

## Ivan Sze Yuet FUNG/PLAND

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寄件者: Louis Tse <[REDACTED]>  
寄件日期: 2026年05月27日星期三 16:33  
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: [Supersede][FI] S.16 Application No. A/YL-KTN/1231 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1231 (20260527).pdf  
類別: Internet Email

Dear Sir,

Attached herewith the further information to **supersede** our previous submission dated **27/05/2025** (*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**

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寄件者: Louis Tse  
寄件日期: 2026年5月27日上午10:44  
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/1231 - 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**

Our Ref. : DD107 Lot 1139 & VL  
Your Ref. : TPB/A/YL-KTN/1231

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

**By Email**

27 May 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1231)**

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**

**Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1231)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the District Planner Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. David CHENG; Tel: 3168 4046)</b>		
(a)	Please clarify that whether the open storage use is the main use instead of ancillary to the warehouse.	Please be advised that the open storage use forms a major part of the overall operation of the application site (the Site). The Site is proposed to operate warehouses for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture, etc.); whereas the open storage is intended for storage of construction materials (e.g. bricks, scaffolds, steel beams, etc.).
(b)	Please clarify the total number of infrequent trips of anticipated vehicle trips <u>per day</u> for L/UL by MGVs.	The estimated total number of infrequent trips generated by MGVs would be 14 per day.
<b>2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)</b>		
(a)	The applicant should confirm whether the applied 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). In the event that the applied use would involve storage of dusty materials, please advise whether those materials will be packaged.	Please be confirmed that no dusty materials (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) will be stored at the Site at any time during the planning approval period.

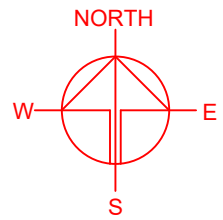
3. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. WONG Cheuk-kei; Tel: 2733 7737)		
(a)	For enclosed structure with gross floor area not exceeding 230 m <sup>2</sup> , portable fire extinguisher and stand-alone fire detector shall be provided;	Noted and revised accordingly. Please refer to the revised fire service installations proposal for details ( <b>Annex I</b> ).
(b)	In relation to item (i) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;	
(c)	Stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;	
(d)	Emergency lighting, directional and exit signs are considered as self-upgrades and are not mandatory requirements of this Department; and	Noted.
(e)	For open storage area which does not involve the erection of enclosed structures, the number of fire extinguisher required to be provided = [Storage Area (m <sup>2</sup> )] x [0.003].	Noted.
4. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel: 2443 1072)		
(a)	LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot No. 1153 RP in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	Noted. The applicant will apply for a Short Term Waiver (STW) application to rectify the proposed structures erected on the concerned lots after planning permission has been granted by the Town Planning Board. No structure is proposed for domestic use.
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application (s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee	

	<p>that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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.</p>	
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**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,158 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 656 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,502 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.21	(ABOUT)
SITE COVERAGE	: 21 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 656 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 656 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE OF CONSTRUCTION MATERIALS	: 991 m <sup>2</sup>	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>656 m<sup>2</sup> (ABOUT)</b>	<b>656 m<sup>2</sup> (ABOUT)</b>	



**FIRE SERVICE INSTALLATIONS**

STAND-ALONE FIRE DETECTOR  
 4 KG POWDER-TYPE FIRE EXTINGUISHER

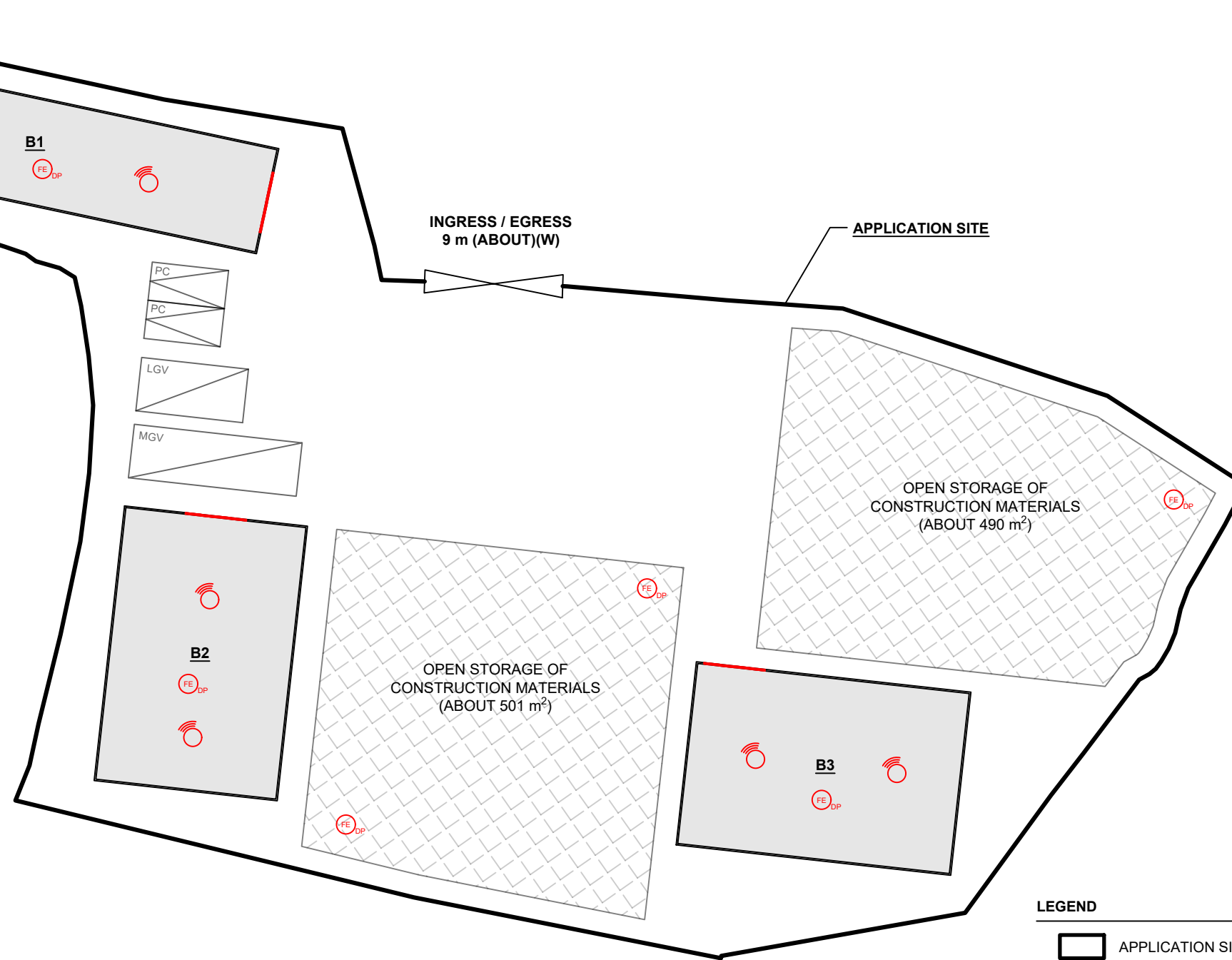
**FS NOTES:**

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 2. ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

\*\*\*AREA FOR OPEN STORAGE AREA : 991 m<sup>2</sup> (ABOUT)

**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (MGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
LT	19.5.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO. ANNEX I	VER. 001
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