
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年07月22日星期三 17:53
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1222 - FI to address departmental comments
附件: FI3 for A_YL-KTN_1222 (20260722).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to **supersede** our previous submission dated **22/07/2026** (*email below*) to address departmental comments on the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

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

寄件者: Louis Tse
寄件日期: 2026 年 7 月 22 日 下午 04:23
收件者: Town Planning Board <tpbpd@pland.gov.hk>
副本: David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>; Ivan Sze Yuet FUNG/PLAND <isyfung@pland.gov.hk>;
[REDACTED]

主旨: [FI] S.16 Application No. A/YL-KTN/1222 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

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

Our Ref. : DD104 Lot 4115 (Part)
Your Ref. : TPB/A/YL-KTN/1222

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

By Email

22 July 2026

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary
Open Storage of Construction Materials and Facilities for a Period of 3 Years in
“Other Specified Use” annotated “Railway Reserve” Zone,
Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1222)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG
(Attn.: Mr. Ivan FUNG

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



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary
Open Storage of Construction Materials and Facilities for a Period of 3 Years in
“Other Specified Use” annotated “Railway Reserve” Zone,
Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1222)

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:
- All open storage activities will only be carried out within the designated area.
 - 2.5 high solid mental fencing will be erected around the application site to mitigate any potential nuisance to the surroundings.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Ms. Jessica KWAN; Tel: 3965 8924)		
(a)	Please note that the condition record of existing drainage facilities re-submitted by the applicant is not acceptable due to the following reason. (i) Photo 9: Debris were found in existing drainage facilities that water flow would be obstructed.	Debris found in photo 9 has been cleaned by the applicant. Photographic records are provided as follows:

		1 A close-up photograph of a concrete structure, likely a wall or ceiling, showing significant weathering and staining. The surface is discolored with dark, irregular patches and streaks, suggesting water damage or mold. A vertical metal rod or pipe is visible on the right side of the frame, partially obscured by the concrete. The overall appearance is aged and deteriorated.
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