]

Our Ref. : DD 107 Lot 1819 & VL
Your Ref. : TPB/A/YL-KTN/1219

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

By E-mail

03 July 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
and Open Storage of Construction Materials and Machinery for a Period of 3 Years in
“Comprehensive Development Area(1)” Zone, Lots 1750A9 (Part), 1819 (Part), 1820 (Part),
1821, 1822 (Part) and 1905 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1219)

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

Should you require more information, please contact the undersigned at [REDACTED].
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

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Ivan FUNG

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



Response-to-Comment (RtC)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
and Open Storage of Construction Materials and Machinery for a Period of 3 Years in
“Comprehensive Development Area(1)” Zone, Lots 1750A9 (Part), 1819 (Part), 1820 (Part),
1821, 1822 (Part) and 1905 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Application No. A/YL-KTN/1219)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The development proposed three vehicular accesses. The applicant should review this arrangement.	The applicant has proposed to reduce the nos. of vehicular access from 3 to 1. Under the current scheme, a vehicular access of 13 m (about) in width is proposed at the northern portion of the application site. Please refer to the enclosed revised layout plan and swept path analysis at Annex 1 .
(b)	The applicant should provide data of the background traffic in the local access and demonstrate/assess the traffic impact due to the development.	The application site is surrounded by two other planning permission for open storage (No. A/YL-KTN/1125) and warehouse (No. A/YL-KTN/1210). Taking into account their estimated trip generation/attraction (Annex 2), it is anticipated that the additional trips generated/attracted by the proposed development under the current application would not induce adverse traffic impact to the existing local access.
(c)	The applicant should note the local access between Castle Peak Road and the site is not managed by this Department.	Noted.

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department (CE/RD1-1, RDO, HyD)		
(a)	Based on the location plan and the Northern Link (NOL) Scheme Gazette Plan, it is noted that the application site is in close proximity to the gazette boundary of NOL. Please be advised that the construction of the NOL was commenced in 2025 for completion in 2034.	Noted. The current application is on a temporary basis for a period of 3 years. The applicant will liaise with relevant departments/parties under the circumstances that the application site would be affected by the Northern Link scheme.
(b)	It is also noted that the estimated maximum trip generation/attraction from the application site would be 8 trips per hour and distributed to Shui Mei Road. Please be advised that Shui Mei Road is one of the major construction and operation access of NOL, and the applicant shall ensure that the traffic generated/attraction does not have any adverse impact on the construction and operation of the NOL project.	Noted.

- (ii) The applicant has revised the internal disposition of the application site as per the request of C for T in reducing the nos. of vehicular accesses. The open storage area is therefore reduced from 5,015 m² (about) to 4,495 m² (about). The total nos. of vehicular parking and loading/unloading provision remain unchanged. The revised supplementary statement is enclosed at **Annex 1**.

Annex 1

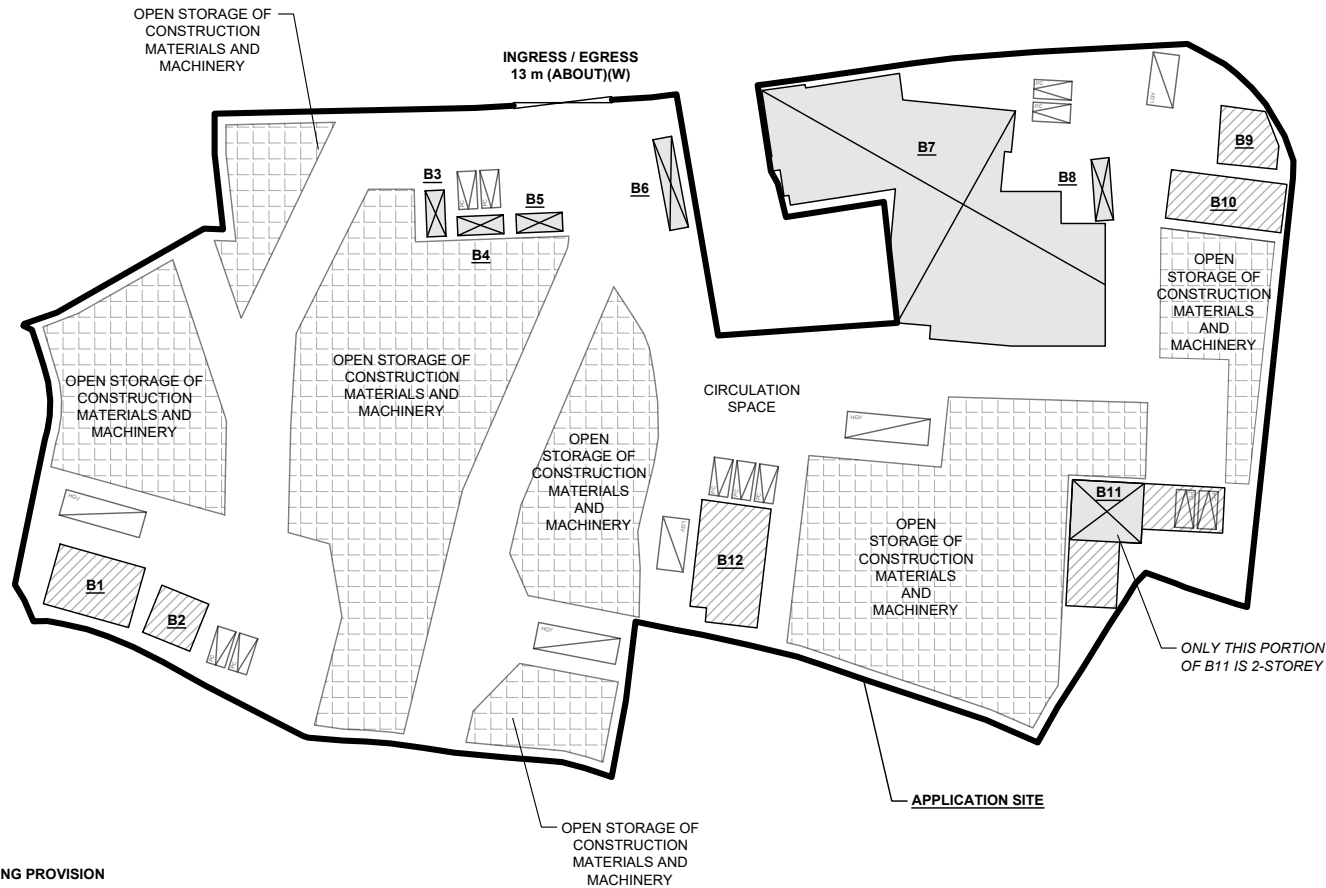
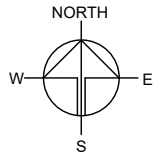
Revised layout plan, swept path analysis
and supplementary statement

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,809 m ²	(ABOUT)
COVERED AREA	: 1,682 m ²	(ABOUT)
UNCOVERED AREA	: 10,127 m ²	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,787 m ²	(ABOUT)
TOTAL GFA	: 1,787 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 4,495 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	96 m ² (ABOUT)	96 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.)	45 m ² (ABOUT)	45 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	15 m ² (ABOUT)	30 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	SITE OFFICE	15 m ² (ABOUT)	30 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE AND WAREHOUSE	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCL. D.G.G.)	953 m ² (ABOUT)	953 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCL. D.G.G.)	20 m ² (ABOUT)	20 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCL. D.G.G.)	55 m ² (ABOUT)	55 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCL. D.G.G.)	99 m ² (ABOUT)	99 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	STORAGE, SITE OFFICE & PARKING SPACES	197 m ² (ABOUT)	272 m ² (ABOUT) ¹	8 m (ABOUT)(2-STOREY)
B12	WAREHOUSE (EXCL. D.G.G.)	142 m ² (ABOUT)	142 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		1,682 m² (ABOUT)	1,787 m² (ABOUT)	

¹ GFA OF STRUCTURE B11 - 75 m² (G/F) + 75 m² (1/F) + 122 m² (CANOPY) = 272 m²



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/U SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/U SPACE FOR HEAVY GOODS VEHICLE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/U SPACE (LGV)
	L/U SPACE (HGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

25.6.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

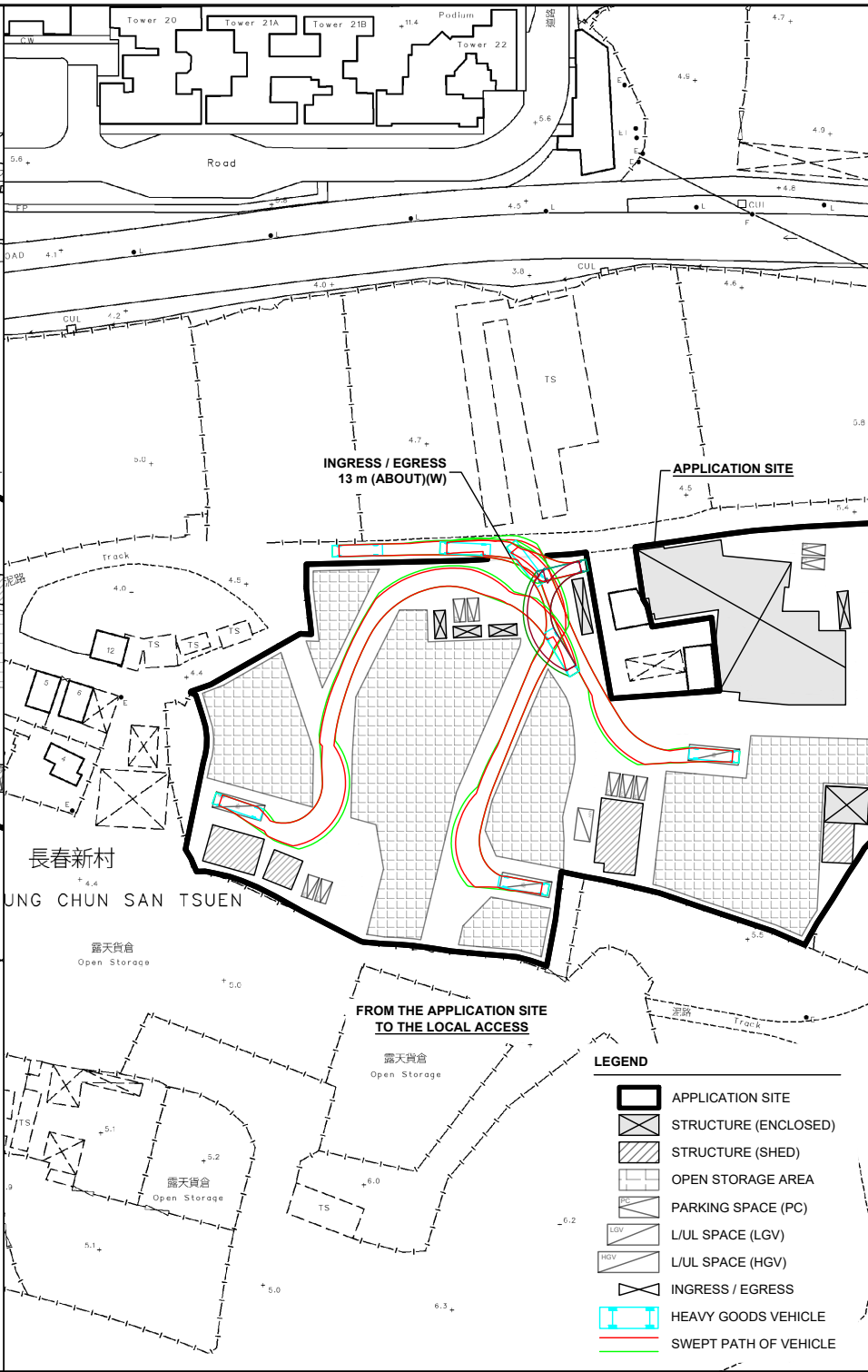
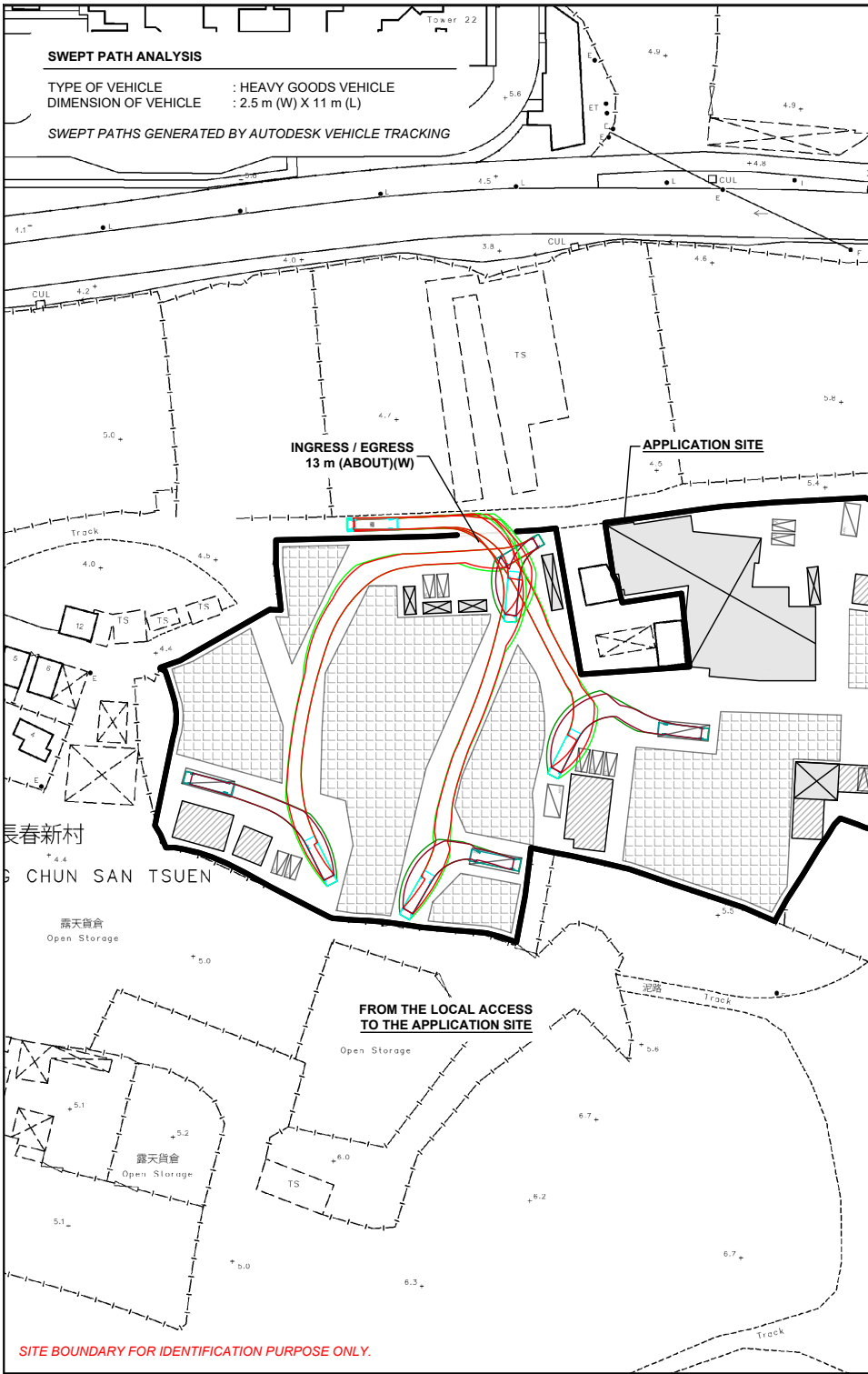
LAYOUT PLAN

DWG NO.

F12 ANNEX 1 P01

VER.

003



NORTH

W E
S

PLANNING CONSULTANT

R-RICHES
PLANNING LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

TEMPORARY

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY
MN

DATE
25.6.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.
F12 ANNEX 1 P02

VER.
003

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 1750A9 (Part), 1819 (Part), 1820 (Part), 1821, 1822 (Part) and 1905 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for **‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) and Open Storage of Construction Materials and Machinery for a Period of 3 Years’** (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery and indoor storage space in recent years, the applicant would like to operate a warehouse and an open storage yard to support the local construction, warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.); whereas the open storage is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.).

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Comprehensive Development Area(1)” (“CDA(1)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied uses are neither Column 1 nor 2 uses within the “CDA(1)” zone, which require planning permission from the Board (**Plan 2**).
- 2.2 The applied uses are considered not incompatible with surrounding open storage yards and public vehicle parks. The sites of various approved open storage yards and warehouses under different planning applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) are situated to the immediate northeast and southwest of the Site. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Although the Site falls within the “CDA(1)” zone, there is no known comprehensive development/redevelopment of the area for residential use at the Site and its vicinity. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “CDA(1)” zone and would better utilise precious land resources in the New Territories.

- 2.3 Several similar applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) for the applied uses were approved by the Board within the same "CDA(1)" zone on the OZP in 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent in the "CDA(1)" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 11,809 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 12 nos. of temporary structure are proposed for warehouse (excl. D.G.G.), site office, storage and parking spaces with total gross floor area (GFA) of 1,787 m² (about) (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces and the open storage operation. The area designated for the open storage operation is 4,495 m² (about) with a maximum stacking height of 3 m. It is estimated that the proposed development would accommodate not more than 10 nos. of staff. As the Site is solely for 'warehouse' and 'open storage' uses without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	11,809 m ² (about)
Covered area	1,682 m ² (about)
Uncovered area	10,127 m ² (about)
Plot ratio	0.15 (about)
Site coverage	14% (about)
No. of structure	12
Total GFA	1,787 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,787 m ² (about)
Building height	3 m to 8 m (about)
No. of storey	1 to 2

- 3.2 The 2 nos. of existing squatter engulfed by the Site are excluded from the site boundary. Since they are not surrounded by the Site, 24-hour free access is guaranteed to facilitate owner's regular management of the squatters.

- 3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A vehicular ingress/egress (13 m in width) is proposed at the northern periphery of the Site. A total of 16 parking and L/UL spaces are proposed within the Site. Details of the provision of parking and L/UL spaces are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	11
L/UL Space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Space for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	3

- 3.4 LGV and HGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site is solely for 'warehouse' and 'open storage' uses, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						
	PC		LGV		HGV		2-way total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	6	0	1	0	1	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	6	0	1	0	1	8
Average trip per hour (10:00 – 18:00)	0	0	2	2	2	2	8

- 3.5 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

- 3.6 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.
- 3.7 The applicant will comply with the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 3.8 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. The surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also implement good practices under *ProPECC PN 1/23* when designing and maintaining the on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Plan showing TPB PG-No. 13G
Plan 5	Layout plan
Plan 6	Swept path analysis

Annex 2

Estimated trip generation and attraction

(including background traffic induced by other developments in the proximity)

Annex 2 - Estimated trip generation and attraction*(including background traffic induced by other developments in the proximity)*

Time period	Consolidated estimated trip generation/attraction								
	PC		LGV		HGV		CV		2-way total
	In	Out	In	Out	In	Out	In	Out	
AM Peak (08:00-09:00)	10	0	1	0	1	0	1	0	13
PM Peak (18:00-19:00)	0	10	0	1	0	1	0	1	13
Average trip/hour (10:00-18:00)	2	2	4	4	2	2	1	1	18